

SELLING YOUR EMPTY HOME AT AUCTION

Costs of auction

Putting a property up for auction can be an affordable and quick way to sell. As well as the fees charged by the auction house, sellers using this route would need to budget for:

- A solicitor to draw up the auction contract
- A Home Report.

Scottish auction houses

The following auction houses operate across Scotland. The auctions are predominantly Glasgow or Edinburgh based, and they are generally held every two weeks to two months.

Auction House Scotland, 0141 339 4466
www.auctionhousescotland.com

They say "Auction House is a robust, respected and experienced company with high service standards. We are now the country's largest residential auctioneer in terms of lots sold and the 4th largest commercial property auctioneer"

- No information about costs on the website

Countrywide Property Auctions, 0870 2401140
www.countrywidepropertyauctions.co.uk

They say: "Our unique position as part of the UK's largest estate agency and property services group means we are able to offer your property national average with local expertise through the group's 46 well known high street brands".

- No information about costs on their website

Future Property Auctions, 0141 6326599
www.futurepropertyauctions.co.uk

They say: "We are Scotland's premier Land and Property Auction...our regular programme of large scale Scottish property auctions feature on average 150+ lots per sale. Entries are accepted from throughout the country."

Please note that the following list does not constitute a recommendation of any of the companies listed; is not exhaustive (being compiled from online research undertaken in Feb 2014); and is solely for use as reference material for making your own decisions.

- No Sale No Fee policy: no costs for marketing and promoting the property or for taking it to auction.
- At point of sale they charge 1.5% of the sale price at a minimum of £1,500 + VAT (£1,800).

Glasgow Property Auctions (no tel number)
www.glasgowpropertyauctions.co.uk

They say: "GPA has simplified the purchaser's process with a number of innovative processes and this helps create more demand for property"

- No information on costs on their website.

Quick Sale Property Auctions, 0141 5729242
<http://quicksalepropertyauctions.com/index.htm>

They say: "Quicksale Property Auctions Ltd is a completely new and novel approach to selling and buying property. Our integrated brokerage and auction service provides a quick and easy sales route for the motivated seller... 'Fallen through' sales are a rare occurrence using this route."

- No upfront fees: seller pays an agreed amount (approx £1,000) on completion of sale.
- Focus on brokering deals ahead of auction.
- All properties advertised on S1 homes & Rightmove.

Shapes Property Auction, 0131 3440747
www.shapesproperty.co.uk/auctions

They say: "dedicated to making buying and selling property a swift, reliable and pleasant experience".

- No information about costs on their website, however they have advised that they are developing a “no upfront fees” package for empty home owners.

SVA Property Auctions, 0131 624 6640

www.sva-auctions.co.uk

They say: “SVA Property Auctions are a firm dedicated to holding a regular programme of large scale property Auctions...Offering Auction Lots located across Scotland. SVA Property Auctions, count many Government Organisations, Public Bodies, Banks and Property Companies as regular vendors.”

- £600 entry fee, plus sale costs of 1.5% + VAT. In certain circumstances they will defer the entry fee until point of sale.

Wilsons Auctions (Land and Property), 01294 833444

<http://www.wilsonsauctions.com/land-property>

They say: “Wilsons Auctions use powerful advertising campaigns offering great exposure for your property. We provide access to the vast majority of potential buyers searching for properties”

- No information about costs on their

Online property auctions

A small number of companies offer online property auctions, and you may wish to consider this alongside a more traditional auction route.

0131Auctions

www.0131auction.co.uk

A bit like eBay for houses. It is free to use.

UK Auction List

www.ukauctionlist.com

This website markets property that is going to auction around the country (the auctions themselves happen in person at local auction houses, rather than online). They work with local auction house partners, so you may end up being referred back to one of the above.