



From mountain to sea

Empty Homes/ Selling Your Empty Home at Auction



Please note that the following list does not constitute a recommendation or endorsement for any of the companies listed. It is not exhaustive and is solely for use as reference material for making your own decisions. You are advised to do your own research and obtain independent legal advice.

Costs of auction

Putting a property up for auction can be an affordable and quick way to sell, but as with any type of house sale you **must** make sure you understand the fees and costs and terms and conditions prior to committing. Sellers using this route would need to budget for:

- Auction house entry fee – typically £500 to £3000, check with the company before listing the property
- Sale commission – many auction houses take a percentage of the sale price as commission, typically 2.5% plus VAT. Check this and any penalty fees for withdrawing the property from the auction prior to sale before you commit
- Solicitor's fees to draw up the auction contract and carry out conveyancing – typically £800 to £2000 but these vary
- Home Report – according to RICS typical costs are £585 to £850
- Energy Performance Certificate (EPC) – EPCs are included within home reports, however if arranging a standalone certificate these typically cost £60 to £120

Auction process

The following are some of the matters you will want to discuss with the auction company on the process:

- Is a contract required to be entered into with the auction company?
- Home report – Are you required to arrange this yourself? If not, what access is required for their surveyor
- Marketing – how do they advertise your property? Which websites do they use? Do they have a list of buyers/investors that they contact with details of your property? Do they use any social media for advertising?

- Viewings – how do these work? Are they “virtual”? When do they take place? What access arrangements are required?
- Reserve price – can you set a reserve price so the property will not be sold if it does not reach this price? Who advises on this?
- Sales date – when is it? How long do you have to vacate the property after this date if the property is sold?
- Pre-auction offer- what happens if someone makes an offer prior to the sale?
- Are you able to view the auction?

Your solicitor may also be able to help advise you on some of the above.

Scottish Auction Houses

You can search for auction companies on the internet or in the online [Yellow Pages](#). Make sure the auction house you choose is a member of a professionally accredited body such as:

- Propertymark [The professional body for the property sector | Propertymark](#)
- Royal Institution of Chartered Surveyors ([RICS](#))

The following are some of the auction houses that operate across Scotland. The auctions are generally held every two weeks to two months, although some may be online:

National Property Auctions, 0330 0940 100

[National Property Auctions - UK Property & Land Auction](#)

Future Property Auctions, 0345 646 1117

[Future Property Auctions™ - Scotland's Largest Property Auction Since 2009](#)

Quick Sale Property Auctions, 0141 572 9242

[Home - Quicksale Property \(quicksalepropertyauctions.com\)](#)

SVA Property Auctions, 0131 624 6640

[Home - SVA Property Auctions \(sva-auctions.co.uk\)](#)

Contact Aberdeenshire Council if you have an empty home and would like further advice: emptyhomes@aberdeenshire.gov.uk

Working in partnership with

