

AUCTION SALE AGREEMENT





ConnellsBPSFv2.8

Modern Method of Auction Sales Contract

Auctioneer	iam-sold Limited (07051399), 6th Floor, Arden House, Regent Centre, Gosforth, Newcastle upon Tyne, Tyne & Wear, NE3 3LU (The Auction Department)		
Partner Agent	Peter Alan	Valuer	Daniel Palmer
Branch	Cwmbran		
Property for Sale Address and Postcode	20 Mead Lane, CWMBRAN, Gwent, NP44 1NW		
Vendor 1 Full Name	Mrs Patricia Roberts	Vendor 1 Date of Birth	07-07-1961
Vendor 1 Residential Address and Postcode	104 Dan Y Deri, ABERGAVENNY, Powys, NP7 6PN		
Vendor 2 Full Name	Carol Davies	Vendor 2 Date of Birth	10-6-61
Vendor 2 Residential Address and Postcode	Berceni school Rd Pentwyn NP4 7TJ		
Contact Telephone Number(s)	C1: 07957616985		
Email Address(es)	C1: andrew-roberts-1959@hotmail.co.uk		
Start Bid	£125,000	Reserve Price	£135,000

Key Information contained within this Auction Sales Contract

1. The land or property will be offered online in a Modern Method of Auction which is operated by the Auctioneer in association with the Partner Agent.
2. This Contract has Sole Selling Rights. This requires you to market the property solely through the Partner Agent and Auctioneer and agree not to negotiate a sale privately during the Contract term.
3. Under Money Laundering and Terrorist Financing (Amendment) Regulations 2017, the Auctioneer and Partner Agent are legally obliged to establish your identity and address. The Partner Agent will make a charge of £118.00 inc VAT for checks completed by them on completion of the sale of the property.
4. The Contract runs for a minimum of 90 days and comes with a 14-day cancellation period.
5. The property is offered with a Start Bid and a non-disclosed Reserve Price.
6. Where a sale is instructed, the Buyer and Vendor agree to complete the transaction within 56 days, unless you agree revised timescales with the Buyer
7. Key Facts (7) You will need an Auction Pack, and we can provide this for you on a No Sale, No Fee basis, meaning you only pay for the Auction Pack if your property sells. If a sale is achieved the following charges (inclusive of VAT) will become payable by you: Auction Pack Fee £495.00, Anti-Money Laundering and Identity Checks £118.00 (see Clause 13). A total payment of £613.00. If your property is Leasehold, you may also be required to provide a Management Information Pack at a separate cost.
8. The Buyer pays a non-refundable Buyer Reservation Fee of 4.5% including VAT of the purchase price. This is subject to a minimum amount of £6,600.00 including VAT. The Buyer may consider the Reservation Fee within the total amount they wish to pay for the property.
9. Should you opt to use Conveyancing Services recommended by the Auctioneer or the Partner Agent, please be advised that the Partner Agent will receive payment of up to £450.00 from the Conveyancing Provider for that recommendation where the services are taken, and a sale completes. It is important to note that recommended services are optional, and you should consider your options carefully before accepting any recommended services.

The Auction Department
Floor 6, Arden House,
Regent Centre, Gosforth
Newcastle upon Tyne, NE3 3LU

Call: 0345 646 0502
Email: enquiries@iam-sold.co.uk

www.iam-sold.co.uk

The Auction Department is the Trading Name of iam-sold Ltd Registered Company in England and Wales
Company Number: 7051399 VAT REG: 319 1500 25
Calls cost up to 3p per minute, plus your phone company's access charge.
Please be advised that calls made to and from iam-sold are recorded for training and monitoring purposes.





Data Protection Act 2018 - Privacy Notice

In accordance with Data Protection Legislations, iam-sold Limited will use your information solely for the purpose of delivering the auction service, fulfilling the terms of this agreement, and meeting our legal and regulatory obligations. This includes those under Anti-Money Laundering (AML) legislation. As part of this, we will share relevant information and transactional updates with the Partner Agent and vice versa, including identity verification documents where necessary to comply with AML requirements.

Your information will not be used for marketing purposes or shared with any third party, except any iamproperty group company, without your prior consent, unless required by law or to fulfil our legal obligations (e.g., in response to a request from law enforcement, regulators, or professional advisors).

