

SPECIAL CONDITIONS OF SALE

11 Carrington Street Bradford BD3 8AE.

1. The interest sold is Freehold.
2. The Seller is Bank Of Scotland Plc trading as Birmingham Midshires.
3. The Seller's Conveyancers are Optima Legal Services Ltd of Hepworth House Claypit Lane Leeds LS2 8AE (REF: ND02/ND02/L706140).
4. The Seller's title is registered at H.M. Land Registry with Absolute title under title number WYK274456 and the Property is sold subject to all covenants and conditions contained or referred to therein. Full Title having been made available to the Buyer prior to the signing of the Contract the Buyer shall be deemed to buy with full knowledge as to the title and shall not raise any requisitions in respect thereof.
5. The date for completion shall be 14 days after the date hereof and in the event of the Buyer failing to complete on that date interest will be chargeable at 5% per annum above the base rate from time to time of Barclays Bank base rate.
6. On completion the Buyer will reimburse the Seller the cost of applying for the local search amounting to £158.00.
7. The Seller shall not be required to define or deduce title to the means of access to the Property.
8. The Buyer will be deemed to have established and to have satisfied himself in all respects as to the past and present permitted use of the Property and each and every part thereof and all other relevant information on planning and related matters and shall be deemed to purchase with full knowledge thereof and shall raise no objection or requisition with regard thereto.
9. The Property is sold in the present state and condition and the Seller shall not be required to remove anything from the Property.
10. The local search has revealed an entry in 3.7(b) in relation to a notice of prevention of damage by pests act. The council have yet to take any further action on this. The purchaser will proceed in the knowledge that they will be responsible for clearing any rubbish at the property. Any charge made by the council if the rubbish is not removed will be the responsibility of the buyer.