MY AUCTION PACK

INVESTOR REPORT

18 Example Yard, Cardiff Bay, CF10 5EX

Lot 47 · Example Auctioneers · Sale of 12 March 2026
Traditional auction · Guide price £95,000

EXAMPLE LOT — FICTIONAL DATA FOR BRAND DEMONSTRATION ONLY

PREPARED FOR
Example Investor

REPORT DATE
4 March 2026

REFERENCE
MAP-EX-2026-047

TIER
Investor Report · £99

Information and investment analysis, not legal advice. This report does not replace a survey, a solicitor or mortgage advice.
Every figure and finding on the following pages is labelled example data and is not a real lot, cost, legal conclusion or bid recommendation.
myauctionpack.co.uk

Deal summary

A plain-English reading of what this example pack records, and what was not found in it. Ratings describe the pack, not a legal conclusion, a valuation or a recommendation to bid. Information and investment analysis, not legal advice.

OVERALL RATING

Amber

The pack records a short lease and arrears said to pass to the buyer, alongside several items to check with a solicitor or surveyor before a bid. This is not a recommendation to bid, or a recommendation not to bid.

RED

2

Red flag in the pack: take legal advice before bidding

AMBER

8

Check: ask a solicitor or surveyor

GREEN

3

Appears consistent with the documents provided

SECTION SCORECARD — EACH SECTION TAKES THE MOST SERIOUS FINDING IN THAT PART OF THE PACK

Title and tenure — RED

The pack shows a 78-year lease. A possessory title note also appears.

Special conditions and fees — AMBER

Buyer fees sit in the special conditions. Completion is described as 28 days.

Searches and planning — AMBER

No enforcement notice is recorded in the search. A building-regs certificate was not found.

Lease and service charges — RED

The special conditions say ground rent and service-charge arrears pass to the buyer.

Tenancy — AMBER

An AST is in the pack. Deposit protection evidence was not found.

Lenders and finance — AMBER

Some lenders often ask about issues like these; speak to an FCA-authorised broker.

Physical and refurb — AMBER

No survey is in the pack. An EWS1 was not found. Refurb figures are an example range only.

Missing documents — AMBER

Several papers were not found in this pack. Re-check before the auction in case later documents appear.

GUIDE PRICE	TRUE ALL-IN AT GUIDE	AUCTION TYPE	LENDERS AND FINANCE
£95,000	£111,830	Traditional	Ask a broker
Example Auctioneers catalogue, p.1	Example illustration · full table on p.3	28-day completion recorded · not the Modern Method	Some lenders often ask about issues like these

RED
Red flag in the pack: take legal advice before bidding. The word is always shown with the colour.

AMBER
Check: ask a solicitor or surveyor. The word is always shown with the colour.

GREEN
Appears consistent with the documents provided. The word is always shown with the colour.

Ratings describe what this example pack shows, with a document and page citation and a confidence note on each finding. They are not legal conclusions, a valuation, or a recommendation to bid. Information and investment analysis, not legal advice.

Special conditions, fees and true all-in

Buyer costs in auction packs often sit in the special conditions rather than on the first page of the catalogue. The table pulls those figures together at the guide price. All amounts are example illustrations for this fictional lot.

Findings in this section

AMBER

AMBER

Buyer fees recorded in the special conditions

The pack records a buyer's premium of 10% plus VAT, an administration fee of £750 including VAT, a search reimbursement of £480, and a contribution to the seller's legal or pack fee of £1,200. These sums are included in the true all-in figure below. The premium will move if the hammer price moves.

Cited: Special Conditions, cl. 4.1 and 4.3, p.8, and cl. 6.1 and 6.2, p.10 · Example pack only

Confidence: high — figures taken from the special conditions as supplied. A later addendum may differ.

AMBER

Traditional auction — 28-day completion and deposit

The pack describes a traditional auction, with completion in 28 days. A deposit is typically due when the hammer falls and can be at risk if completion does not take place in time. This is not the Modern Method of Auction: a reservation fee is not recorded in this pack, and there is no reservation-fee cooling-off described here. Worth checking your funds and solicitor timetable before bidding.

