AGREEMENT

Agreement Date made this	day of	2023
Brief Description of the Lot:		All that Freehold Property known as 115 Parkside Road Bebington Wirral CH63 7NW
Name and Address of Seller:		Richard Raymond Brown and Andrew Williamson C/O ACS Solicitors 10 High Street Bromborough Wirral Merseyside CH62 7HA
Name and address of Sellers Solicitor:		ACS Solicitors of 10 High Street Bromborough Wirral Merseyside CH62 7HA (Ref CS/WIL184.3)
Title:		The Freehold Property known as 115 Parkside Road Bebington Wirral CH63 7NW
Registered or Unregistered:		Registered Under Title Number MS451712
Title Guarantee:		Full
Purchase Price:		£
Deposit:		10% of the Purchase Price to be held as Stakeholder by the Auctioneers if bought by Proxy or Phone Bid or £10,000.00.00 if purchased online
Interest Rate:		4% over the Base Rate of Natwest Bank from time to time
Agreed Completion Date:		5 [™] January 2024
Vat:		The seller has not made a VAT Election
Insurance:		To be arranged by the Buyer from the date of this contract
Vacant or Let:		Vacant
Rights sold with the Lot:		None
Exclusions from the Sale:		None
Reservations to the Seller:		None
What is the sale subject to:		The matters set out in the Common Auction Condition (Edition 4) attached

Amendments to the General Conditions: None

Extra Special Conditions:	The sale is subject to the Common Auction Conditions. Where there is a conflict between the Conditions of Sale and those listed in the Common Auction Conditions, the Common Auction Conditions shall prevail
Transfer:	The Buyer will be responsible for a Buyers Administration Charge of £1,000.00 plus VAT. The amount is to be payable to the Auctioneers at the same time that the deposit is paid whether it be prior to the auction, on the day of the Auction or within the Auctioneers Agency Period thereafter.
	The Buyer will refund the seller a sum of £222.00 on completion being the cost of the Local Search, Environmental Search and Drainage and Water Search.
Buyers Solicitor to draft	
Capital Allowances:	There are none
Maintenance Agreements:	There are none
Tupe:	N/A
Environmental:	N/A
Warranties:	N/A

MEMORANDUM OF SALE

Date:			
Name and Address of Seller:	Richard Raymond Brown and Andrew Williamson C/O ACS Solicitors 10 High Street Bromborough Wirral Merseyside CH62 7HA		
Name and Address of Buyer:			
The Lot:	The Freehold property known as 115 Parkside Road Bebington Wirral CH63 7NW		
The Price (excluding VAT)	£		
Deposit Paid:	£		
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			

We acknowledge receipt of the deposit

Signed by the Buyer

Signed by us as Agent for the Seller

The buyers Conveyancer is:

Name

Address:

Ref

WARNING This is a formal document, designed to create legal rights and legal obligations. Take advice before signing it.