

AGREEMENT

(Incorporating the Standard Conditions of Sale - Fifth Edition)



MARGRAVES
- Solicitors -

Agreement date : 2019

Seller : Mr DAVID BRIAN FRANCIS and Mrs MARY ELIZABETH DARTON as Executors to the late Mrs JEANNE MARGARET DRON

Buyer :

Property (Freehold) : 3 The Wych, Kington, Herefordshire HR5 3AQ

Title number : HE59053

Incumbrances on the Property : All matters mentioned or referred to in the Register of Title other than matters of a purely financial nature

Title guarantee : Limited 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 page.***

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 Standard Conditions of Sale (Fifth 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 Standard Conditions of Sale, 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 and 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's solicitors 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. 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.
9. 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
10. The Buyers shall on completion pay to the Sellers' solicitors the sum of £246.60 in respect of searches which have been supplied prior to the auction.

Seller's Solicitors : MARGRAVES incorporating E Smith & Co
46 Duke Street, Kington, Herefordshire HR5 3DR
CM/6585/Dron

Buyer's Solicitors :