

CONVEYANCER'S RECORD OF EXCHANGE

Name of Buyer's Conveyancer:

Name of Seller's Conveyancer:

Law Society Formula A/B/C/Personal Exchange

The information above does not form part of the Contract

CONTRACT

INCORPORATING THE STANDARD CONDITIONS OF SALE (FIFTH EDITION – 2018 Revision)

<i>Date</i>	:	2025
<i>Seller</i>	:	Jennifer Susan Millward of Henllan Mill, Llangyniew, Welshpool, Powys SY21 9EN
<i>Buyer</i>	:	
<i>Property (Freehold)</i>	:	Henllan Mill, Llangyniew, Welshpool, Powys SY21 9EN
<i>Title Number</i>	:	CYM596881
<i>Specified Incumbrances:</i>	:	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
<i>Title Guarantee(Full/Limited)</i>	:	Full
<i>Completion Date</i>	:	26 th September 2025
<i>Contract Rate</i>	:	4% above Base Rate of National Westminster Bank plc
<i>Purchase Price</i>	:	£
<i>Deposit</i>	:	£
<i>Contents Price (if separate)</i>	:	£
<i>Balance</i>	:	£

*The Seller will sell and the Buyer will buy the Property for the Purchase price
The Agreement continues on page 2*

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 in the Fittings and Contents Form 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 in the Fittings and Contents Form as excluded from the sale.
4. The Property is sold with vacant possession
5. The signature of this Agreement by any party shall constitute an irrevocable authority by such party to his Solicitor to bind him to a formal exchange of Contracts by any method referred to in Condition 2.1 of the Conditions
6. 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. Upon completion the Buyers Solicitors will reimburse to the Sellers Solicitors the cost of the searches in the sum of £554.91.
8. 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 released 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:.....

Seller's Solicitors: Milwyn Jenkins Solicitors of Cranford House, 1 Severn Square, Newtown, Powys SY16 2AG

Buyer's Solicitors: