



Auction House Manning Stainton

Frequently Asked Questions

Do I need to register to attend the auction?

No registration required, just turn up on the day.

How long will the auction last?

Approximately 2 hours.

I want to bid at the auction. What do I need to bring?

2 forms of identification: Passport OR photo card driving license AND a utility Bill
Method of payment (cheque or banker's draft). A successful bidder is required to pay 10% deposit and Buyer's Premium of £295 plus vat
Solicitor's contact details

I've forgotten my cheque book/banker's draft, can I still bid?

No. You must pay the 10% deposit before you can sign the contract and leave the auction room.

I've forgotten my ID, can I still bid?

Yes. You can hand in your ID at any of our 13 Manning Stainton branches. This must be done within 48 hours of the auction.

I don't have a solicitor; can I still buy at the auction?

Yes. You have 48 hours after the auction to instruct a solicitor.

Can I instruct a solicitor at the auction?

Yes. Please ask a member of the Auction House team to introduce you to an attending solicitor.

I've never been to an auction before and don't know what to expect.

Upon your arrival at the venue you will be welcomed by Auction House Manning Stainton staff and given a catalogue. You will then have an opportunity to read the legal packs before getting seated. At 12:00 prompt the auction will commence. After a short introduction bidding will start at Lot 1 and run in catalogue order. When you wish to make a bid, simply get the auctioneers attention by waving your hand. As the bids increase, the auctioneer will keep referring back to you until you no longer wish to increase your bid or the Lot is sold (on the fall of the hammer.)

If you are the successful bidder, a member of Auction House staff will accompany you to the Admin desk where you will pay 10% deposit and Buyer's Premium, provide your ID and sign the contract. You will be given a signed contract and legal pack which you must immediately give to your solicitor.

The balance of the purchase price must be paid within 28 days. This is when you will complete on the purchase and get the keys to your property!

I'm interested in a Lot which didn't sell/meet its reserve.

Please speak to the auctioneer or the Auction House team.

The Reserve price for all unsold Lots will be released shortly after the auction. They will be sold on a first come first served basis for the Reserve price.

I want to bid on a Lot but am unable to attend the auction.

You must complete the Non-Attending Bid or Telephone Bid form (found in the catalogue) and select one of the following methods of bidding which best suits your needs. The completed form together with ID and cheque must be received by Auction House Manning Stainton no later than 24 hours prior to the auction.

There are 3 non-attending bid options:

1. Telephone Bid – a member of staff will contact you during the auction and bid on your behalf whilst you give them instructions over the telephone.
2. Proxy Bid – a member of staff will bid on your behalf up to the amount stated on your Proxy Form.
3. Family or Friend – a member of your family, friend or representative will attend the auction and bid on your behalf. In this instance, your representative must hold your completed Non-Attending Bid form, cheque and ID.

I'm nervous about bidding at the auction, can anyone help?

Don't worry! If you contact our office prior to the auction, we can arrange for a member of the auction team to stand with you during the bidding and give you support.

Who is responsible for insuring the property?

In accordance with Common Auction Conditions (Edition 3), it remains the Seller's responsibility to insure their property until completion, although we would advise all Purchaser's to also insure the property once exchange of contracts has taken place.

For a quote or further information please contact our office on 0113 3933482