Calls made to and from iam-sold Limited are recorded for training and monitoring purposes and may also be used for dispute resolution. Calls are stored securely in accordance with data protection requirements.

For more information on how your personal information is used, protected and your rights in relation to your personal information, please view our Privacy Policy, which can be found at www.iam-sold.co.uk/privacy-policy. We can also provide you with a copy by email, or post, upon your request by emailing dpo@iam-sold.co.uk.

For details of the Privacy Policy of the Partner Agent, please contact the Partner Agent.

IMPORTANT NOTICE: It is important that you read the information contained within this Contract carefully. We recommend that you seek independent advice before proceeding to sign. If you are unsure of any part of this Contract, please contact your Auction Specialist who will be able to assist you.

Sole Selling Rights Agreement

1. You hereby appoint the Auctioneer to:

- Enter the property for sale in an online auction using the Modern Method of Auction. The auction is operated by the Auctioneer. The property may also be offered for sale in a live event at our discretion.
- Prepare the Auction Pack that is required for the property to be sold through auction. Where a Buyer is found, an Auction Pack Fee of £495.00 including VAT will become payable by you. Payment is required by you on completion of the sale.

If you prefer to provide your own Auction Pack, please tick here []

- Market the property for sale by auction with **Sole Selling Rights** (as defined in 3 below) for the Contract Term and, on an auction being successfully concluded **enter into a Contract with the winning bidder ("Buyer") on your behalf** provided the bid is at or over the Reserve Price accepted by you verbally or otherwise under which you will be legally obliged to progress the sale of the property.
- 2. Our Auction Fee is 4.5% including VAT of the final agreed sale price of the property or 4.5% including VAT of the Reserve Price - whichever is the greater. This is subject to a minimum amount of £6,600.00 including VAT. The Buyer may consider the Reservation Fee within the total amount they wish to pay for the property. This fee, the Buyer Reservation Fee, is payable by the Buyer on the auction being successfully concluded, Except as in 3 below.**

3. Granting **Sole Selling Rights** to the Auctioneer means that you, the Vendor, will be liable to pay the Auction Fee and Auction Pack Fee in the event that:

- The sale of the Property to a Buyer, not found by the Auctioneer or attracted through the website, is meaningfully agreed by the Vendor during the Sole Selling Period (whether or not completion of the sale or the Date of Entry occurs outside of the Sole Selling Period); or
- The sale of the Property to a Buyer, found by the Auctioneer or attracted through the website, is meaningfully agreed by the Vendor during the Sole Selling Period where the Vendor, by assuming direct negotiations for the sale or by any other method knowingly or unknowingly, results in the Buyer not paying the Buyer Reservation Fee (whether or not the completion of the sale or the Date of Entry occurs outside of the Sole Selling Period); or
- The Vendor fails to proceed with a sale to a Buyer that has successfully offered for the Property in terms of these Sole Selling Rights Agreement, during the Sole Selling Period and the Buyer is ready, willing and able to exchange meaningfully unconditional contracts; or
- The sale of the Property to a Buyer within 12 months of the end of the Sole Selling Period where the Buyer was a Registered Viewer or Registered Bidder, or a Connected Entity to either a Registered Viewer or Registered Bidder; or
- The Vendor acts in bad faith with a view to avoiding payment of the Buyer Reservation Fee properly due by the Buyer (or the Vendor) in terms of the Sole Selling Rights Agreement.

If you do become liable to pay Auction Fees to the Auctioneer, the amount that you will be liable to pay will be 4.5% including VAT of the final agreed sale price of the property or 4.5% including VAT of the Reserve Price - whichever is the greater. This is subject to a minimum amount of £6,600.00 including VAT. In these circumstances any Buyer Reservation Fee that has already been paid by the Buyer will be refunded.

4. If you wish to withdraw the property from Auction you must provide 21 days' notice of termination. If the termination date is before the end of a minimum Contract Term of 90 days a fee of £360.00 including VAT will be payable.

