

Terms & Conditions for Proxy Bidders

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1. A prospective Buyer should complete and sign the proxy bidding form, showing the maximum price which the prospective Buyer authorises the auctioneer to bid for a particular property.
2. A separate form must be completed for each Lot for which a prospective Buyer requires the auctioneer to bid.
3. The maximum price to which the auctioneer is authorised to bid must be an exact figure. The auctioneer reserves the right not to bid on behalf of the prospective Buyer should there be any error or confusion in respect of the instructions or the accompanying deposit.
4. The completed form or forms must be delivered to The Venmore Partnership by hand or by post so that it is received not less than 24 hours prior to the time of the commencement of the auction at which the particular property is to be sold. It is your responsibility to ensure the form has been received.
5. No alteration to any proxy or telephone bidding form will be accepted after it is received by the auctioneer.
6. The prospective Buyer should send with the proxy form a valid cheque or banker's draft drawn on a United Kingdom branch and payable to The Venmore Partnership representing 10%, of the maximum price to which the prospective Buyer wishes the auctioneer to bid, plus a Buyer's Fee of £200. Where the particular Lot is purchased below the maximum bid figure the balance of the deposit will be considered as an additional deposit towards the purchase price.
7. The prospective Buyer appoints the auctioneer as agent and authorises the auctioneer to bid for the relevant Lot on behalf of the prospective Buyer in such manner as the auctioneer thinks fit in his absolute discretion.
8. The prospective Buyer shall be considered to have inspected the auction particulars for the relevant Lot and the general and special conditions of sale and notices to prospective Buyers relating to the lot and to have full knowledge thereof and authorises the auctioneer or any duly authorised employee of The Venmore Partnership as the prospective Buyer's agent to sign the memorandum of contract incorporating all such matters at or after the auction.
9. The prospective Buyer may (but only by written notice) at any time up to the commencement of the auction at which the particular Lot is to be sold withdraw the auctioneer's authority to bid. It is the prospective Buyer's responsibility to ensure that the auctioneer personally receives such instructions.
10. The amount of the prospective purchaser's bid will not be disclosed to the vendor or any other person either during or after the sale without the consent of the prospective Buyer.
11. The auctioneer reserves the right to bid himself or through an agent up to the reserve price for the particular Lot.
12. Prospective Buyers are advised to telephone The Venmore Partnership on the day of the auction to ensure that there are no amendments to the particulars of sale or conditions relating to the relevant Lot or other matters relating to it. The prospective Buyer will be deemed to have knowledge of such amendments and will buy subject to them in any event. If the prospective Buyer does not telephone and such amendments have been made, the auctioneer may in his absolute discretion decide not to bid for the relevant Lot on the prospective Buyer's behalf and the auctioneer will not be responsible for any loss, cost or damages incurred by the prospective Buyer as a result thereof.
13. Should the prospective buyer wish to bid at the auction in person or through an agent, such intention must be conveyed in writing to the auctioneer in person prior to the Lot being offered for sale. In this case the auctioneer will not make any bids on behalf of the prospective Buyer.

14. The auctioneer will make no charge to a prospective Buyer for this service and will accept no liability whatsoever for any bid not being made on behalf of the prospective Buyer whether through lack of clarity of instructions or for any other reason whatsoever. The prospective Buyer will be advised if the relevant Lot has been successfully purchased on his behalf as soon as possible after the auction. Where the lot has not been purchased the prospective Buyer will be notified by post and the deposit returned as soon as reasonably possible.