

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

The information above does not form part of the Contract

The Seller will sell and the Buyer will buy the Property for the Purchase price

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

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