

## 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 1.00 p.m. 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 conveyancer:** CTT Law Ltd

Gables House, 62 Kenilworth Road, Leamington Spa, Warwickshire, CV32 6JX LT:EB:331424CTT

**Buyer's conveyancer's name:** Setfords Solicitors

74 North Street, Guildford, Surrey, GU1 4AW

# CONTRACT

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

For conveyancer's use only

Buyer's conveyancer: Setfords Solicitors

Seller's conveyancer: CTT Law Ltd

Law Society Formula: [A / B / C / Personal exchange]

The information in this box does not form part of the Contract

Date :

**Seller** : Steven John Irving of 35 Fieldon Close, Shirley, Solihull, B90 3EA, Kevin Edward Irving of 14 Orpwood Way, Abingdon, OX14 5PX, Alison Jane Brown of 4 Marlborough Crescent, Woodstock, OX20 1YH as Executors for the late Edward Frederick Irving and Countrywide Tax & Trust Corporation Limited of Gables House, 62 Kenilworth Road, Leamington Spa, Warwickshire, CV32 6JX

**Buyer** : David Andrew Jones and Daniella Ficarra Jones of

**Property (freehold/leasehold)** : ALL THAT Freehold property known as 35 Blenheim Way, Horspath, Oxford, OX33 1SB

**Title number / root of title** : ON97435

**Specified incumbrances** : Matters referred to and contained in the Property and Charges Register of the above registered title as evidenced by Office Copy Entries dated the 23 December 2024 timed at 13:42:03 save for financial charges

**Title guarantee (full/limited)** : Limited

**Completion date** :

**Contract rate** : 4% above the base rate for the time being of Barclays Bank Plc

**Purchase Price (words)** : six hundred and forty thousand pounds

**Purchase price (figures)** : £640,000.00

**Deposit** : £ 0.00

**Contents price (if separate)** :

**Apportionments** :

**Balance** : £640,000.00

The seller will sell and the buyer will buy the property for the purchase price.

### WARNING

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

Signed

Daniella Jones

D Jones

Seller/Buyer