

# Special Conditions of Sale

**Important Note:** words in **bold** have special meanings, which are defined in the Glossary. Words that are neither in square brackets nor in italics constitute the **Special Conditions** applicable to the relevant **Lot**. References to the **General Conditions** are for convenience only and are not intended to be comprehensive.

LOT number .....

Name and address of the **Seller**

Undisclosed. To be identified in the **Sale Memorandum**

Name, address and reference of the **Seller's** conveyancers

Langleys Solicitors LLP, Olympic House, Doddington Road, Lincoln, LN6 3SE

Brief description of the **Lot** (see **Condition G1.1**)

Flat 5, 39 Station Road, Biddulph, Stoke-On-Trent (ST8 6BL)

Rights to be granted (see **Condition G1.1**)

None.

Rights to be reserved (see **Condition G1.1**)

None.

Exclusions (see **Condition G1.1**)

None.

Tenancies (see **Condition G1.2**)

There are no **Tenancies**.

What the sale is subject to (see **Condition G1**)

The matters set out in the **General Conditions** and those contained within Title Number SF610070 and any overriding interests.

Deposit (see **Condition G2**)

10% of the **Price** to be paid to the **Auctioneer** and held by the **Auctioneer** (or, if the **Auctioneer** chooses, the **Seller's** conveyancer) as stakeholder.

Insurance (see **Condition G3**)

The **Seller** has no obligation to insure the **Lot** after the **Contract Date**

Title (see **Condition G4**)

Leasehold under Lease dated 31 March 2008 for 999 years from 1 January 2006 registered under title number SF539947

Registered or unregistered?

Registered under Title Number SF539947

Title guarantee (see **Condition G4.3**)

Full title guarantee, subject to **Condition G4.3**.

Transfer (see **Condition G5**)

The **Transfer** is to contain the following provisions: The Transferor and Transferee agree and declare that the covenants implied by Section 4 of the Law of Property (Miscellaneous Provisions) Act 1994 and by the Transferor transferring with full title guarantee are modified so that those covenants shall not extend to any breach of the tenant covenants in the lease relating to repair and redecoration of the property.

Agreed completion date (see **Condition G6.1**)

Twenty **Business Days** after the **Contract Date**.

Interest rate (see **Condition G10**)

4% over Barclays Bank base rate from time to time.

Arrears (see **Condition G11**)

Parts 1 and 3 of **Condition G11** apply.

VAT (see **Conditions G14 and 15**)

**VAT** is not payable as the transaction is exempt.

Capital allowances (see **Condition G16**)

No capital allowances are available.

Maintenance Agreements (see **Condition G17**)

See Lease and TA6/TA7 replies.

TUPE (see **Condition G20**)

There are no employees to which **TUPE** applies.

Environmental (see **Condition G21**)

**Condition G21** does not apply. The Buyer is to rely on their own investigations and searches and the Seller provides no warranties in respect of the environmental status of the property.

Warranties (see **Condition G25**)

There are no available warranties.

Amendments to the **General Conditions**

None.

Buyers Administration Fee

The **Buyer** will be responsible to pay the **Auctioneers** a Buyers Administration Fee in the sum of £1,200.00 plus VAT upon exchange.

Buyers Search Fees

None

Extra special conditions

None.