

**Draft contract for the sale of 19 Minster Yard Blakey**

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

Date	:	
Seller	:	Shilpa Jennings of 19 Minster Yard Blakey Cornshire
Buyer	:	Lydia Alice Walmsley of 66 Sun Terrace Blakey Cornshire
Property (freehold/ <del>leasehold</del> )	:	19 Minster Yard Blakey registered at HM Land Registry with Title Absolute
Title number/ <del>root of title</del>	:	CL362638
Specified encumbrances	:	Entry number 1 in the Charges Register of the title
Title guarantee (full/limited)	:	Full title guarantee
Completion date	:	
Contract rate	:	4% above the Royal Bank of Scotland plc's base rate for the time being in force
Purchase price	:	£100,000
Deposit	:	£10,000
Contents price (if separate)	:	Nil
Balance	:	£90,000

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 1.30pm 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.

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

Name

Signature

Notices may be sent to:

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

E-mail address\*

Buyer's conveyancers\* : Young & Price Solicitors  
1A High Street  
Kerwick  
Maradon  
MD1 YLJ

E-mail address\*

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