

## Actions to take before the Property Auction

### Check out our catalogue

The auction catalogue is generally available two weeks prior to the auction. As there is currently no room auction events taking place, the catalogue is available on-line. You can also sign up to [email alerts](#) to keep up-to-date with changes to property details and new instructions by joining our mailing list.

### Book a viewing on the lot that you are interested in

Following government advice we are still conducting viewings adhering to strict government guidelines. If you would like to attend a viewing, the dates will become available on the website. You will find these dates on the current lots pages and on the right-hand side of the screen on all property pages. You will be advised to contact AH London to arrange your appointment [info@auctionhouselondon.co.uk](mailto:info@auctionhouselondon.co.uk) Viewings are limited to one member per household.

If no viewing times are advertised, please register for the legal pack and we will update you via email when the dates have been confirmed and are visible on the website.

You can also watch the virtual tours which can be viewed on the each lot within the [current lots](#) section of the website.

### Register your interest with us

Once you have viewed the property please register your interest with us part of this process will be to complete an AML check – [click here](#) to find the latest requirements. To ensure you are kept up to date regarding the property, make sure you register for the legal pack.

We will contact you should any of the property details change we will also let you know if the property is sold prior to the auction or if it has been withdrawn.

### Conduct Due Diligence and obtain legal documentation

Buying a property at auction is different from buying a property through an Estate Agent, we strongly advise potential purchasers to check that they have understood all the various legal documents and terms and conditions.

The sellers solicitors prepares the legal packs which contain articles such as special condition of sale, title deeds, leases, general communications and searches. We recommend that you instruct a solicitor to check through the legal documentation before you place a bid at auction.

The legal documentation for each property can be found on the [Auction Passport system](#).

The passport system is managed by a third party, here you will need to create an account in the first instance. You can navigate to the passport system by clicking on [current lots](#) section on the lot that you are interested in where you will see the button '[Download Legal Pack](#)'.

### Arrange the finance

If you are the successful bidder, you will be required to pay 10% of the deposit immediately after the auction sale, subject to a minimum of £5,000 (whichever is greater) and the special conditions. Any fees will also be taken. It is important to have secured finance, such as a mortgage, prior to making the bid. In this instance a survey will usually be required. The expected date of completion is twenty working days after the auction – please ensure you have checked the special conditions of sale.

### Check the Addendum

There are sometimes changes to the property information that has been published – please check the [property details](#) section regularly to view any changes. We also advise to keep checking the website on the run up to auction day to ensure that the lots you are interested in are still available.

