

LOT Number _____

Brief description of the lot

10 The Grove, Wallasey, Wirral CH44 4HQ

Title

Title Number MS479528

Title Guarantee

Full

Deposit

10% of the Purchase Price with a minimum of £2,000.00 being paid to the auctioneers as stakeholders.

Interest Rate

The Law Society Rate

Agreed Completion Date

18 October 2017

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 MS479528

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. **400 PLUS VAT.**
3. On completion the buyer will reimburse to the seller's solicitors the sum of £595 plus VAT of £119 in respect of their fees together with £ in respect of

the local search and £12 in respect of office copy entries.

Sale memorandum

Date

Name and address of the seller

Name and address of buyer

The lot

[ADDRESS]

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, 23-27 Seaview Road, Wallasey, Merseyside CH45 4QT
Reference –

The buyer's conveyancer is