

For conveyancer's use only

Buyer's conveyancer: _____

Seller's conveyancer: _____

Law Society Formula: [A / B / C / Personal exchange]

Time: _____

The information above does not form part of the Contract

AGREEMENT

Incorporating the Standard Conditions of Sale (Fifth Edition-2018 Revision)

Agreement Date:

Seller: **TIMOTHY NIGEL GRIFFITHS & JANE LOUISE HOLFORD as Personal Representatives in the Estate of the late ROBERT EVANS DECEASED**

Buyer:

Freehold Property: **SWANHURST, SEVERN LANE, WELSHPOOL, POWYS, SY21 7BB**

Root of Title: **CONVEYANCE DATED 08/06/1966 MADE BETWEEN ROBERT EDWARD EVANS (1) MALDWYN EDWARD EVANS & DILYS IRENE EVANS (2)**

Incumbrances on the Property: **All matters as set out in the Epitome of Title**

Title Guarantee: **Limited**

Completion Date:

Contract Rate: **4% above base rate from time to time of HSBC Bank PLC**

Purchase Price: **£**

Amount Payable for chattels **£**

Less Deposit **£**

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.	Signed Seller/Buyer	
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SPECIAL CONDITIONS

1. (a) This Contract incorporates the Standard Conditions of Sale (Fifth Edition- 2018 Revision).

(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. The property is sold as seen.
4. The property is sold with vacant possession.
5. **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.

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

Name:

Signature:
7. The Buyer agrees to pay the Seller's Solicitor on completion the sum of £435.70 by way of reimbursement of search fees.

Notices may be sent to:

Seller's Solicitors: Gilbert Davies & Partners
18 Severn Street, Welshpool, Powys SY21 7AD
Ref: AP.G10597.0001

Buyer's Solicitors: