

## ATTENTION ALL PROSPECTIVE BIDDERS

As you are most probably aware, The Money Laundering Regulations 2007 came into force on 1st March 2004.

In line with all Banks and other professionals, McHugh & Co, as Auctioneers & Estate Agents, require to seek proof of the purchaser's identity. All successful bidders/purchasers must provide proof of identity and address following their successful bid.

### Photographic Identity (one item only required)

- Current Passport
- Current Full UK/EU Photo Card Driving Licence {\*}
- Current Full UK Driving Licence (old style) {\*}
- Full Birth Certificate or Naturalisation Certificate
- Benefit Book
- Firearms Certificate
- Council Tax Bill (for the current year)
- Reference from Doctor, Solicitor or Minister of Religion

### Evidence of Address (Secondary identification) (one item only required)

- Utility Bill (mobile phone bills are not acceptable)
- Council Tax Bill (for the current year)
- Recent Mortgage Statement from a high street lender
- Recent Credit Card Statement
- Recent Bank, Building Society or Credit Union Statement

{\*} These items are acceptable as evidence of address provided another form of photographic identity is used.

If you wish to purchase in the name of a company we will require the original or a certified copy of incorporation as well as the two forms of aforementioned identification from two directors.

If the purchaser(s) details are different from the successful bidder's, the purchaser will also be required to submit their details and this will be requested from the purchaser's solicitors following the auction unless available in the auction room. The successful bidder will also be required to have a valid letter of authority from the purchaser.

Note: The documents will be photocopied and retained on our paper files.

*If you have any query about acceptable forms of identification please do not hesitate to contact the auctioneer's office prior to the sale day.*

- Any measurements referred to in the particulars are for guidance only and do not form part of any contract.
- All photographs and plans are published for the convenience of Purchasers only and do not form part of any contract.
- Remember your cheque book, banker's draft, Solicitor's client account cheque or debit card for the deposit and bring your identification referred to above. **CASH DEPOSITS ARE NOT ACCEPTABLE.**
- Debit card users must have a pin number for the card they intend to use. Deposits by cash or credit card are not accepted.
- The successful bidder is under a Binding contract as soon as the Auctioneer's gavel falls on his/her bid. Immediately thereafter, the Purchaser is required to hand to the Auctioneer's Clerk a note of his/her name and address and that of his/her Solicitors, produce his/her identification, and to sign a Memorandum of Contract and to pay the stipulated deposit and buyer's fee before leaving the auction room.
- Upon purchase of any Lot, please complete the purchaser's slip tendered and return to the Auctioneer's Clerk together with 10% deposit (minimum deposit of £5,000 or whichever sum shall be the greater) the Memorandum will then be completed by the Clerks for signature and exchange.
- Prospective Purchasers are advised that sales are subject to (a) the General Conditions of Sale printed in the catalogue; (b) Special Conditions of Sale available on application to the Auctioneers; (c) any addendums or alterations made available for inspection; (d) any late amendments distributed in the room or made by the Auctioneer from the rostrum.
- **BUYER'S FEE – Each successful buyer or bidder will be required to pay the Auctioneers McHugh & Co., a non-refundable buyer's fee of £360 inclusive of VAT.**