To withdraw you must inform us of your decision in writing either by a letter sent by post, to The Auction Department at or by email to withdrawals@iam-sold.co.uk

The Auction Department
Floor 6, Arden House,
Regent Centre, Gosforth,
Newcastle upon Tyne, NE3 3LU

Call: 0145 646 0302
Email: enquiries@iam-sold.co.uk

www.iam-sold.co.uk

The Auction Department is the Trading Name of iam-sold Ltd Registered Company in England and Wales
Company Number: 705399 VAT REG: 379 1800 25

Calls cost up to 7p per minute, plus your phone company's telephone charge

Please be advised that calls made to and from iam-sold are recorded for training and monitoring purposes





5. This Contract is subject to a 14-day Cancellation Period i.e. You have the right to cancel this Contract within 14 days of the start date without giving any reason or notice

However, for reasons of expediency in marketing the property we will commence preparation for marketing it as soon as the Contract is signed, and this includes preparation of the Auction pack if it has been requested. If you do cancel this Contract you will have to reimburse us for any Auction pack outgoing costs that we have incurred in the period prior to cancellation.

The Contract cannot be cancelled during the cancellation period if a viewing of your property has already taken place as by accepting a viewing on your property you accept the full Terms and Conditions of this Contract.

To exercise the right to cancel, you must inform us of your decision in writing either by a letter sent by post, to The Auction Department at or by email to withdrawals@iam-sold.co.uk

If you would like to know more about your rights, you can contact your local Trading Standards Department or your Citizens' Advice Bureau.

IMPORTANT NOTICE: This Contract and the accompanying Modern Method of Auction Terms and Conditions are a legal document so please take time to read them carefully before signing. To discuss anything in connection with this Contract please speak directly with our Auction Department.

You confirm and warrant that:

- You are the owner(s) of the property and are legally entitled to sell the property or you have authority to sign on behalf of all the owners of the property;
- You have read and understood the Modern Method of Auction Terms and Conditions attached and agree to be bound by them;
- You have read and understood your right to cancel this Contract and request that the Auctioneer should begin performance of the services during the cancellation period;
- There is no other existing agency agreement with any other estate agent or auctioneer - other than with our Partner Agent, for the sale of the property and no-one is currently interested in the property or negotiating to buy; and
- You, the owner(s), confirm you are not a relative of anyone who works for or is connected with the Auctioneer or its Partner Agent.

Note: if you cannot confirm statements d) and/or e) please indicate with X and attach written details of other interests and/or related/connected entities. ☐

The person/persons giving instructions to sell the property are liable for the full amount of the Auctioneer's and Partner Agent's charges whether or not they have any legal interest in the property. If applicable, you hereby give your irrevocable authority for your solicitor to pay your account on completion of the sale.

Auction
Specialist: Daniel Palmer

Signature:

Date: 09-09-20

Vendor 1: Mrs Patricia Roberts

Signature:

Date: 09-09-20

Vendor 2: CAROL A DAVIES

Signature:

Date: 27/10/2026

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Modern Method of Auction Terms and Conditions

1. Definitions

In these Modern Method of Auction Terms and Conditions, the following words shall have the following meanings.

