

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 Common Auctions Conditions (4th Edition))

Date :
Seller : Propman Limited (CRN 05012985) whose registered office is at
Buyer :
Property (freehold/leasehold) : 20, 20A, 20B, 22 and 22A Liscard Village and 28 Liscard Crescent Wallasey CH45 4JP
Title number/root of title : MS434271
Specified incumbrances : All matters contained mentioned or referred to in the Register of the above Title Number save for financial charges as at 13 JAN 2023 and timed at .
Title guarantee (full/limited) : Full Title Guarantee
Completion date : Whichever is the later of the 9th August 2023 or 5 working days after the Seller's solicitor provides the Buyer's solicitor with up to date office copies showing the restriction noted at entry B3 of the title register has been removed
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.

WARNING

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

Seller's solicitors :
Percy Hughes & Roberts

Birkenhead
Wirral
CH41 6AY
(Ref: GE)

Signed

Seller/Buyer

Buyer's solicitors :

(Ref:)

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SPECIAL CONDITIONS

1. a) This contract incorporates the Common Auctions Conditions (4th 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 (4th 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:-

Lease dated 19th May 2022 made between the Seller (1) and Paul Richard t/a The Fish Shop Wallasey

Lease dated 2013 made between Seller (1) and Wallasey Cars Limited (2)
(however please see Smith & Sons side note)
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 £1000.00 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