

For conveyancer's use only
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 Standard Conditions of Sale (Fifth Edition) – 2018 revision)

Date :

Seller : **Neville Howson and Sandra Howson** 99a Meols Drive West Kirby
Wirral CH48 5DE

Buyer :

Property (freehold/leasehold) : Leasehold and Freehold 19 Hydro Avenue West Kirby Wirral
CH48 3HP and 19a Hydro Avenue West Kirby CH48 3HP

Title number/root of title : MS573526
MS376571

Specified incumbrances : All matters contained mentioned or referred to in the Register of the
above Title Number save for financial charges as at 04 MAY 2022
and timed at 15:13:34.

Title guarantee (full/limited) : Full Title Guarantee

Completion date :

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 align="center"><u>WARNING</u></p> <p>This is a formal document, designed to create legal rights and legal obligations. Take advice before using it.</p>
<p>Seller's solicitors : Percy Hughes & Roberts</p> <p>Birkenhead Wirral CH41 6AY (Ref: SM/M0028248)</p>

<p>Signed</p> <p align="right">Seller/Buyer</p>
<p>Buyer's solicitors :</p> <p align="right">(Ref:)</p>

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SPECIAL CONDITIONS

1. a) This contract incorporates the Standard Conditions of Sale (Fifth 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 Standard Conditions of Sale, the seller is to transfer the property with either full title guarantee or limited title guarantee, as specified on the front page.

3. a) The sale includes those contents which are indicated on the attached list as included in the sale and the buyer is to pay the contents price for them
b) The sale excludes those fixtures which are at the property and are indicated on the attached list as excluded from the sale

4. The property is sold subject to the following leases or tenancies:

5. The buyer will be responsible for the sellers legal fees in the sum of £800+VAT

6. **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.

6. **Occupier's consent**
Each occupier identified below agrees with the seller and the buyer, in consideration of their entering into this contract, that the occupier concurs in the sale of the property on the terms of this contract, undertakes to vacate the property on or before the completion date and releases the property and any included fixtures and contents from any right or interest that the occupier may have.

Note: this condition does not apply to occupiers under leases or tenancies subject to which the property is sold.

Name(s) and signature(s) of the occupier(s) (if any):

Name

Signature

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