

AGREEMENT

(Incorporating the RICS Common Auction Conditions for Real Estate Auctions - Fourth Edition)



MARGRAVES
- Solicitors -

Agreement date : 2019

Seller : Mr ADAM CHARLES WATSON of 21 Church Street, Kington, Herefordshire HR5 3BE

Buyer :

Property (Freehold) : 21 Church Street, Kington, Herefordshire HR5 3BE

Title number : HE41794

Incumbrances on the Property : All matters mentioned or referred to in the Register of Title on 31 July 2019 timed at 15:16:02 other than matters of a purely financial nature

Title guarantee : Full title guarantee

Completion date : 2019

Contract rate : The Law Society's rate of interest

Purchase price (words) :

Purchase price : £

Deposit : £

Amount payable for Contents : £

Balance due on completion : £

The Seller will sell and the Buyer will buy the Property for the purchase price.
This Agreement ***continues on the following two pages.***

SIGNED by the Buyer/Seller

WARNING: This is a formal document designed to create legal rights and legal obligations. Take advice before using it.

SPECIAL CONDITIONS

1. (a) This Agreement incorporates the RICS Common Auction Conditions for Real Estate Auctions - Fourth Edition). Where there is a conflict between those Conditions and this Agreement, this Agreement prevails.
(b) Terms used or defined in this Agreement have the same meaning when used in the Conditions.
2. The Property is sold subject to the Incumbrances on the Property and the Buyer will raise no requisitions on them.
3. Subject to the terms of this Agreement and to the Common Auction Conditions, the Seller is to transfer the property with the title guarantee specified on the first page.
4. (a) The sale includes those fittings and contents indicated on the attached list to be included the Buyer shall pay on completion the Contents price for them
(b) The sale excludes those fittings and contents indicated by the attached list to be excluded from the sale
5. The Property is sold with vacant possession on completion.
6. The Seller's title to the Property has been deduced to the Buyer before the date of this Contract and the Buyer shall be deemed to have unconditionally accepted such title as at the date of exchange.
7. In the RICS Common Auction Conditions for Real Estate Auctions - Fourth Edition the term "Documents" shall also include the auction pack prepared by the Seller's solicitors and any searches which have been performed prior to the date of the auction and have been available for inspection by the Buyer.
8. The Buyer is deemed to have read and accepted the Documents provided in the auction pack regarding 21 Church Street and the Buyer shall raise no requisition or object in relation thereto.
9. The Buyer hereby confirms that he has inspected the Property and has entered into this Contract solely on the basis of such inspection and not upon any representation warranty or statement written or implied made by or on behalf of the Seller save for any written replies made by the Seller's Solicitors to written enquiries of the Buyer's Solicitors and this clause shall remain in effect notwithstanding the execution of a transfer of the Property.
10. Bank details of Seller's Solicitors:
Bank: HSBC Bank plc
Branch: Middleton Street, Llandrindod Wells, Powys
Sort Code: 40-30-05
Account Number: 03666964
Account Name: Margraves Clients Account
11. The Buyers shall on completion pay to the Sellers' solicitors the sum of £185.70 in respect of searches which have been supplied prior to the auction.
12. Completion must take place not more than 30 working days from the date of the auction.
13. The Property is to be sold subject to a reserve price being achieved.

Seller's Solicitors : MARGRAVES incorporating E Smith & Co
46 Duke Street, Kington, Herefordshire HR5 3DR

Buyer's Solicitors :