

<b>For conveyancer's use only</b>
Buyer's conveyancer :
Seller's conveyancer :
Law Society Formula : A / B / C / Personal exchange
The information above does not form part of the Contract

## CONTRACT

(Incorporating the Common Auctions Conditions (4<sup>th</sup> Edition))

Date : \_\_\_\_\_

Seller : George Warburton and Susan Ellison-Warburton

Buyer : \_\_\_\_\_

Property : 100 Church Road Birkenhead CH42 0LJ  
(freehold/leasehold)

Title number/root of : CH45658 MS600060 CH45658  
title

Specified : All matters contained mentioned or referred to in the Register of the  
incumbrances : above Title Number save for financial charges as at 03 July 2023  
and timed at 11:06:55.

Title guarantee : Full Title Guarantee  
(full/limited)

Completion date : 9<sup>th</sup> August 2023

Contract rate : Law Society Rate

Purchase price : £

Deposit : £

Contents price : £  
(if separate)

Balance : £

The seller will sell and the buyer will buy the property for the purchase price.

<p style="text-align: center;"><b><u>WARNING</u></b></p> <p>This is a formal document, designed to create legal rights and legal obligations. Take advice before using it.</p>	<p>Signed _____</p> <p style="text-align: right;">Seller/Buyer</p>
<p>Seller's solicitors : Percy Hughes &amp; Roberts</p> <p>Birkenhead Wirral CH41 6AY (Ref: GE)</p>	<p>Buyer's solicitors : _____</p> <p style="text-align: right;">(Ref: )</p>

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## SPECIAL CONDITIONS

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1. a) This contract incorporates the Common Auctions Conditions (4<sup>th</sup> Edition)  
b) The terms used in this contract have the same meaning when used in the Conditions.
2. Subject to the terms of this contract and to the Common Auction Conditions (4<sup>th</sup> Edition), the seller is to transfer the property with either full title guarantee or limited title guarantee, as specified on the front page.
3. The property is sold subject to the following tenancies :-
  - Verbal lease in favour of Andy Heggie (Andrews Ltd) in respect of ground floor shop.
  - Verbal lease in favour of Joanne Naylor in respect of top floor flat.
4. Representations  
Neither party can rely on any representation made by the other, unless made in writing by the other or his conveyancer, but this does not exclude liability for fraud or recklessness.
5. The Buyer shall on completion pay the Seller's legal fees in the sum of £950.00 plus VAT and £12.00 office copies
6. The Buyer shall pay an Administration Fee of £1,000.00 plus VAT to Smith and Sons on exchange of contracts

Notices may be sent to:

Seller's conveyancer's name: Percy Hughes & Roberts

Email address:\*

Buyer's conveyancer's name:

Email address:\*

\*Adding an email address authorises service by email