"Auctioneer"	iamsold/The Auction Department - trading names of iam-sold Limited (07051399). Registered Address 6th Floor, Arden House, Regent Centre, Gosforth, Newcastle upon Tyne, Tyne & Wear, NE3 3LU.
"Auction Fees"	Fees payable to the Auctioneer in accordance with Clause 9 below;
"Auction Pack Fee"	Fee payable to the Auctioneer for the Auction Pack. The fee is payable on successful introduction of a willing, ready and able Buyer to the auction process.
"Buyer Reservation Fee"	The fee paid by the Buyer to secure the sale of the property to them. The Buyer Reservation Fee is paid in addition to the final purchase price. The Buyer may consider this payment within the total amount they wish to pay for the property.
"Cancellation Period"	The period of 14 days during which the Contract can be cancelled without notice provided that viewings have not taken place.
"Connected Entity"	The brother, sister, ancestor or linear descendant of either the Registered Viewer or Registered Bidder, the spouse or civil partner of the Registered Viewer or Registered Bidder, or any registered company or organisation that the Registered Viewer or Registered Bidder is a Director or Significant Controller of.
"Contract"	The Modern Method of Auction Sales Contract between you and the Auctioneer.
"Contract for Sale"	The Contract for the sale of the property produced by your solicitor or conveyancer.
"Contract Term"	The minimum period during which the Contract is in force, as set out in the Contract.
"Conveyancing Panel"	Our panel of preferred Independent Conveyancers.
"Disbursements"	Any sum that The Auction Department pays to a third party on your behalf including any VAT element.
"Management Information Pack"	A management pack provides important information regarding a leasehold property. The pack is obtained from the freeholder or their managing agent. The pack contains information on the management of the freehold, ground rent, service charges, buildings insurance and other relevant information to ensure the buyer is aware of their responsibilities should they proceed with the transaction. It will also contain information required by the buyer to transfer ownership.
"Notice"	No notice is required if a vendor wishes to cancel during the 14 day "cooling off" period which starts the day the Contract is signed. 21 days' notice is required if a vendor wishes to withdraw the property from sale after the end of the 14 day "cooling off" period.
"Partner Agent"	The estate agent whose details are set out in the Contract.
"Property"	Covers both residential and commercial property and land submitted for sale details of which are set out in the Contract.
"Registered Bidder"	A person who has registered with us to bid online or at a physical auction.
"Registered Viewer"	A person who has viewed a property and whose name is recorded on our system and/or the Agents system.
"Reservation Form"	This is the document that is signed between the Auctioneer (acting as agent for you) and the Buyer to purchase the property.
"Reservation Period"	The agreed timescales in which the Buyer and Vendor are expected to complete the sale of the property through auction. Typically within 56 days of the Draft Contract being received by the Buyer's solicitor.
"Reserve Price"	The price set out in the Contract and has the meaning given in Clause 3 below;
"Termination Date"	The date upon which the sole selling Contract term ends.
"Withdrawal"	The Contract may be terminated with 21 days' notice. A fee is payable if the Termination date is less than 90 days after the start date.
"You (and your)"	The person(s) named as the vendor(s) in the Contract.

2. Starting Bid

Starting bids are quoted as an indication only and used to encourage interest when advertising.

3. Reserve Price

The property will be sold subject to a Reserve Price being reached. This is a confidential figure between you and the Auctioneer. The property will not be sold below this figure without authorisation from you. The Reserve Price for the property is fixed once this Contract is signed but may be varied subsequently by agreement between you and the Auctioneer.

The law requires that you be notified of any offer made for the property which could include offers which do not include payment of any Buyer Reservation Fee that may be due. This does not necessarily mean that the offer is lost as we will seek further instructions from you.

Any verbal amendment to the reserve price is to be treated as a Contractual Reserve Price.

4. Partner Agent

The Partner Agent and Auctioneer work in partnership for the provision of the auction service.

The Partner Agent performs local and national marketing, acts as the key holder, and arranges viewings of the property. The Partner Agent is paid on a joint agency fee basis.

The Auctioneer will typically receive 50% of the Reservation Fee that is paid to the Auctioneer with the remainder being shared with the Partner Agents to cover their share of the marketing and operational costs associated with the auction.

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5. Auction Type

The property will be offered for sale by the Modern Method of Auction. This process is similar to a normal property sale, however on conclusion of the auction a non-refundable Reservation Fee is paid by the Buyer in order to secure the property.

The timescales in which the Vendor and Buyer are expected to complete the transaction is within 56 days of the Draft Contract being received by the Buyer's solicitor. This is known as the Reservation Period.

There may be circumstances identified prior to the auction commencing which could prevent completion within the standard 56 day Reservation Period. Where this is identified, the Auctioneer will discuss this with you and where a change to the Reservation Period is agreed by you, you will be provided with an addendum to this agreement.

As with all property transactions, this method of sale is not legally binding until exchange of contracts takes place.

6. Auction Pack

We will need to prepare an auction pack for you. The auction pack contains various documents that provide information about the property, including property search results. This is required so that prospective Buyers have as much information as possible before bidding. The auction pack will be compiled by Medway Exchange Ltd. The auction pack fee of £495.00 including VAT is only payable if a buyer is found. For leasehold properties it is a requirement that you provide a management pack/sales pack from your Managing Agent for use within the auction pack. Where there is no Managing Agent employed by the freeholder, then from the freeholder themselves. The Management Pack will contain a statement of ground rent, service charge (where applicable) and Insurance, as well as any other relevant information about your leasehold property. You will be required to contact your Managing Agent or Freeholder directly in order to request. Prices can vary and your Managing Agent will confirm the cost that will be payable by you.

