

**SPECIAL CONDITIONS OF SALE
SALE MEMORANDUM**

Date.....

Name and address of SELLER

Roger Eric Weaving and Bridget Weaving and Michael James Weaving and Jill Mary Weaving of The Coach House Astwood Lane Hanbury Bromsgrove Worcestershire B60 4BP

Name and address of BUYER

The LOT

Morning Star, Downton on the Rock, Nr Leintwardine, Ludlow, SY8 2LL

The PRICE (excluding any VAT)

Deposit Paid

Completion Date

The SELLER agrees to sell and the BUYER agrees to buy the LOT for the PRICE. This agreement is subject to the SALE CONDITIONS as defined in the Glossary to the Common Auction Conditions (4th Edition) so far as they apply to the LOT.

We acknowledge receipt of the deposit.....

Signed by the BUYER

Signed by or on behalf of the SELLER

The BUYER'S conveyancer is

The SELLER'S conveyancer is

Name: mfg Solicitors LLP
Address: 1 High Street Bromsgrove B61 8AJ
Contact: Alan Morris

SPECIAL CONDITIONS OF SALE (AUCTION)

Incorporating Common Auction Conditions (4th Edition) with the consent of the Royal Institution of Chartered Surveyors. References to the General Conditions are for convenience only and are not intended to be comprehensive.

Lot Number

Name and address of the Seller

Roger Eric Weaving and Bridget Weaving and Michael James Weaving and Jill Mary Weaving of The Coach House Astwood Lane Hanbury Bromsgrove Worcestershire B60 4BP

Name, address and reference of the Seller's conveyancer

Name: mfg Solicitors LLP
Address: 1 High Street Bromsgrove B61 8AJ
Contact: Alan Morris

Brief description of the Lot

Morning Star, Downton-on-the Rock, Ludlow, SY8 2LL

What the Sale is subject to

The Matters set out in the General Conditions and:

1. all matters contained, mentioned or referred to in the registers of Title;
2. if the Property is leasehold the rents reserved by the exceptions and reservations made by and covenants and conditions on the part of the tenant contained in the Lease;
3. all matters recorded in any registers open to public inspection or revealed by searches and enquiries that the Buyer has made or a prudent Buyer ought to have made;
4. all matters which would be evidenced in an inspection or survey of the Property;

Deposit

10% of the PRICE plus VAT if applicable to be held by the Seller's Conveyancer as stakeholder.

Insurance

General Condition G3.1 shall apply only where the Seller is liable to insure the Property pursuant to a covenant contained in a Lease under which the Seller holds the Property and otherwise The Seller has no obligation to insure the Lot after the contract date.

Title

Freehold

Registered or unregistered?

Registered. Title Number(s) HE4716

Title guarantee

Full

Agreed completion date

Interest rate

4% over National Westminster plc base rate from time to time.

Environmental

Condition G21 does not apply.

Amendments to the General Conditions

For the purpose of General Condition G6.1 the latest time at which the Seller shall be required to complete shall be amended from 1700 to 14.00.

Extra special conditions

1. In the event of completion not taking place on the agreed Completion Date and as a result either party serving on the other a valid notice to complete pursuant to general condition G7.1 then the party on whom the notice is served shall pay to the server the sum of £150 plus VAT in respect of the costs of and incidental essential to the preparation and service of such notice.
2. On completion the Buyer will pay to the Seller's conveyancers the sum of £ 175 to cover the cost of the searches carried out by the Seller prior to the auction.
3. All monies due to the Seller under this contract must be remitted from a solicitor's or licensed conveyancer's client account.
4. The Buyer cannot require the Seller to:
 - 4.1 transfer the Property or any part of it to any person other than the Buyer;
 - 4.2 transfer the Property in more than one parcel or by more than one transfer;
or
 - 4.3 apportion the Purchase Price between different parts of the Property.

