



MODERN METHOD OF AUCTION

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% subject to a minimum of £5,000 plus VAT (£6,000 including VAT) which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department. Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by DDM Property Auction powered by iam-sold Ltd.

- **Terrace Property**
 - Lounge
 - Kitchen
- **Three Bedrooms**
 - Bathroom

Starting Bid : £50,000

EPC Rating : E

**For sale by auction – T & C's apply
Reservation fee applicable**

**Subject to an undisclosed reserve price
The modern method of auction**

FIVE PROPERTY EVENTS HELD EVERY YEAR AT FOREST PINES HOTEL, BRIGG

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