

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

Buyer's Conveyancer: _____

Seller's Conveyancer: _____

Law Society Formula A B C By Hand

The information in this box does not form part of the contract

Agreement Date:

Seller: Nigel Leslie Griffiths and David Anthony Griffiths of Tanyfron, Llanfair
Caereinion, Welshpool, Powys, SY21 0BW

Buyer:

Property: ALL THAT Freehold property known as Green Acres Cyfronydd, Welshpool,
Powys, SY21 9EG, as the same is registered at HM Land Registry under title
number CYM750550

Title number CYM750550

Title Guarantee: Full

Incumbrances: Matters referred to and contained in the Property and Charges Register of
the above registered title as evidenced by Office Copy Entries dated the 29th
August 2023 timed at 09:57:52 save for those charges of a financial nature

Completion Date: 15th December 2023

Contract Rate: 4% above the base rate for the time being of HSBC UK Bank plc

Purchase Price (words):

Purchase Price (figures):

Buyer's Premium: 1% of Purchase Price + Vat =

Deposit:

Search Reimbursement:

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

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. (a) The sale includes those contents which are indicated on the attached list as included in the sale and the buyer is to pay the contents price for them.
(b) The sale excludes those fixtures which are at the property and are indicated on the attached list as excluded from the sale.
- 4. The property is sold with vacant possession.
- 5. Conditions 6.1.2 and 6.1.3 shall take effect as if the time specified in them were 1.00p.m. rather than 2.00 p.m.
- 6. **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.
- 7. **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.
Note: this condition does not apply to occupiers under leases or tenancies subject to which the property is sold.
- 8. In the event that either parties are required to serve Notice to Complete upon the other under Standard Condition 6.8 the Seller shall allow to the Buyer or the Buyer shall pay to the Seller in addition to or by deduction from the purchase monies the sum of £100.00 plus VAT towards the other party’s legal costs in respect of preparing and serving the Notice to Complete and the calculation of interest due.
- 9. On completion the Buyer shall reimburse to the Seller the costs of searches in the total amount of **£358.60** that shall be paid to the Seller’s solicitors alongside the Purchase Price and a Buyer’s Premium of 1% of the Purchase Price plus VAT

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

Name(s)

Signature(s)

Notices may be sent to:

Seller’s Conveyancer: Joseph Property Law
St David’s Business Centre
New Road
Newtown, Powys, SY16 1RB
Reference: OJ:CME:0621

Buyer’s Conveyancer: