

Attention all Prospective Bidders

McHUGH & Co
ESTATE AGENTS & AUCTIONEERS

020 7485 0112
www.mchughandco.com

Due to Government advice regarding Covid-19, our auction will be held remotely with On-Line Bidding, Telephone Bidding and Proxy Bidding Options available.

In line with Money Laundering Regulations 2017, McHugh & Co, as Auctioneers & Estate Agents, are required to seek proof of the purchaser's identity. All bidders/purchasers must provide photographic identity and evidence of address.

If you would like to bid, please register to bid on the particular lot you want to bid on by clicking the 'bid now' icon and 'Login/register to bid' and then just follow the prompts. If you require further assistance on how to register or if you would prefer to set up a traditional telephone or proxy bid with us, please contact the auctioneers on 020 7485 0112.

Photographic Identity (one item only required)

- Current Signed Passport
- Current Full UK/EU Photo Card Driving Licence
- Firearms Certificate
- Resident Permit issued by the Home Office to EU Nationals

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

- A Utility Bill issued within the last three months (mobile phone bills are not acceptable)
- Council Tax Bill (for the current year)
- HMRC Tax Notification
- Recent Bank, Building Society, Credit Card/Mortgage Statement
- Current Full UK Driving Licence (if not used as photo ID)

If required McHugh & Co will use Smart Search/Experian to confirm a purchaser's identity.

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 all directors.

If the purchaser(s) details are different from the successful bidder's, the purchaser will also be required to submit their details and identification, 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 the 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.
- The successful bidder is under a Binding contract as soon as the electronic gavel falls on his/her bid.
- Upon purchase of any Lot, we shall e-mail you with our client account bank details requesting the balance for the 10% deposit (minimum deposit of £5,000 or whichever sum shall be the greater) and the auctioneers buyers fee of £600 inclusive of VAT. If you are the successful bidder you must pay the remaining deposit by electronic bank transfer to the McHugh & Co clients bank account immediately after the auction and no later than 5pm the following day. The deposit must be transferred from your personal or company bank account or a bank transfer from your solicitors client account. the Memorandum will then be completed by the Clerks for signature and exchange. **CASH DEPOSITS ARE NOT ACCEPTABLE.**
- 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.
- **BUYER'S FEE - Each successful buyer or bidder will be required to pay the Auctioneers McHugh & Co., a non-refundable buyer's fee of £600 inclusive of VAT. Lots sold for less than £10,000 the buyer's fee will be £300 inclusive of VAT.**
- **The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the special conditions of sale. Buyers are deemed to bid in full knowledge of this.**