

SPECIAL CONDITIONS

Except where given a different meaning in these Special Conditions, terms that are spelt with capital letters in these Special Conditions have the same meaning as in the Glossary.

Name, address and reference of the Seller's Conveyancer

[REDACTED]

Brief description of the Lot

[REDACTED]

Rights to be granted

None.

Rights to be reserved

None.

Exclusions

None.

Tenancies

There are no tenancies and the Lot is sold with full vacant possession.

What the sale is subject to

The matters set out in the General Conditions and in these Special Conditions.

Chattels etc

None.

Deposit

10% of the Purchase Price to be paid to the Auctioneer and held by the Auctioneer (or, if the Auctioneer chooses, the Seller's Conveyancer) as agent for the Seller.

Insurance

For the period from and including the Contract Date the Buyer is to insure the Lot.

Title

Freehold.

Registered or unregistered?

[REDACTED]

Title guarantee

Limited title guarantee.

Transfer

The prescribed form of transfer shall be substantially in the form of the draft transfer annexed, provided however that the Seller may require variations to the form of the draft transfer (save for the Purchase Price) which do not materially adversely affect the Buyer's use and enjoyment of the Lot.

Agreed completion date

The completion date will be six weeks from the date of the Auction being [REDACTED] or if the Buyer requires an earlier completion date this may be agreed.

Additional amounts payable at Completion

On Completion the Buyer shall pay to the Seller the sum of £600 in respect of the searches provided in the legal pack for the Lot and £450 plus an amount equivalent to the current rate of VAT in respect of the Seller's solicitors engrossment costs.

Interest rate

6% above the base rate from time to time of The Royal Bank of Scotland PLC.



Arrears

There are no Arrears.

VAT

VAT is not payable as the transaction is exempt.

Capital allowances

No capital allowances are available.

Maintenance agreements

There are no maintenance agreements.

TUPE

There are no employees to whom TUPE applies.

Environmental


General Condition G21 does not apply.

Warranties

There are no available warranties.

Extra Special Conditions

1. The Seller has recently completed its purchase of the Lot although is not yet registered at HM Land Registry as the registered proprietor of the Lot and the Buyer shall not be entitled to raise any Requisitions arising from the Seller not being the registered proprietor of the Lot and shall not be entitled to refuse to complete for this reason.
2. In addition to the Purchase Price, the Buyer shall pay to the Seller an amount equal to two point seven five percent plus an amount equivalent to the current rate of value added tax of the Purchase Price as a contribution towards the legal and agent's costs incurred by the Seller in connection with the sale of the Lot. No invoice will be provided.
3. The specified time for completion is 12.00 noon and if funds are received after that time, completion is to be treated as taking place on the next working day.

4. In addition, the Seller shall be forthwith entitled to serve a Notice to Complete including by email to the Buyer's Conveyancer. In the event of Notice to Complete being served the Buyer shall as a condition of Completion pay the Seller a penalty of one percent plus an amount equivalent to the current rate of value added tax of the Purchase Price in connection with the preparation and service of the Notice to Complete.
5. Any Notice to Complete served by the Seller shall only be required to give five working days' notice.
6. The Lot is sold in its actual condition and state of repair and the Buyer shall be deemed to have inspected the Lot and shall purchase the Lot with full knowledge of its actual state condition and state of repair. The Buyer acknowledges that the Lot is sold as seen.
7. The Buyer will be deemed to have established and to have satisfied itself in all respects as to the past and present permitted use of the Lot 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. Any indemnity policy shall be obtained by and at the cost of the Buyer.
8. The parties agree to the Transfer to be executed by the Seller via DocuSign.
 will provide the relevant Certificates on completion.