



# Auction Guide

**Identification and Registration** - Due to the recent changes in Money Laundering Regulations, auctioneers will now have to carry out checks on bidders, buyers and sellers. The HMRC guidance states an auctioneer should carry out customer due diligence on a bidder before they receive a paddle and on the buyer before the hammer falls.

Charnock Bates will therefore now be registering prospective bidders prior to the auction where they will need to provide a form of photographic identification (driving licence, passport etc.) and a current utility bill or bank statement etc dated within the last 3 months confirming your address. Registration will take place on the night of the auction between 5.30pm-6.15pm. Any interested party wishing to bid in the auction must have registered prior. If you have not registered prior to attending on the night, you will not be allowed to bid. If you have any problems in doing this, please contact our office for further advice.

**Bidding at Auction** - Should you be successful in purchasing the property at auction you will be required to sign the contract and pay a deposit of 10% of the sale price on the night, this can be paid by Cheque or Bankers Draft to the solicitor dealing with the sale. The remaining monies must then be paid in order to complete the sale within 28 days. An auctioneer's administration fee of £500+VAT is also payable on the night to Walker Singleton (Residential) Ltd.

**Proof of identity-** current full signed passport or current UK photo driving licence.

**Proof of address (Must be dated within the last 3 months)-** utility bill, bank statement, council tax bill or most recent mortgage statement.

**Proof of deposit (in purchaser's name)-** bank statement dated within the last 14 days

## HALIFAX

Property House, Lister Lane, Halifax HX1 5AX

t 01422 380100

## RIPPONDEN

250 Halifax Road, Ripponden HX6 4BG

t 01422 823777

## HUDDERSFIELD

Oak House, New North Road, Huddersfield HD1 5LG

t 01484 903000