

LOT 7

135 Ingrebourne Road Rainham Essex RM13 9AH

Auction Legal Pack

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Kenneth Elliott and Rowe Solicitors
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Reference: MBS/MBS/Woods/WOO045/001/

135 Ingrebourne Road Rainham Essex RM13 9AH

Special Conditions

The Vendor is/are:

Darren Woods

of 135 Ingrebourne Road Rainham Essex RM13 9AH

The Vendor's Solicitors are:

Kenneth Elliott and Rowe Solicitors

of Enterprise House, 18 Eastern Road, Romford, Essex RM1 3PJ

DX 131528 Romford 8

FAX: 01708 766674

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1. The Lot is **freehold** with **absolute title** and registered under title number(s) **EGL504249**
2. The Lot is sold with **vacant possession**.
3. Clause 5(i) of the General Conditions of Sale shall be amended to include the word "rubbish" after the word "fittings".
4. The Purchase hereby admits that if the Property is sold with vacant possession this will not require the Seller to clear rubbish and chattels which may remain in the Property upon completion.
5. If the Property is leasehold the Purchaser shall indemnify the Vendor against any past present or future payments of ground rent or insurance rent or service charge due under the terms of the lease and any apportionment of these payments on Completion shall be final and binding on the Purchaser.
6. The Purchaser hereby admits that he has not been induced to enter into this agreement or has relied upon any statement of any kind made here to by the Vendor, his agent's or his representatives.
7. The Purchaser acknowledges that before the date of this agreement, the Vendor has given the Purchaser and others authorised by the Purchaser, permission and the opportunity to inspect, survey and carry out investigations as to the conditions of the Property. The Purchaser has formed the Purchaser's own view as to the condition of the Property and the suitability of the Property for the Purchaser's purposes. The Purchaser purchases the property in full knowledge of the property condition the Purchaser shall not raise no enquiries or objection thereto.
8. The Purchaser will on Completion reimburse the Vendor the cost of any searches, Land Registry fees, and other disbursements (if any) incurred by the

Vendor in preparing the legal pack together with a sum equivalent to three quarters of a percent of the purchase price plus VAT in relation to the Vendor's legal costs of sale (subject to a minimum payment of six hundred pounds plus VAT).

9. In the event completion being delayed and Purchaser becoming liable to pay interest pursuant to the provisions of this agreement the Purchaser shall in addition to such interest (and without prejudice to any claim or remedy which the Vendor may otherwise have pursuant to this agreement) by way of liquidated damages pay the sum of £250 (plus VAT at the prevailing rate) as a contribution towards the charges of the Vendor's solicitors for additional work rendered necessary by any such delay (whether or not a notice to complete is actually served).