

PROPERTY & PROBATE LAWYERS

You MUST have a legal auction pack to sell your property at auction.

**YOU only pay £1.00 (yes only one pound).
Even if your property doesn't sell at auction!**

It's as simple as

- 1:** Just tell your Auctioneer that you want the West Coast Conveyancing Lawyer's Auction Conveyancing Pack.
- 2:** Fill in the details on the back of this form.
- 3:** Give the form to your Auctioneer so that we can start getting your pack ready NOW!

What do I pay after completion?

YOU pay NOTHING after completion for your standard deal.

It is very much the accepted practice that a special condition is put into the auction contract which enables us to recover all of your fees from your buyer. There is nothing unusual in this.

CHEAPEST IN THE UK – GUARANTEED

PROPERTY & PROBATE LAWYERS

Terms and Conditions

1: This offer is for Residential Property in England and Wales only.

2: The £1 offer is only on the basis that you instruct WCCL in the preparation of your auction pack and sale.

3: Non-standard charges are limited to:
- Obtaining Energy Performance Certificate (if required) -£38
- Redemption of existing mortgage - £39
- Obtaining lease(s) from Land Registry (if required) -£20
- Obtaining your Leasehold Managing Agent, Management Pack and Freeholder Information (if required)
- Price from your Management Agent

- Unregistered Legal Title Reconstruction – TBA (We will obtain your confirmation if any additional services are required)

4: On receipt of the signed proforma we will open your file and send you our Welcome Pack with clarification of our Standard terms and conditions.

5: We will obtain our legal fees from your buyer as per industry practice together with recoupment for searches and disbursements ordered on your behalf.

6: Please note that if the property is leasehold you may need to pay for a Management Pack from your Management Agents.

What we will do;

1: Open your file.
2: Send you the forms you need to fill in.
3: Order your searches.
4: Compile your pack.
5: Send it to your Auctioneer.

6: If sold at auction we will conduct your sale to completion and recover any fees payable from you to us from the buyers.
7: Pay you the proceeds after paying off the Auctioneers, Mortgagees and other payments.

Instruction:

Full name(s) of seller(s):..... Your contact address:.....
.....
Contact telephone numbers:
Home:..... Address of property you are selling:.....
Mobile:.....
Email address:.....

CHEAPEST IN THE UK – GUARANTEED