

Draft contract for the purchase of 9 Castle Hill Blakey

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

Date	:	
Seller	:	Reverend Doyle of 9 Castle Lane Blakey Cornshire
Buyer	:	Shilpa Jennings and Daniel Rodriguez both of 19 Minster Yard Blakey Cornshire
Property (freehold/leasehold)	:	All that land and building erected thereon known as 9 Castle Hill Blakey Cornshire which is more particularly delineated on the plan annexed hereto and thereon edged red
Title number/root of title	:	Conveyance on sale
Specified encumbrances	:	
Title guarantee (full/limited)	:	
Completion date	:	4 weeks from the date hereof
Contract rate	:	4% above the Law Society interest rate for the time being in force
Purchase price	:	£200,000
Deposit	:	£20,000
Contents price (if separate)	:	Nil
Balance	:	£190,000

The Seller will sell and the Buyer will buy the Property for the Purchase price.

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.
- (or) 4. The Property is sold subject to the following leases or tenancies:
5. Conditions 6.1.2 and 6.1.3 shall take effect as if the time specified in them were 12 noon rather than 2.00 p.m.
6. The deposit shall be held by the Seller's conveyancers as agent for the Seller.
7. The buyer having previously inspected the Property admits entering into this Contract in reliance upon the knowledge gained from such inspection and not from any statement or representation made by the Seller or any person on behalf of the Seller before the date hereof.

Seller's conveyancers* : Smith & Curtis Solicitors
23 Broad Street
Blakey BL1 5EH

Buyer's conveyancers* : Abbey & Richards Solicitors
East Chamber
4 High Street
Blakey
BL1 6RD

*Adding an email address authorizes service by email: see condition 1.3.3(b)