

LOT Number _____

Brief description of the lot

11 Morecroft Road Birkenhead Wirral CH42 1NX

Title

Title Number MS541056

Title Guarantee

Full

Deposit

DEPOSIT : 10% of the purchase price if bought by telephone or proxy bid or £10,000 if bought online.

Interest Rate

The Law Society Rate

Agreed Completion Date

VAT

The seller has not made a VAT election

Vacant

The sale is with vacant possession

What the sale is subject to

All matters referred to in the registers of title.

Amendment to the general conditions

None

Extra special conditions

1. The sale is subject to the Law Society's Standard Conditions of Sale (Fifth Edition) and the Common Auction Conditions (Edition Three (copy attached) and where there is a conflict between the General Conditions and the Auction Conditions then the Auction Conditions shall prevail.
2. In addition to the Deposit the buyer will pay to the auctioneers their administration fee of £200 inclusive of VAT.
3. On completion the buyer will reimburse to the seller's solicitors the sum of £129.60 in respect of the searches provided by the seller and £840.00 in respect of legal fees.

Sale memorandum

Date

Name and address of the seller

[Empty box for seller name and address]

Name and address of buyer

[Empty box for buyer name and address]

The lot

[ADDRESS]

The price (excluding any VAT)

[Empty box]

Deposit paid

[Empty box]

The seller agrees to sell and the buyer agrees to buy the lot for the price.
This agreement is subject to the conditions so far as they apply to the lot.

Signed by the buyer

[Empty box]

Signed by the auctioneers as agent for the seller

[Empty box]

Deposit received

[Empty box]

The seller's conveyancer is

Burd Ward Solicitors
23-27 Seaview Road Wallasey Wirral CH45 4QT ja/006305.16

The buyer's conveyancer is

[Empty box]