Cited: Special Conditions, cl. 2.1 and 2.4, p.5, and Particulars, p.1 · Example pack only

Confidence: high — timetable and auction type taken from the special conditions as supplied.

GREEN

No overage or clawback clause found in the special conditions

An overage or clawback clause was not found in the special conditions in this pack. That is a reading of the pages supplied, not a promise that none exists elsewhere or in a later addendum. Re-check the pack on auction day.

Cited: Not found in Special Conditions, pp.5–14, as supplied · Example pack only

Confidence: medium — based on a reading of the special conditions as supplied, not a promise that no such clause exists elsewhere or in a later addendum.

True all-in cost at the guide price

ITEM	BASIS	AMOUNT
Hammer / guide price	Starting point for this illustration	£95,000
Buyer's premium, 10% + VAT *Special Conditions, cl. 4.1, p.8*	Scales with the hammer price (12% of hammer in this example)	£11,400
Administration fee, incl. VAT *Special Conditions, cl. 4.3, p.8*	Fixed	£750
Search reimbursement *Special Conditions, cl. 6.2, p.10*	Fixed — the pack says the buyer pays the seller's search cost	£480
Seller's legal / pack fee contribution *Special Conditions, cl. 6.1, p.10*	Fixed	£1,200
Ground rent arrears, said to pass to the buyer *Special Conditions, cl. 8.1, p.12*	As stated in this pack; confirm with the managing agent	£840
Service charge arrears, said to pass to the buyer *Special Conditions, cl. 8.2, p.12*	As stated in this pack; confirm with the managing agent	£2,160
Land Transaction Tax (Wales) *Example illustration only — not a tax calculation*	Confirm current WRA bands (or HMRC in England or NI)	£0

TRUE ALL-IN AT A £95,000 HAMMER

Example illustration. The premium will move if you bid above or below the guide. A 10% exchange deposit (typically of the hammer price) is a cash-flow item, not an extra cost.

£111,830

Title, tenure, lease and charges

What the example official copy, lease and special conditions record about tenure, title and sums said to pass on completion. Worth checking these points with your solicitor. This page is not a title opinion and not legal advice.

Title and tenure

RED

RED

The pack shows a lease with 78 years unexpired

The lease in the pack is said to have 78 years unexpired at the auction date. Leases under 80 years are often treated more cautiously by valuers and some lenders, and an extension can take time and money. This is a principal reason for the section rating and for the lending note on page 5. Worth checking with your solicitor, including any extension position, before you bid.

Cited: Lease, p.4 · Official copy of register, p.2 · Example pack only

Confidence: high — term taken from the lease and official copy as supplied.

AMBER

Possessory title to a rear yard strip

The official copy in the pack records possessory, rather than absolute, title to a strip of the rear yard. The pack does not, on its face, explain how this affects use or value. Worth checking with your solicitor. This report does not say the title is defective, or that it is not.

Cited: Official copy of register, title CY1-EXAMPLE, p.2, and title plan, p.3 · Example pack only

Confidence: high — wording taken from the official copy as supplied.

GREEN

An official copy of the register is included in the pack

The pack includes an official copy of the register, dated 20 January 2026, and a title plan. That is useful as far as it goes. It is still worth confirming that no later official copy or addendum has been issued before the sale.

Cited: Official copy of register, title CY1-EXAMPLE, dated 20 January 2026, pp.1–3 · Example pack only

Confidence: high — the document is in the pack as supplied, dated 20 January 2026.

Lease and service charges

RED

RED

The pack records arrears said to pass to the buyer

The special conditions in this pack provide that ground rent arrears of £840 and service charge arrears of £2,160 pass to the buyer on completion. Both sums are already in the true all-in figure on page 3. Arrears figures in packs can move. Worth confirming the managing agent's latest statement before auction day, and checking the position with your solicitor.

Cited: Special Conditions, cl. 8.1 and 8.2, p.12 · Example pack only

Confidence: high — clauses and figures taken from the special conditions as supplied. A later managing-agent statement may differ.

