
CONTRACT

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

For conveyancer's use only

Buyer's conveyancer:

Seller's conveyancer:

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

The information above does not form part of the Contract

Date :
Seller : Jason Anthony Sweeney and Hannah Lisa Sweeney of 48 Jade Gardens Colchester Essex CO4 5FG
Buyer : Vipul Goel and Ankita Aggarwal of 58 Annbrook Road Ipswich Suffolk IP2 9JP
Property : The Freehold property known as 48 Jade Gardens Colchester CO4 5FG and parking space
Title Number : EX925002
Specified incumbrances : Those matters contained or referred to in the register entries of the Title Number as save for financial charges as of 9th December 2020 timed at 16:37:05
Title guarantee : Full
Completion date :
Contract rate : 4% above the base lending rate of Lloyds Bank Plc from time to time in force
Purchase price : £322,500.00
Deposit : £
Contents price (if separate) : £
Balance : £

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**Seller/Buyer**

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 on completion.
- 5 Standard 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 occupiers:

Name MICHAEL BRETT

Signature

Notices may be sent to:

Seller's conveyancers' name:

Hayward Moon Property Lawyers
4 Pappus House
Tollgate Business Park
Stanway
Colchester
Essex
CO3 8AQ

Buyer's conveyancers' name:

Hayward Moon Property Lawyers
Connexions
159 Princes Street
Ipswich
Suffolk
IP1 1QJ