7. Auction Length

Once the auction pack is complete, the property will be offered in an online auction of duration to be determined by yourself and in conjunction with the Auctioneer.

8. Contract Duration

Contracts will remain in force for the Contract term. Either party can withdraw by giving 21 days' notice in writing to terminate the Contract. If the Termination date is less than 90 days after the start date a fee is payable by the Vendor. Liabilities incurred while the Contract is in force will survive termination and even after the Contract has been terminated you may still become liable to pay the Auctioneer remuneration in certain circumstances as referred to in Clause 3 of your Contract and Clause 9 of these Modern Method of Auction Terms and Conditions. If your property is already on the market with the Partner Agent your contract with the Partner Agent will remain in force, however no fee will become payable under that Contract should you sell through activities run by the Auctioneer, pursuant to this Contract.

9. Auction Fees

The Auction Pack Fee of £495.00 including VAT is payable by the Vendor on completion. This fee is also payable to the Auctioneer in the event that they introduce a willing, ready and able Buyer and the Vendor withdraws from the agreed sale.

Usually, the Buyer will pay a Buyer Reservation Fee to the Auctioneer upon the fall of the hammer or acceptance of offer, be that before or after the auction. This fee is calculated against the final negotiated selling price of the property. The Buyer Reservation Fee is paid in addition to the agreed sale price.

However, there are circumstances where you would be required to pay the Auction Fees, please read the following paragraphs of this Clause 9 carefully. If you do not understand these provisions, please contact the Auctioneer.

Granting sole selling rights to the Auctioneer means that you will be liable to pay the Auction Fees to the Auctioneer in each of the following circumstances:

- The sale of the Property to a Buyer, not found by the Auctioneer or attracted through the website, is meaningfully agreed by the Vendor during the Sole Selling Period (whether or not completion of the sale or the Date of Entry occurs outside of the Sole Selling Period); or
- The sale of the Property to a Buyer, found by the Auctioneer or attracted through the website, is meaningfully agreed by the Vendor during the Sole Selling Period where the Vendor, by assuming direct negotiations for the sale or by any other method knowingly or unknowingly, results in the Buyer not paying the Buyer Reservation Fee (whether or not the completion of the sale or the Date of Entry occurs outside of the Sole Selling Period); or
- The Vendor fails to proceed with a sale to a Buyer that has successfully offered for the Property in terms of these Modern Method of Auction Terms and Conditions, during the Sole Selling Period and the Buyer is ready, willing and able to exchange meaningfully unconditional contracts; or
- The sale of the Property to a Buyer within 12 months of the end of the Sole Selling Period where the Buyer was a Registered Viewer or Registered Bidder, or a Connected Entity to either a Registered Viewer or Registered Bidder; or
- The Vendor acts in bad faith with a view to avoiding payment of the Buyer Reservation Fee properly due by the Buyer (or the Vendor) in terms of the Modern Method of Auction Terms and Conditions.

If you are liable to pay Auction Fees to the Auctioneer, the remuneration that you will be liable to pay (unless otherwise stated in the Contract) will be at the rate stated in Clause 2 of the Contract applied to the agreed sale price of the property or the Reserve Price (whichever is the greater), subject to the minimum shown on the Contract. Where fees are payable by you the fees will be due for payment upon receipt of the Auctioneer's invoice or within 14 days after exchange of Contracts or within 14 days after this Contract terminating, whichever is the earlier.

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10. Unfair Commercial Practices (CMA207)

In accordance with the provisions of the Digital Markets, Competition and Consumers Act 2024 (the "DMCC Act"), it is a criminal offence to provide false or misleading information knowingly or carelessly, or to omit material facts relating to the property. Such offences may cause or are likely to materially affect a prospective purchaser decision to purchase the property and may cause financial loss, disadvantage or harm to a buyer.

You are responsible for ensuring the accuracy and completeness of all information supplied to the Auctioneer, including but not limited to, the contents of the Auction Pack, the draft sales particulars, information relating to fixtures and fittings at the property, and any responses provided in the Property Information Form, or any other documentation requested. You agree to thoroughly review the Auction Pack and draft sales particulars and to immediately notify the Auctioneer, in writing of any inaccuracies, errors, omissions, or updates required to ensure full and accurate disclosure.

