

CONTRACT

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

Buyer's conveyancer:
Seller's conveyancer: <u>Richard George & Jenkins Ltd</u>
Law Society Formula: [A / B / C / Personal exchange]
The information above does not form part of the Contract

Date

Seller : David Stanley Mills of Apartment 24, Radbrook House, Stanhill Road, Shrewsbury, Shropshire, SY3 6AL

Buyer :

Property (freehold) : ALL THAT Freehold property known as Brynderw, Kerry Road, Newtown, Powys, as the same is registered at HM Land Registry under title number WA204886

Title number : WA204886

Specified incumbrances :All matters contained or referred to in the Registers of the title of the Seller to the Property at the Land Registry (as at 16th February 2026 at 09:40:19), other than Cautions Financial Charges or Notices of Deposit

Buyer's Premium : Payable in addition to the Purchase Price to the Auctioneer (Harry Ray & Company) is the Buyer's premium of 1.2% inclusive of VAT of the Purchase Price on the Date of this Contract

Title guarantee (full) : Full

Completion date : 5th June 2026 or earlier if agreed between the Buyer and Seller, or the Buyer's conveyancer and Seller's conveyancer, in writing

Contract rate : 4% above the base rate for the time being of HSBC 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	Signed
This is a formal document, designed to create legal rights and legal obligations. Take advice before using it	
	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.

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

8 Re-imbursement of Search Fees

The Buyer shall on completion reimburse the Seller the sum of £476.50 representing the cost of the search fees provided with the auction pack.

Notices may be sent to:

Seller's conveyancer's name: Richard George & Jenkins Limited

Old Bank Chambers, High Street, Newtown, Powys, SY162NT DCB:DCB8494

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)