

LOT Number _____

Brief description of the lot

45 Gautby Road, Birkenhead, Wirral, CH41 7DS

Title

Title Number MS606986

Title Guarantee

Full

Deposit

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

Interest Rate

The Law Society Rate

Agreed Completion Date

VAT

The seller has not made a VAT election

Vacant or let?

The sale is with vacant possession

What the sale is subject to

All matters referred to in the registered Lease and the registers of title number MS606986

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 Four (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 £850 plus VAT toward the solicitors costs.

Sale memorandum

Date

Name and address of the seller

Emma Jayne Sharpe

Name and address of buyer

The lot

45 Gautby Road, Birkenhead, CH41 7DS

The price (excluding any 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.

Signed by the buyer

Signed by the auctioneers as agent for the seller

Deposit received

The seller's conveyancer is

Burd Ward Solicitors
23-27 Seaview Road Wallasey Wirral CH45 4QT
Ref: JA/021313.01

The buyer's conveyancer is