You understand and accept that the Auctioneer, relies on the accuracy of the information you provide to prepare materials made available to prospective buyers. Accordingly, you agree to compensate the Auctioneer, its employees, and agents for losses they suffer caused by you providing the Auctioneer, its employees, and agents with any false, inaccurate, or misleading information about the Property, or any omission on your part of any material information relating to the Property.

11. Sale Property Warning

Neither the Auctioneer nor the Partner Agent accepts any liability or responsibility for the maintenance or repair or for any damage to the property at any time. If the property is vacant when adverse weather conditions are likely, frost damage may occur to water and heating systems and sanitary appliances. You are strongly recommended to take all necessary action to protect the property from such risks and to ensure you have adequate insurance cover.

12. Authority to sign the Reservation Form

You hereby irrevocably grant the Auctioneer authority to sign the Reservation Form on your behalf as your agent and agree to the Modern Method of Auction Terms and Conditions set out therein. The full version can be accessed via <https://ias.staging2.iamproperty.group/conditional-terms>. **The Reservation Form and the Modern Method of Auction Terms and Conditions contain legally binding obligations on you as the vendor of the property.**

Under the terms of the Reservation Form:

- The timescale for this transaction is 56 days from the date the Buyer's solicitor/conveyancer receives the Draft Contract from your solicitor (the Reservation Period).
- You must immediately instruct your solicitor/conveyancer to issue the Draft Contract and accompanying papers to the Buyer's solicitor/conveyancer and to answer promptly all enquiries raised, respond promptly to any amendments to the Draft Contract and to do all other work reasonably required to enable exchange and completion of the transaction within the reservation period;
- You must supply your solicitor/conveyancer with all documentation, information and authority to enable your solicitor/conveyancer to draft and negotiate the Draft Contract and do all the work necessary to enable completion within the reservation period;
- You must give access to the property as may reasonably be required by any surveyor or valuer appointed by the Buyer or the mortgagee for the purpose of surveying and/or valuing the property;
- You must not instruct or allow anyone else to send any Draft Contract or details of the title of the property to anyone other than the Buyer's solicitors/conveyancers; and
- You must not give access to any other person to view the property nor to negotiate or agree with anyone other than the Buyer any terms for sale of the property.

13. Money Laundering

Under the Money Laundering and Terrorist Financing 2017 and the Money Laundering and Terrorist Financing (Amendment) Regulations 2017 the Auctioneer is legally obliged to verify your identity and address. Accordingly, the Auctioneer reserves the right to make such enquiries of you and any entity/organisation which you represent as it in its absolute discretion considers appropriate to verify your/its identity and/or address.

Electronic checks will be completed through Credas Technologies Ltd, and this process will leave a soft footprint on your credit report. This footprint is only visible to you and has no impact on your credit score.

The Auctioneer shall be entitled to require you to produce appropriate evidence as required for the above. If the Auctioneer asks you to provide such evidence and you refuse or the evidence is in our opinion insufficient then the Auctioneer reserves the right and may be obliged to terminate its relationship with you.

The Partner Agent will make a charge to you of £118.00 including VAT for their Anti-Money Laundering and Identity Checks.

The charge relates to the obligations to undertake appropriate checks to verify customer identity, address verification and beneficial ownership and will become payable on completion of a sale.

Should you withdraw your instruction or otherwise not proceed to exchange of contracts, this charge will not be payable by you.

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14. Energy Performance Certificate (EPC)

Under Energy Performance of Buildings (Amendment) Regulations 2010, it is a statutory requirement for Vendors to provide an EPC for potential Buyers before the property can be marketed. By signing this Contract, you agree to provide a valid EPC for the property.

Please select one of the following options:

Option One	The Partner Agent can arrange an EPC for you for £99 excl. VAT (£118.80 Incl. VAT) Payment is required by Debit/Credit card before marketing commences.	☒
Option Two	The property is current EXEMPT from an EPC Please inform the Partner Agent which exemptions applies on the Seller Enquiry Form.	☐
Option Three	An EPC ALREADY EXISTS or will be supplied by you The EPC or evidence that the EPC has been ordered will be required before marketing can commence.	☐

15. Marketing Fee

A fee for advertising may be owing to the Partner Agent if agreed prior to signing this Contract. This would cover extra local and regional advertising to maximise awareness.