AMBER

Current service-charge budget and major-works notice not found

A current service-charge budget and any major-works notice or estimate were not found in this pack. Upcoming works, if any, can affect cost after completion. Worth asking the auctioneer and, if you instruct one, your solicitor for the latest managing-agent papers.

Cited: Not found in the example pack as supplied · Lease, p.7, refers to a service charge, without a current budget attached

Confidence: medium — the budget and any major-works notice were not found in the pack as supplied.

Searches, planning, tenancy and lending

What the example searches and tenancy papers record, what was not found, and a lending note based only on what is in this pack. Not a lender decision, not a planning opinion, and not legal advice.

Searches and planning

AMBER

GREEN

No outstanding enforcement notice recorded in the local-authority search

The local-authority search in the pack does not record an outstanding enforcement notice. That is a reading of the search as supplied, not a clean bill of health. The search is dated, and a later search or addendum may say something different. Re-check before you bid if a newer search is added.

Cited: Local authority search, p.2, dated 11 January 2026 · Example pack only

Confidence: medium — based on the search dated 11 January 2026 as supplied. A later search may differ.

AMBER

Building regulations completion certificate not found

The particulars mention a historic kitchen and bathroom refit. A building regulations completion certificate for those works was not found in the pack. The pack does not, on its face, settle whether a certificate was required or obtained. Worth checking with your solicitor and, if needed, the local authority.

Cited: Particulars, p.1, "updated kitchen and bathroom" · Not found: building regulations completion certificate · Example pack only

Confidence: medium — the certificate was not found in the pack as supplied.

Tenancy

AMBER

AMBER

An AST is in the pack; deposit protection evidence was not found

The tenancy pack includes an assured shorthold tenancy. Rent is stated at £725 pcm. Prescribed information and evidence that a deposit was protected were not found in the pack. Treat occupation, rent and the deposit as unconfirmed until the papers are complete. Worth checking with your solicitor. This report does not say the tenancy is valid, or that it is not.

Cited: Tenancy pack, p.3 · Not found: deposit prescribed information and protection certificate · Example pack only

Confidence: medium — the AST is in the pack; the deposit papers were not found in the pack as supplied.

Lenders and finance

AMBER

AMBER

Some lenders often ask about issues like these

The pack records a lease with 78 years unexpired, and no EWS1 in the papers for a block described as six storeys. Some lenders often ask about issues like these; speak to an FCA-authorised broker. This is not a lender decision, not a credit assessment, and not a recommendation to borrow or of any product.

Cited: Lease, p.4 · Particulars, p.1 (six storeys) · EWS1 not found in the pack · Example pack only

Confidence: medium — based on the lease term and the absence of an EWS1 in the pack as supplied, not on a lender review.

Condition, missing papers and pre-bid checks

This report is not a survey. The ranges below are an example of a job-cost method, not a quote for this building. Documents are sometimes added the day before an auction — the checklist is there so you look again before you bid.

Physical and refurb

AMBER

AMBER

No survey in the pack; EWS1 not found for a mid-rise block

The pack does not include a survey or a priced specification of works. The particulars describe a flat in a block of six storeys, and an EWS1 or equivalent form was not found. This report does not assess construction or fire safety, and it does not replace a survey. For illustration only, a mid-range refurbishment of a flat of this type might sit in a job-cost range of £18,000–£25,000 (mid-point used on page 7: £21,500). That is not a quote for this building. Worth instructing a surveyor, and asking the auctioneer whether an EWS1 has been commissioned, if the bid depends on it.

Cited: Particulars, p.1, and lease plan, p.6 · Not found: survey, EWS1 or equivalent · Range is an example of a job-cost method, not a quote · Example pack only

Confidence: medium — no survey or EWS1 was found in the pack as supplied. The refurb range is an example only, not a quote.

