

SPECIAL AUCTION CONDITIONS

Relating to Plot 14, Nursery Lane, Maresfield, Uckfield, East Sussex TN22 3DW

1. The Seller's solicitors are Messrs. Jefferies Essex LLP of 3rd Floor, Dencora Court, Tylers Avenue, Southend on Sea, SS1 2BB – (reference MH.Sytecross).
2. The property being sold is the plot marked 14 on the plan lodged with the auction pack being part of the land comprised in Title Number ESX253501.
3. The Standard Conditions of Sale shall be subject to the following variation:-
 - (a) In the event of there being any delay in completion other than due to the act neglect or default of the Seller the Seller shall be entitled to be paid both interest on the balance of purchase money and to receive the income from the property.
 - (b) The deposit, which is to be a minimum of £5,000, is to be held as Agents for the Seller.
 - (c) The interest rate applicable herein is 5% per annum above the base rate for the time being of Barclays Bank Plc.
4. Completion of the sale of this property shall take place 28 days following the date of this Contract in accordance with the terms hereof.
5. The property is sold subject to such of the following matters as relate thereto:-
 - (a) All local Land Charges whether registered or not before the date hereof and all matters capable of registration in the Local Land Charges Register whether or not actually so registered.
 - (b) All notices served and orders demands proposals or requirements made by any local or other public authority whether before or after the date hereof.
 - (c) All monies (if any) of whatsoever nature which are or may be due and payable to the Local Authority in respect of the property hereby agreed to be sold whether or not the same are registered as a financial charge against the property in the Local Land Charges Register or whether or not the same are capable of registration as a financial charge in the Local Land Charges Register.

- (d) All rights easements privileges or quasi rights quasi easements or quasi privileges affecting the property or any part thereof and the purchaser shall be deemed to have inspected the property and shall be deemed to purchase with full knowledge of any such matters as may relate to the property.
 - (e) That without prejudice to the generality of the foregoing to all matters which would be disclosed by the Buyer having made the necessary local and county land charge searches enquiries and all matters that would be disclosed thereby.
 - (f) All matters contained or referred to in the office copy entries of the Register in respect of Title Number ESX253501.
6. The transfer to the Buyer will be by way of Form TP1 and is to be drafted by the buyers solicitor.
 7. On completion the Buyer shall reimburse the seller for the auctioneers cost of sale (at the rate of 10% subject to a minimum of £1,500 together with an entry fee of £500 and exchange fee of £150, each item subject to VAT) and pay the sellers legal costs of five hundred pounds plus value added tax together with disbursements associated with the sale. The property is subject to a restriction in favour of Christine Andree Hindle. Her details will be supplied but the Buyer will be responsible for obtaining consent under the restriction.
 8. If at the completion date any tenants are in arrears with their rent the Buyer shall pay to the Seller the full amount of the arrears as calculated by the Seller due up to the completion date.
 9. If the Seller's solicitors are obliged to serve notice to complete upon the Buyer in accordance with the terms of this Contract, the Buyer shall in addition to the purchase monies hereinbefore referred to contribute the sum of £200.00 plus V.A.T. towards the Seller's solicitors' costs in respect thereof.
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