16. Referral Arrangements

Should you opt to use Conveyancing Services recommended by the Auctioneer or the Partner Agent, please be advised that the Partner Agent will receive payment of up to £800.00 from the Conveyancing Provider for that recommendation where the services are taken, and a sale completes. It is important to note that recommended services are optional, and you should consider your options carefully before accepting any recommended services.

17. Disclosable Interests

The provisions of the Estate Agents Act 1979 require an agent to disclose both to you and any Buyer any connection which the agent or any of its employees or associates has or may have with either party, whether directly or indirectly, or with any member of their families. If the Auctioneer becomes aware of any such interest, they will give written notification to you.

18. Liability

In relation to your use of the Auctioneer's services the Auctioneer accepts no liability for any indirect or consequential loss or damage, or for any loss of data, profit, revenue or business (whether direct or indirect), however caused, even if foreseeable. Nothing in these Modern Method of Auction Terms and Conditions excludes or limits the Auctioneer's liability for death or personal injury caused by its negligence or for fraudulent misrepresentation. The Auctioneer will not be liable to you for any failure or delay in the performance of an obligation required under this Contract if such failure or delay is caused by you or by circumstances beyond its reasonable control such as (but not limited to) strike, riot, war, fire, flood, natural disaster or other similar event beyond its reasonable control. Consumer statutory rights are not affected.

19. Governing Law

The Modern Method of Auction Terms and Conditions are governed by and construed in all respects in accord with the Laws of the Country in which the Property is located and in relation to any legal action or proceedings to enforce the Conditions or arising out of or in connection with the appointment of the Auctioneer as agents, the Auctioneer, Vendor and Buyer submit to the non-exclusive jurisdiction of the Courts of the Country in which the Property is located.

20. Third Party Rights

No-one except the parties to this Contract shall have any rights under this Contract by virtue of the Contracts (Rights of Third Parties) Act 1999 or otherwise.

21. Corporate Clients

The person(s) giving instructions to the Auctioneer and acknowledging these Modern Method of Auction Terms and Conditions confirms that they are duly authorised by the legal and beneficial owner to sell the property. In consideration of the Contract to market the property for sale on behalf of the legal and beneficial owner, the person(s) giving instructions and acknowledging these Modern Method of Auction Terms and Conditions hereby guarantees payment of all sums at any time due to the Auctioneer in respect of all matters upon which it is instructed by the legal and beneficial owner of the property or in connection with the Auctioneer services to the legal and beneficial owner. In the event that this guarantee is given by more than one person this liability shall be joint and several.

22. The Property Ombudsman Scheme

The Auctioneer is a member of the Property Ombudsman Scheme and subscribe to the code of practice (www.tpos.co.uk). Where a Buyer or Vendor is a consumer within the meaning of the Alternative Dispute Resolution for Consumer Disputes (Competent Authorities and Information) Regulations 2015 and as a consumer makes a complaint about the Auctioneer provided pursuant to the Conditions ("Complaint") and the Complaint cannot be resolved to the satisfaction of the person making the Complaint they may refer the matter to The Property Ombudsman scheme (www.tpos.co.uk). We will co-operate fully with the Ombudsman during an investigation.

The Auction Department
Floor 6, Arden House,
Regent Centre, Gosforth
Newcastle upon Tyne, NE3 3LU

Call: 0345 646 0302
Email: enquiries@iam-sold.co.uk

www.iam-sold.co.uk

The Auction Department is the Trading Name of Iam-sold Ltd Registered Company in England and Wales.
Company Number: 7051399 VAT REG: 319 1600 25

Calls cost up to 3p per minute, plus your phone company's access charge.

Please be advised that calls made to and from Iam-sold are recorded for training and monitoring purposes.





Politically Exposed Person Declaration Form

Money Laundering Regulations place a legal requirement on Estate Agents to verify the identity of all vendors at the point of instruction. We will not be able to enter a business relationship with a vendor until we have satisfactorily completed this process.

