

CONTRACT

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

Buyer's conveyancer: _____

Seller's conveyancer: Martin and Associates

Law Society Formula: [A / B / C / Personal exchange]

The information above does not form part of the Contract

Date

Seller : Amanda Rachel Bailey of Brabners LLP, Horton House, Exchange Flags, Liverpool, L2 3YL and _____ of _____

Buyer :

Property () : Part of Bryn Hyfryd, Chwilog, Pwllheli, LL53 6SF

Title number / root of title : Part of CYM630974

Specified incumbrances : The matters contained or referred to in the register of title as shown on official copies dated 15 December 2025 timed at 15:21:57 with the exception of financial charges

Title guarantee () : Limited

Completion date :

Contract rate : 4% above the rate of Barclays Bank Plc

Purchase price :

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

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.
(or)
- 4 ~~The property is sold subject to the following leases or tenancies:~~

- 5 Conditions 6.1.2 and 6.1.3 shall take effect as if the time specified in them were [insert text here] 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 occupier(s) (if any):

Name

Signature

Notices may be sent to:

Seller's conveyancer's name: Martin and Associates

Bank Place, 33 High Street, Pwllheli, Gwynedd, LL53 5RT
P8016

E-mail address:*

Buyer's conveyancer's name:

E-mail address:*

*Adding an e-mail address authorises service by e-mail see condition 1.3.3(b)

