

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 : Tracey Leigh Bird

Buyer : _____

Property : 33 and 35 Market Street Birkenhead CH41 5BS
(freehold/leasehold)

Title number/root of : MS259462
title

Specified : All matters contained mentioned or referred to in the Register of the
incumbrances : above Title Number save for financial charges as at 21 JUN 2023
and timed at 13:59:15.

Title guarantee : Full Title Guarantee
(full/limited)

Completion date : 9th August 2023

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 style="text-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 style="text-align: center;">Signed</p> <p style="text-align: right; margin-top: 50px;">Seller/Buyer</p>
<p>Seller's solicitors : Percy Hughes & Roberts</p> <p>Birkenhead Wirral CH41 6AY (Ref: GE)</p>	<p>Buyer's solicitors :</p> <p style="text-align: right; margin-top: 50px;">(Ref:)</p>

CONTRACT

(Incorporating the Common Auctions Conditions (4th Edition))

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 11/09/2001 title number MS449066
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 £15.00 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