

CONTRACT

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

For conveyancer's use only

Buyer's conveyancer: 4 Cranmer Road Hampton Hill,
HAMPTON TW12 1DW

Seller's conveyancer: Slee Blackwell, Heidi Baar - 246671

Law Society Formula:

The information above does not form part of the Contract

Date:

Seller: Oliver Jones and Michelle Rosemary Avery

Buyer: Jake Robbins

Property (Freehold): Land and garage at 3 Pitt Hill, Bideford, EX39 1PU

Title number / root of title: DN688665

Specified incumbrances: All matters contained or referred to in the registers of the above Title Number(s) excluding financial charges (other than rent charges) as shown in the official copy register entries dated 22 SEP 2022 and timed at 14:19:26.

Title guarantee (full/limited): Full

Completion date:

Contract rate: The Law Society Standard Rate

Purchase Price: £90,100.00

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

[illegible]

4 3 T 3 2 4 (j) 994
4 4 I
()
() q
4 5 T k k) (
4 M W q
5. T , E D k E D G M LE
5 2 T
()
())
5 3 I 5 2
()
()
()
()
()
q
5 4 W
5 5 I q
5 4 925
52 I
522 T T
()
()
()
()
() ()
() k ()
() q
523 T k
524 T k k
525 I q 5 2 2()
52 T q
. M LE
D k
2 I 3 2 2 k k
3 2
()
() 2
2 2 T -
22 k E W
3 O
32 I 24 ;
33 I
34 q
35 W k k
k
3 525
4 T () j k
() 3
() 2
() 5 3

5
5
52 5
T
M
T
k k
8
8 2
82 T k
83 O
()
() q
. EMED E
E
I
() W
()
()
()
(q q k j)
2 I
()
()
2 L
2 I
22 () q
23
24 W
k 2 I
3
4 B '
4 I
42 T
() k
()
()
()
43 T
5 '
5 I
52 T
()
()
53 T
. LE EH LD E Y
8 E
8 T
8 2 T k
82
82 T
822 T
823 T
824 I
825 T k
82 T
83
83 () T - q
() I q
832 () T
() T q
833 U 832 k ()
()
() j I 2 j
9. E
9 T
92 T k
93 T k
94 O

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.
5. Conditions 6.1.2 and 6.1.3 shall take effect as if the time specified in them were rather than 2.00 pm
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.

Notices may be sent to:

Seller's Conveyancer's name: Slee Blackwell Solicitors LLP 12 Mill Street Bideford EX39 2JT - LH/246671

Buyer's Conveyancer's name: Richard Kanani & Co 4 Cranmer Road Hampton Hill, Hampton TW12 1DW - RK

