

Clive Emson

LAND AND PROPERTY AUCTIONEERS

Auction Details

Date of Auction _____ Venue _____ Lot Number _____

Lot Address _____

Telephone Bidding

YOUR CONTACT TELEPHONE NUMBER DURING SALE:

In the event that we are unable to make contact, or contact is broken during the sale of the Lot, you hereby authorise us to bid by Proxy on your behalf. Please complete the Proxy Bidding section below:-

Proxy Bidding

Maximum Bid Price £ _____ Words _____

Buyers Details

Buyers Full Names _____

Company Name (if appropriate) _____

Address _____

Post Code _____

Business Tel _____ Home Tel _____ Mobile _____

Solicitors Details

Company Name _____

Address or DX Number _____

Post Code _____

For the attention of _____ Telephone _____

Declaration

I hereby instruct and authorise Clive Emson Auctioneers to bid on my behalf in accordance with the Terms & Conditions specified overleaf and understand that should my bid be successful the offer will be binding upon me. I enclose a bank/building society draft for the sum of £ _____ being 10% of my maximum bid (plus the administration fee of £450) to be held to my order and **not** banked until I am the successful bidder or returned to me in the event of my bid being unsuccessful. If the bid price is £20,000 or less then the minimum deposit payable is £2,450. If the bid price is less than £2,000 then the full purchase price (plus the £450 administration fee) is payable. I also enclose copies of the necessary proof of identity as detailed overleaf.

Signature of Bidder _____ Date of Signing _____

Full Name, Address and Capacity of Signatory if different from Buyers details above.

Rocky Hill, London Road, Maidstone, Kent, ME16 8PY
Tel: 0845 8500333 Fax: 01622 687768 DX 154680 Maidstone 20
Rostrum Lodge, The Level, Ditchling Road, Brighton, East Sussex, BN1 4SB
Tel: 0845 6036614 Fax: 01273 697260 DX 30252 Brighton Preston Road
14 Victory Park, Solent Way, Whiteley, Fareham, Hampshire, PO15 7FN
Tel: 0845 6001265 Fax: 01489 564311 DX 45267 Park Gate

TERMS & CONDITIONS FOR TELEPHONE AND PROXY BIDDERS

Where a prospective Buyer is unable to attend an Auction sale, or any part thereof, he/she may send a signed bid on the reverse of this form, together with the maximum price he/she is prepared to authorise the Auctioneer to bid on his/her behalf, or arrange for the Auctioneer to conduct a telephone bid. The Auctioneer will not exceed the maximum bidding figure under any circumstances.

The instruction to bid should be accompanied by a bank or building society draft (made payable to Regional Property Services Limited) representing 10% of the maximum bid price (plus the administration fee of £450). If the bid price is £20,000 or less then the minimum deposit is £2,450 (including the £450 administration fee). If the bid price is less than £2,000 then the full purchase price (plus the £450 administration fee) is payable. Should the Lot be bought for less than the maximum bid price then the surplus of the deposit will be deducted from the balance due on completion.

In compliance with the Money Laundering Act all successful bidders are required to provide photographic identification and proof of address. Telephone and proxy Bidders should enclose copies of a photographic identity document such as a current passport or UK driving licence *and* a utility bill/council tax bill or building society/bank statement/credit card statement or any other form of identity document (with the exception of a mobile phone bill) that has been issued in the last three months that provides evidence of residency at the correspondence address stated under the Buyers details overleaf.

Telephone bidders acting on behalf of another party will need to provide the documents detailed above for both themselves and the named Buyer, together with a valid letter of authority authorising you to bid on the Buyers behalf. Telephone bidders acting on behalf of a company should provide the above documents for themselves together with a written authority from the company.

Completed bidding forms, accompanying drafts and necessary proof of identity should be sealed inside an envelope clearly marked on the outside with the Auction date, venue and Lot number to which the bid refers. The envelope must also state in the top left hand corner whether the instructions are for Proxy or Telephone Bidding.

The sealed proxy bidding envelopes will not be opened by the Auctioneer until immediately prior to the Auction and the amount of any bid will not be disclosed to the Seller or any other person either during or after the sale. Telephone bidding forms will be opened in advance of the Auction as they require verification of the contact telephone number and arrangements will need to be made in advance by the Auctioneer to provide this service.

It will be assumed that a bid is to be made by telephone if the method of bidding is not clearly indicated on the outside of the sealed envelope and, consequently, the envelope will be opened upon receipt.

Bidding forms should be sent, or delivered by hand, to any Clive Emson Office at least 24 hours before any Sale, unless otherwise agreed. If sending the form and draft by Recorded Delivery then please allow extra time as this service will take longer than ordinary first class post. If a telephone/proxy bidder wishes to bid for more than one Lot then separate forms must be completed for each Lot, with the draft for the total deposits (including administration fees for each Lot) and the necessary proof of identity sealed inside the envelope depicting the first Lot Number for which you are bidding.

A telephone or proxy bid must be to an exact figure, ie, the wording "one hundred pounds over the highest bid in the room" would not be acceptable. The Auctioneer reserves the right not to bid on behalf of the telephone/proxy bidder should there be any error, confusion (either apparent or otherwise) in respect of the instructions or accompanying draft. The Auctioneer undertakes not to "run" the bidding above the reserve and will on the telephone/proxy bidder's behalf against those present in the room (and against any other telephone/proxy bids he may receive on that Lot) to the limit of his instructions.

A telephone/proxy bidder must appreciate that his/her offer is binding and that the Auctioneer has full legal power to sign the Contracts on behalf of the Buyer, providing for completion in accordance with the Special Conditions of Sale as applicable to that Lot.

The Auctioneers will make no charge to the Buyer for this service and will accept no liability whatsoever for a bid not being made, whether through late arrival or non-delivery of a telephone/proxy bidding form, failure to reach a telephone bidder from the Auction Room, lack of clarity of instructions or for any other reason whatsoever. A successful proxy bidder will be advised by telephone, where possible, and unsuccessful proxy bidders will be notified by post and their deposit returned.

Bidders are strongly advised to telephone the offices of Clive Emson Auctioneers on 0845 8500333 between 9.00 am and 10.00 am on the day of the Sale to ensure that there are no late amendments either to the details or the Special Conditions of Sale.

The Buyer will be deemed to have knowledge of such amendments and will buy subject to them. In the event of a major amendment being necessary, and the Auctioneers not receiving any further instructions from the telephone/proxy bidder, the Auctioneer reserves the right not to bid on behalf of the telephone/proxy bidder.