

Interested in a Property? What to do next

GET IN TOUCH

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Contact us if you would like our help with any further information you need or for our personal guidance through the whole process of buying.

Register your interest in the property so we can update you with any changes before the sale.

DUE DILIGENCE

CARRY OUT YOUR DUE DILIGENCE

Please note the details of the property in the particulars are only a brief overview and you should not bid if you are relying upon them.

Inspect and measure the property so you know what you are buying. Subject to Government restrictions we will help you arrange an inspection. Even if you don't inspect, neither the seller nor ourselves warrant the accuracy of the information provided in the particulars.

Download from our website the seller's solicitor's legal pack for the property. This includes the Special Conditions of Sale and the title plan of the property. This is what you are buying.

Keep in touch with us during the marketing period. There may be important updates.

Read the documents and conditions of sale carefully and take professional advice. You are entering into a binding contract. You will need a solicitor to act for you if you are the successful bidder.

The sale is subject to the RICS Common Auction Conditions published by us for online auctions. They can be found [here](#). The sale is also subject to the seller's special conditions of sale and any addendum published by us. This is the contract you are entering into.

If you are uncertain about something please [contact us](#)

ONLINE SALES

INTRODUCING ACUITUS BESPOKE ONLINE SALES SERVICE

A highly professional service that provides all the benefits of auction, including speed and certainty of purchase on the fall of the hammer. It allows you to see the other offers that are made so that you can regulate the bidding as you wish.

The Acuitus bespoke online sales service has the added advantage of you being able to bid from the comfort and convenience of your own office or home via desktop, tablet or mobile phone.

This allows you to implement your investment strategies quickly and efficiently from anywhere in the world.

It's a straightforward process from start to finish.

REGISTRATION

REGISTER TO BID

In order to bid at an Acuitus Online Auction you will need to be authorised to bid.

A "Bid Now" button will appear on the Acuitus property page on the website during the marketing period.

Once this appears you will be able to set up the "Bid Now" button. Once your application to bid has been authorised by Acuitus the "Bid Now" becomes live.

There are two prior stages you will need to complete.

BID NOW

REGISTRATION FOR “BID NOW” BUTTON

Stage 1. To set up the “Bid Now” button you need to register with EIG to log in/register for the EIG “Auction Passport”.

You will need to provide your name, email address and mobile number.

You will receive confirmation from EIG once you have successfully logged in to the “Auction Passport” platform. You will be provided with a link to the Acuitus registration platform.

AUCTIONEER'S REVIEW

REGISTER WITH ACUITUS

Stage 2. To activate the Bid Now button you need to register with Acuitus who are the agents for the seller. This is a legal requirement to comply with Money Laundering Regulations and the Acuitus terms and conditions of sale.

Please complete the Acuitus online registration form by clicking the link that is included in the “Auction Passport” confirmation email received from EIG. The address of the property you have applied to bid for will be pre-populated. An example of the online form can be seen by clicking [here](#).

ACCEPT TERMS

ENSURE YOU READ, UNDERSTAND AND ACCEPT THE TERMS AND CONDITIONS FOR INTERNET BIDDING

You will be asked to read and accept the Acuitus Online Sales Terms and Conditions. Click [here](#) to view.

FINAL REVIEW

Once submitted we will review your registration as quickly as possible. Before we can confirm your bidding registration we will contact you to undertake checks under the Money Laundering Regulations which will require you to submit documentary evidence of identity and address for the bidder and buyer (if different from the bidder) and beneficial owners.

For further information please see the “Acuitus requirements for bidders and buyers under the Money Laundering Regulations”. Click [here](#) to view.

Once we have authorised your application to bid you will receive an email confirmation from EIG.

Please give yourself sufficient time to register and do not leave it to the last moment.

You will need to submit a bidder registration for each property you wish to bid for.

Please [contact us](#) if you need help or have any queries. We will guide you through the registration process.

BIDDING

STRESS-FREE BIDDING FROM THE COMFORT OF YOUR OWN OFFICE OR HOME

When the sale opens, you will be able to place bids in line with the Acuitus pre-determined bidding increment levels, using the bid increase (+) and decrease (-) buttons provided. Having set your preferred bid amount and clicking the “Place Bid” button you will be asked to confirm your bid at which point it will be submitted online.

Every time you submit a bid you will be clearly shown whether your bid is successful, and a full list of all bids is displayed on-screen at all times.

MAXIMUM BIDS

MAXIMUM (PROXY) BIDS

You are not restricted to placing a bid at the minimum bid amount, but can instead increase your bid and place a maximum (proxy) bid in the system. By setting a maximum bid, the system will automatically bid on your behalf to maintain your position as the highest bidder, up to your maximum bid amount. If you are outbid, you will be notified via email so you can opt to increase your bid if you so choose.

How proxy bids work with the reserve price

Virtually every lot is sold subject to a reserve price (the minimum price that Acuitus is authorised to sell for on the day). When you submit a maximum bid, the actual bid placed by the system will depend on where the reserve price is in relation to your maximum bid, as defined below.

If your maximum bid is below the reserve price

The system will place an immediate bid at your maximum bid amount.

If your maximum bid is at or above the reserve price

The system will automatically increase your bid to be at the reserve, and will only bid again on your behalf if you are subsequently outbid by another bidder (up to your maximum bid amount).

If another bidder has already placed the same maximum bid or higher, they will be the highest bidder at your maximum bid level and the system will notify you via email so you can place another bid.

NB: *Your maximum bid is secure on the bidding platform. Its presence or amount are not disclosed to Acuitus, the seller or any other bidder.*

LAST MINUTE BIDS

THE BIDDING EXTENSION PERMITS “LAST MINUTE” BIDS

If a bid is placed within the final seconds of the sales's scheduled end time the sale will be extended by an additional 60 seconds known as the “bidding extension window”.

If a bid is placed during the bidding extension window, the countdown clock will immediately reset to 60 seconds again, and the sale will only finish when an entire 60 second bidding extension window passes without any further bids being placed, i.e. 60 seconds of ‘bidding silence’. This ensures every bidder has a fair and equal opportunity to place another bid.

However, we recommend that you do not leave your bid to the last few seconds as there may a delay in your bid being received and you may lose the property to another bidder.

SALE CLOSE

THE SUCCESSFUL BID

Congratulations on successfully bidding for the property.

We'll be in touch following the sale to discuss the next steps.

On the fall of the electronic gavel there is an unconditional exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction in accordance with the conditions of sale.

In accordance with the conditions of sale, we will sign the memorandum of sale and other relevant documentation on behalf of the buyer and seller. The signed documents will be sent to you or your solicitor once the deposit has been received in cleared funds.

If you are the successful purchaser you are required to transfer the deposit by bank transfer to the Acuitus Client's Account, details of which we will send to you. The deposit must come from the account stated in your approved pre-registration.

FINANCE

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If you require finance for the purchase or a bridging loan, plan ahead. [Contact Stuart Buchanan of Acuitus Finance](#)

INSURANCE

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It is a usual requirement for the buyer to insure the property on exchange. Contact our recommended and regulated insurance brokers, [Aquila](#).

KEEPING IN TOUCH

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If you have been unsuccessful, we do hope you will find another suitable property in a forthcoming Acuitus sale. We would like to keep in touch with you in case there are similar buying opportunities in the future or alternatively, tell us what you would most like to buy by visiting the profile section of your Acuitus account. You will be automatically alerted when there is a property that matches your buying requirements.

[For more information please contact us](#)