

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.