

CONTRACT

Incorporating the Standard
Commercial Property Conditions
(Third Edition - 2018 Revision)

For conveyancer's use only

Buyer's conveyancer:

Seller's conveyancer:

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

The information above does not form part of the Contract

Date

Seller

ADA MARION DUNKERLEY of Cross House, Lower Lane, Chirbury,
Montgomery, Powys SY15 6UB

Buyer

Property (freehold)

Land lying to the East of Cross House, Lower Lane, Chirbury, Montgomery,
Powys SY15 6UB

Title Number/Root of title

CYM230501

Specified incumbrances

All matters contained or referred to in the registers of the title of the Seller to the
Property at HM Land Registry other than financial charges as at 15th April 2025
15:55 05

Title guarantee (full)

Full

Completion date

Contract rate

4% above Base Rate of National Westminster Bank plc

Purchase price

exclusive of any VAT

Deposit

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

Authorised to sign on behalf of
Seller/Buyer



The Law Society

SPECIAL CONDITIONS

- 1 (a) This contract incorporates the Standard Commercial Property Conditions (Third Edition- 2018 Revision).
- (b) The terms used in this contract have the same meaning when used in the Standard Commercial Property Conditions.
- 2 Neither party can rely on any representation made by the other, unless made in writing by the other or its conveyancer, but this does not exclude liability for fraud or recklessness.

If the box next to any of Special Conditions 3 to 8 is checked, that Special Condition applies, provided that (in the case of Special Conditions 6 and 7 and the second alternative for 8) the gaps in the printed text have been filled in.

- 3 ☐ The property is sold with limited title guarantee, which replaces the reference to full title guarantee in condition 7.6.2.

- 4 ☒ The property is sold with vacant possession on completion.
[or]

- 4 ☐ The property is sold subject to the leases or tenancies set out on the attached list but otherwise with vacant possession on completion.

- 5 ☐ (a) The sale includes those contents which are indicated on the attached list as included in the sale

- ☐ (b) The sale excludes those fixtures which are at the property and are indicated on the attached list as excluded from the sale.

- 6 ☐ In conditions 3.2.2 and 9.7, as an alternative to payment from a conveyancer's account, the payment may be made from an account held by at

- 7 ☐ Conditions 9.1.2 and 9.1.3 are to have effect as if the time specified in them were am/pm rather than 2:00pm.

- 8 ☐ Where after the transfer the seller will be retaining land near the property, the transfer is to be in the form of the attached draft transfer.
[or]

- 8 ☐ Where after the transfer the seller will be retaining land near the property, the transfer is to contain the following additional express terms:
(a)
(b)

- 9 The conditions in Part 2 shown against the boxes ticked below are included in the contract:

- ☐ Condition A1 (VAT: not a taxable supply)

- [or] ☐ Condition A2 (VAT: transfer of a going concern)

- ☐ Condition B (capital allowances). The amount of the purchase price apportioned to plant and machinery that are fixtures for the purposes of the Capital Allowances Act 2001 is £

- ☐ Condition C1 (flats: no tenants' rights of first refusal)

- [or] ☐ Condition C2 (flats: with tenants' rights of first refusal in auction sales)

Notices may be sent to:

Seller's conveyancer's name: MILWYN JENKINS SOLICITORS

Fax number:* 01686 610047

E-mail address:* aevans@milwyn-jenkins.co.uk

Buyer's conveyancer's name:

Fax number:*

E-mail address:*

*Adding a fax number authorises service by fax and an e-mail address authorises service by e-mail: see condition 1.3.3

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Standard Commercial Property Conditions (SCPC)

Additional Special Conditions: 10. Upon completion of this Contract the Buyer will pay to the Seller's solicitors the sum of £374.84 to reimburse the Seller the cost of the searches.

Additional special conditions do not form part of the Standard Commercial Property Conditions. 11. The Buyer shall pay a Buyer's Premium of 1% plus VAT to the Estate Agents Messrs. Harry Ray & Co on the signing of the Contract on the day of the sale.