



**BOOT
& SON** 

Independent Chartered Surveyors
Established 1919

**Property
Auctions**

The Complete Property Service



Why sell by Public Auction?

- **Fast results** – contracts exchange on the fall of the gavel with completion 21 working days thereafter with no chains or related sales.
- **Certainty** – On the fall of the gavel the buyer is legally obliged to pay the gavel price, with no renegotiation at a later date and the reassurance of a known completion date.
- **Transparency** – all prospective purchasers have an opportunity to bid.
- **Reserve Price** – a reserve price gives you the reassurance of a minimum sale price, with competitive bidding driving prices higher for the right property.
- **Reduced Risk** - buyers pay a 10% deposit at the auction and are bound to a specified completion date.
- **It's Exciting!!** – come along and see for yourself.

What type of properties are most suited to Auction?

- Properties in need of refurbishment and/or modernisation
- Tenanted properties
- Redevelopment opportunities
- Repossessions
- Probate sales
- Land (with or without planning permission)
- Unique properties
- Mixed use properties
- Freehold Ground Rents

Why Choose Boot & Son as your Auctioneer?

Boot & Son is an independent partnership of professionally qualified Chartered Surveyors established in 1919 with the current partners having over 70 years combined experience in the property sector including Auction Sales, Residential and Commercial Estate Agency, Residential and Commercial Lettings and Property Management, Professional Services and Surveying.

Due to the expertise and scope of work undertaken by Boot & Son we are able to advise you on the best means of disposal for your property. We act on behalf of a wide range of clients including private clients, Solicitors, corporate bodies and Local Authorities.

Accurate Market Appraisal

Due to our Surveyors high level of experience within the local property market we are able to provide you with accurate and realistic advice on achievable sales prices.

Guide Prices

Whilst undertaking a market appraisal our Surveyors will advise on an appropriate guide price. This will be advertised together with the property details to give guidance to prospective purchasers on where the price of the property is placed in the market.

Reserve Prices

A reserve price is the minimum price that the Auctioneer is authorised to sell the property for. Our Surveyors will confirm this with you the week prior to the Auction Sale. The reserve price must reflect any advertised Guide Prices.

Town Centre Offices

Our Town Centre Office is located in a prominent and easily accessible location, with friendly approachable staff who are prepared and able to give advice and guidance to both clients and prospective purchasers.

Auction Venue

We hold our Auctions at a prominent venue within the Town Centre which is easily accessible and local to the properties we offer for sale, with extensive parking available close by.

Auction Time

Our auctions are always held at 7.00pm in the evening to ensure convenience for our clients and prospective purchasers thereby maximising sale attendance.

Regular Viewings

Prior to the sale we undertake regular mid-week and weekend viewings to maximise interest with prospective purchasers.

Auction Catalogue

We produce high quality illustrated particulars specific to your property with full page catalogue entries. Our catalogues are produce in house which enables early publication allowing for maximum exposure to prospective purchasers. A high quality version of the Auction catalogue can also be downloaded from our website.

Advertising

Our distinctive press adverts are published weekly in local and regional papers together with worldwide internet exposure on our own website and leading property portals.

Mailing Lists

As long established auctioneers we maintain an extensive mailing list of prospective purchasers including established investors in the local area.

Continuous support from instruction to completion

Our Surveyors and staff are on hand to provide ongoing support and our strong established relationships with local and regional Solicitors, Surveyors and other property Professionals ensures that all of your requirements can be met throughout the Auction process.

Fee Structures

As Independent Auctioneers we are able to provide cost effective fee structures to cater for our individual clients circumstances.

Energy Performance Certificates

If your property requires an Energy Performance Certificate, our qualified Surveyors are able to provide these ensuring that there are no delays to the commencement of marketing.

Local Properties Deserve Local Auctioneers with Local Knowledge

Quotation of Fees:

Property Address _____

Commission: % Plus VAT (% Inc. VAT)
subject to minimum fee of: £ Plus VAT (£ Inc. VAT)
(also applicable to pre or post auction sales)

Listing Fee: £ Inc. VAT (payable on sale or withdrawal)

Legals Fee: £ Inc. VAT (For completing legal paperwork if your legal representative is
unable to attend the auction)

Terms of Withdrawal
(Excludes provision of Energy Performance Certificate)

Energy Performance Certificate: £ Inc. VAT
(To be paid at time of instruction)

Advised Guide Price: £

The above advice on marketing is not a formal valuation and may not be relied upon or used as such by either the Vendors or any third party

Our quotation of fees is on the basis of a Sole Agency Agreement

Signed _____

Dated _____

Should you wish us to offer your property to the market,
please call our office and make an appointment for one of our Surveyors
to take formal instructions

Surveyors: Tim Boot FRICS (Partner)
 Robb Lyne MRICS (Partner)
 Amy Bishop BSc (Hons) MRICS MAIP (Associate)

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