We do this by conducting an electronic soft search through Credas Technologies Ltd and may also require you to provide approved documents to confirm your name and residency address. These documents will be retained for a period of 5 years in line with these regulations.

We will discuss with you the documents which we can accept and the process that you will need to follow.

Please understand that we will not be able to issue the Notification of Sale until we have completed this process.

Politically Exposed Persons (PEPs)

In addition to confirming the identity as referred to above, we are now required to ascertain whether you or any member of your family is classed as a Politically Exposed Persons (PEPs)

Politically exposed persons are persons that are entrusted with prominent public functions, held in the UK or abroad.

Typically, this includes:

- Heads of State, Heads of Government, Ministers and deputy or assistant ministers
- Members of Parliament or similar bodies
- Members of the governing bodies of political parties
- Members of supreme and constitutional courts and other high level judicial bodies
- Members of courts of auditors or boards of central banks
- Ambassadors, and high-ranking officers in the armed forces
- Members of the administrative, management or supervisory bodies of state owned enterprises
- Directors, deputy directors and members of the board, or equivalent of an international organisation.

The definition includes family members such as spouse, partners, children (of the person and their spouse or partner) and parents and known close associates. Close associates are persons who have:

- joint legal ownership, with a politically exposed person, of a legal entity or arrangement
- any other close business relationship with a politically exposed person
- sole beneficial ownership of a legal entity or arrangement set up for the benefit of a politically exposed person.

Vendor 1 Full Name:

Mrs Patricia Roberts

The Property Address:
(the property being sold)

20 Mead Lane, CWMBRAN, Gwent, NP44 1NW

Does a PEP situation need to be reported
for any named Vendor

Please tick the box which is appropriate

Yes ☐ No ☒

If Yes - please provide full details here:

Vendor 1 Signature:

P Roberts

Date:

09-09-26

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Instruction For Home Conveyancing

IHCv1.0BP

Instructions to Proceed

Do you require Home Conveyancing Service? YES ☒NO ☐

I instruct **specialist panel lawyer** to act on our behalf on our home conveyancing transaction. I acknowledge and understand that this is a preliminary instruction to commence the process, authorising you to begin work on the transaction and I will receive full details of the terms and conditions of your service under the client care letter once the formal instruction is processed.

Legal Fees to Transfer Property Ownership

I understand that the initial cost estimate below and full details of the costs will be confirmed in the full client care letter.

	Purchase Price	Fee	VAT	Total
Conveyancing Fee - up to	£250,000.00	£1,199.00	£239.80	£1,438.80
Conveyancing Fee - up to	£500,000.00	£1,499.00	£299.80	£1,798.80
Conveyancing Fee - up to	£1,000,000.00	£1,799.00	£359.80	£2,158.80
Conveyancing Fee - at or over	£1,000,000.01	£1,849.00	£369.80	£2,218.80

	Fee	VAT	Total
Mortgage Discharge Fee	£249.00	£49.80	£298.80
Leasehold Supplement Fee	£399.00	£79.80	£478.80
Bank Transfer Fee	£40.00	£8.00	£48.00
Archive Fee	£30.00	£6.00	£36.00
E-Conveyancing Fee	£35.00	£7.00	£42.00
Electronic ID Fee	£10.00	£2.00	£12.00

Client Declaration and Signature

I confirm that I have read and understood the information provided above and authorise you to proceed with the conveyancing matter.

Vendor 1: Mrs Patricia Roberts

Signature: *P Roberts*

Date: 09-09-26

Vendor 2: MRS CAROL A. DOWES

Signature: *carol dowes*

Date: 27/10/2026

Is the Property subject to a mortgage? YES ☐ NO ☒

If yes, who is the lender?

If no, please confirm the location of the Title Deeds At home

Property is a:

House ☒Flat/Apartment/Maisonette ☒

Shared Ownership with a Housing Association ☐

Referral Arrangements - Introducer Payments

Should you opt to use Conveyancing Services recommended by the Partner Agent (the Introducers), the Introducer will receive a payment from the Conveyancing Provider of £450.00 inc VAT for that recommendation where the services are taken, and a sale completes. It is important to note that recommended services are entirely optional, and you should consider your options carefully before accepting any recommended services.

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