Missing from this example pack

AMBER

- EWS1 or equivalent cladding / fire-safety form
- Current service-charge budget and major-works notice
- Deposit prescribed information and protection certificate
- Building regulations completion certificate for the works mentioned in the particulars
- Buildings insurance schedule
- Signed auction addendum — re-check on sale day, as packs can change

Questions for the auctioneer or a solicitor

- Will the seller grant or contribute to a lease extension?
- Can the managing agent confirm arrears to auction day?
- Is there a current or planned major-works programme?
- Has an EWS1 been commissioned, and will it be warranted?
- Is a building regulations certificate available for the works mentioned?
- Has any document been added or swapped since this pack was issued?

BEFORE YOU BID

Pre-bid checklist

1. Re-read the pack on auction day — documents are sometimes added the day before.
2. Confirm arrears and any addendum with the auctioneer, in writing if you can.
3. Be sure your deposit and completion funds can clear in 28 days. In a traditional auction the deposit can be at risk if you cannot complete.
4. This is not legal advice and it is not a survey. Take both if the bid depends on them. If a solicitor is hard to find in time, the findings and questions above are a starting list, not a substitute.
5. This example is a traditional auction, not the Modern Method: no reservation-fee cooling-off is described in the pack.
6. If the lease, title or tenancy is still unclear, stop and speak to a solicitor before you bid.

Maximum bid examples and next steps

Illustrative maximum bid based on figures in the pack and stated assumptions; not an offer of finance or a recommendation to borrow. They are not valuations, and they are not a recommendation to bid. Refurb ranges are an illustration of a job-cost method, not a quote for this building.

STRATEGY ONE

Flip

ILLUSTRATIVE MAXIMUM BID

£90,000

- End value (example): £150,000
- Refurb mid-range (example): £21,500, from a stated range of £18,000–£25,000
- Selling costs (example): £4,000
- Target profit (example): £15,000
- Plus the scaled buyer's premium and the fixed costs on page 3

STRATEGY TWO

Buy, refurbish, refinance

ILLUSTRATIVE MAXIMUM BID

£85,000

- Target GDV (example): £150,000
- Notional refinance at 75% LTV (example): £112,500 — not an offer of finance or a recommendation to borrow
- Refurb mid-range (example): £21,500
- Interest and arrangement (example): £4,000
- Leaves headroom for the true all-in and a cash buffer

STRATEGY THREE

Buy to let

ILLUSTRATIVE MAXIMUM BID

£88,000

- Rent stated in the pack (not confirmed): £725 pcm
- Gross yield target in this illustration: about 7% on true all-in
- Does not price in void, arrears, a lease extension or major works
- The short lease recorded in the pack may restrict mainstream buy-to-let lending
- See the hands-off letting and Wales-partner options below

When you want a next step

Refurb and builder quotes — LATTUCA INVEST MAINTENANCE

Turn the example capex range into a priced scope for a specific lot, once you are serious about bidding.

Partner solicitor review — INDEPENDENT SRA-REGULATED FIRM · PRICE CONFIRMED BEFORE INTRODUCTION

This review is provided by an independent SRA-regulated firm under its own contract, including points such as the short lease, the possessory title note and the arrears clauses.

Bridging and mortgage introduction — FCA-AUTHORISED BROKER · INTRODUCTION ONLY

Useful where the pack points towards cash or a short timetable. Introduction only, to an FCA-authorised broker.

Independent survey — SURVEYOR INTRODUCTION

This report does not replace a survey. A roof, structure or damp issue will not be caught here.

EPC — EPC PARTNER

If you plan to let, confirm the current certificate and what it would take to meet the standard you need.

Hands-off letting option — SOCIAL READY · FOUNDER-OWNED

An introduction to the guaranteed rent scheme offered by Social Ready, with terms set by Social Ready. Social Ready is owned by our founder. We introduce only; we are not a letting agent.

Wales partner — LATTUCA INVEST

Local delivery, works and investor support in Wales, including South Wales lots such as this example.

Deal Review Call with Louis Lattuca — 45 MIN · £399

45 minutes on building and refurb costs, strategy, works scope and an investor's view of this lot. Not legal, financial, tax or mortgage advice.

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