

LOT Number \_\_\_\_\_

Brief description of the lot

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Title

Title Number MS28167

Title Guarantee

Full

Deposit

Deposit: 10% of the purchase price if bought by telephone or proxy bid or £10,000 if bought on line.

Interest Rate

The Law Society Rate

Agreed Completion Date

VAT

The seller has not made a VAT election

The sale is with vacant possession

What the sale is subject to

All matters referred to in the registered of title number MS28167

Amendment to the general conditions

None

Extra special conditions

1. The sale is subject to the Law Society's Standard Conditions of Sale (Fifth Edition) and the Common Auction Conditions (Edition Three(copy attached) and where there is a conflict between the General Conditions and the Auction Conditions then the Auction Conditions shall prevail.
2. In addition to the Deposit the buyer will pay to the auctioneers their administration fee of £200 inclusive of VAT.
3. On completion the buyer will reimburse to the seller's solicitors the sum of £129.60 in respect of the local search provided by the seller and sellers costs in the sum of £834.00.

### **Sale memorandum**

Date

Name and address of the seller

Name and address of buyer

The lot

[ADDRESS]

The price (excluding any VAT)

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[Empty signature box]

Deposit paid

[Empty signature box]

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.

Signed by the buyer

[Empty signature box]

Signed by the auctioneers as agent for the seller

[Empty signature box]

Deposit received

[Empty signature box]

The seller's conveyancer is

Burd Ward Solicitors  
23-27 Seaview Road Wallasey Wirral CH45 4QT REF: JA/021025.001

The buyer's conveyancer is

[Empty signature box]