



Selling Property with Connect RealTime®



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Connect RealTime®

Sell your property with speed and confidence

FASTER COMPLETIONS

With faster completions, you can move forward without unnecessary delays. Transactions are completed within a guaranteed 90-day timescale, with the flexibility to finish even sooner when both buyer and seller agree.

PEACE OF MIND

Enjoy true peace of mind throughout the process. Once a sale is agreed, the buyer secures the property by paying a non-refundable reservation fee. This commitment significantly reduces the risk of fall-throughs and last-minute renegotiations, giving you greater security from start to finish.

NO SELLER'S FEE

Benefit from a more cost-effective way to sell. With Connect RealTime®, there are no selling fees for the vendor, offering a clear financial advantage over Private Treaty and traditional auction methods.

COMPETITIVE BIDDING

Maximise your sale price through competitive, transparent bidding. Buyers can see competing offers in real time, encouraging stronger competition and helping you achieve the best possible outcome for your property.

Connect RealTime® vs Private Treaty

	Time to Complete	Fall Through Rate	Buyer Commitment	Cost to Sell
Connect RealTime®	90 days	5%	Committed buyer	FREE
Private Treaty	150 days	40%	No commitment	£££

The Selling Process

1 Request an Appraisal

Our experienced valuation team will assess your property, advising on the starting bid and reserve price to maximise buyer interest and final results.



2 Prepare the Buyer Information Pack

Instruct us or your solicitor to prepare the buyer information pack, which includes the title deeds, local authority searches, property information form, fixtures and fittings form, and any relevant leases.

3 Pre-Bidding Marketing

Whilst the buyer information pack is prepared, your property is advertised nationally across leading portals and our property network, attracting maximum buyer interest.



4 Bidding Begins

When the buyer information pack is ready, the bidding process begins and lasts for 14 days. The sale will only be agreed if it exceeds your reserve price and you accept the bid.



5 SOLD!



Once the sale is agreed, contracts will be issued immediately by solicitors with exchange and completion being set within 90 days (sooner if agreed by both parties).

A Reservation Fee will be paid by the buyer to reserve the property, fully committing them to the purchase.

6 Next Steps

Our experienced Completion Team will manage the sale through to the final stage, keeping you informed every step of the way until completion is finalised.



Buyer Information Pack

What is a Buyer Information Pack?

The Buyer Information Pack contains the legal documents and property information buyers need to review before placing a bid. All properties require a buyer information pack before bidding can take place.

Documents may include:

- Title documents
- Property Information Pack
- Local Authority Search
- Water and Drainage Search
- Reservation Agreement
- General Terms and Conditions
- Fixtures and Fittings forms
- Any special conditions of sale

LEASEHOLD PROPERTIES

If the property is leasehold, a management pack may be required. This can be requested through the freeholder or management agent.

How is the Pack Prepared?

A solicitor typically prepares the Buyer Information Pack as part of the pre-sale process. They gather the necessary legal documentation, verify ownership details, and ensure all relevant information is included.

Your solicitor can prepare this pack. If you chose not to use a solicitor for the Buyer Information Pack, Connect Uk Group can produce this for you with no upfront cost. The administrative fee of £480 (inclusive of VAT) will only be required upon sale of the property.

Seller FAQs

What is Connect RealTime®?

Connect RealTime® is a faster way to sell property using a structured, time-bound process that creates competition between buyers while maintaining control over the sale.

Is this an auction?

It's similar, but more flexible: No auction day pressure, buyers bid online, and you agree pricing strategy in advance.

It blends auction speed with estate agency support.

Do I pay any selling fees?

There are no selling fees for you.

Fees are covered by the buyer, making this a cost-effective alternative to traditional sales, whilst eliminating risk.

How do you determine the price of my property?

We agree a realistic starting bid and reserve price based on market conditions and your expectations.

This strategy is designed to create competition and achieve the best possible outcome.

Will I achieve the price I want?

We work with you to set a reserve price that reflects the minimum you're willing to accept.

Competitive bidding often helps drive strong results, but like any sale, the final price is determined by market demand.

How quickly can my property sell?

The full process typically takes up to 90 days from launch to completion, giving you a clear and defined timeline.

Do I need to use your solicitor?

No, you can use your own solicitor.

However, if you'd like us to recommend a solicitor, we can help.

What happens once I accept an offer?

The buyer:

- Pays a reservation fee
- Commits to the purchase

From that point:

- Exchange and completion follow a set timeline
- The risk of fall-through is significantly reduced

What types of property work best?

- Properties needing a quick sale
- Properties that have struggled to sell through an estate agent
- Probate or chain-free properties
- Homes with strong investor interest

Is there a cooling off period?

The Seller may cancel this agreement within 14 days without giving any reason by advising on intention to cancel the agreement in writing by post or email.

Is there a risk of the sale falling through?

The risk is significantly reduced.

The reservation fee ensures the buyer is financially committed, making fall-throughs far less likely than in a traditional sale.

Why more sellers are choosing Connect RealTime®

- Faster sales
- More committed buyers
- Competitive bidding environment
- Greater certainty of completion
- No selling costs

How do I proceed?

Start with a [free valuation](#) or call us on [0800 448 0100](tel:08004480100) (Freephone)

Testimonials



"I was happy to finally sell the property after it falling through twice on the open market. Thank you Connect UK."



"I have recently sold a property using the services of Connect UK and have been very impressed by the diligence and level of professionalism displayed by the whole team."



"From first contact through to the end it has been 5 stars all the way. This experience has superseded all others."



"Highly recommend, best agents I have ever worked with. If you want to sell a property or land then look no further as these people are fast, reliable and honest, a rare quality these days."



"The clear communication and proactive approach made the entire process seamless and stress-free."

Google 4.7 Star Rating

Charity

At the end of each financial year we give a portion of our annual profit to a nominated charity. Below are the charities we support and donate to.



Get In Touch

If you would like a swift, stress-free sale for your property, get in touch to find out how Connect UK Auctions can help you.

Call us today on [0800 448 0100](tel:08004480100)

General Enquiries

General and administrative enquiries
admin@connectukgroup.co.uk

Marketing

Media, press and advertising enquiries
marketing@connectukgroup.co.uk

Aftercare

Post auction support
aftercare@connectukgroup.co.uk

connectukauctions.co.uk



