common auction conditions

(4th Edition 2018)

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Common Auction Conditions for Real Estate Auctions 4th edition

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Introduction

The Common Auction Conditions are designed for real estate auctions, to set a consistent practice across the industry. There are three sections, all of which must be included without variation, except where stated:

Glossary

The glossary gives special meanings to certain words used in the conditions.

Auction Conduct Conditions

The Auction Conduct Conditions govern the relationship between the auctioneer and anyone who participates in the auction. They apply wherever the property is located, and cannot be changed without the auctioneer's agreement.

We recommend that these conditions are set out in a two-part notice to bidders, part one containing advisory material – which auctioneers can tailor to their needs – and part two the auction conduct conditions and any extra auction conduct conditions.

Sale Conditions

The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply.

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Common Auction Conditions

Common Auction Conditions (4th Edition 2018 – reproduced with the consent of the RICS). The general conditions (including any extra general conditions) apply to the contract except to the extent that they are varied by special conditions or by an addendum.

Introduction

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Sale Conditions

Sale Conditions The Sale Conditions apply only to property in England and Wales, and govern the agreement between each seller and buyer. They include general conditions of sale and template forms of special conditions of sale, tenancy and arrears schedules and a sale memorandum. They must not be used if other standard conditions apply.

Glossary

This glossary applies to the AUCTION CONDUCT CONDITIONS and the SALE CONDITIONS. It is a compulsory section of the Common AUCTION Conditions that must be included without variation (but the SPECIAL CONDITIONS may include defined words that differ from the glossary so long as they apply only to the SPECIAL CONDITIONS). The laws of England and Wales apply to the CONDITIONS and YOU, WE, the SELLER and the BUYER all submit to the jurisdiction of the Courts of England and Wales.

The SELLER and the BOYER all submit to the jurisdiction of the Courts England and Wales. Wherever it makes sense: • singular words can be read as plurals, and plurals as singular words; • a "person" includes a corporate body; • words of one gender include the other genders; • references to baciations one to their toiclations or it must have been

- worus or one gener include the other genders;
 references to legislation are to that legislation as it may have been modified or re-enacted by the date of the AUCTION or the CONTRACT DATE (as applicable); and
 where the following words appear in small capitals they have the specified meanings.

ACTUAL COMPLETION DATE The date when COMPLETION takes place or is treated as taking place for the purposes of apportionment and calculating interest.

ADDENDUM

An amendment or addition to the CONDITIONS or to the PARTICULARS An amendment of addition to the CONDITIONS of to the CATALOGUE, a or to both whether contained in a supplement to the CATALOGUE, a written notice from the AUCTIONEERS or an oral announcement at the AUCTION.

ed COMPLETION D

Agreed COMPLETION Date Subject to CONDITION G9.3: the date specified in the SPECIAL CONDITIONS; or if no date is specified, 20 BUSINESS DAYS after the CONTRACT b)

DATE: but if that date is not a BUSINESS DAY the first subsequent BUSINESS DAY

Approved Financial Institution Any bank or building society that is regulated by a competent UK regulatory authority or is otherwise acceptable to the AUCTIONEERS.

ARREARS

ARREARS of rent and other sums due under the TENANCIES and still utstanding on the ACTUAL COMPLETION DATE

APPEAPS Schodule

The ARREARS schedule (if any) forming part of the SPECIAL CONDITIONS.

AUCTION

The AUCTION advertised in the CATALOGUE.

AUCTION CONDUCT CONDITIONS

The conditions so headed, including any extra AUCTION CONDUCT CONDITIONS.

AUCTIONEERS The AUCTIONEERS at the AUCTION.

BUSINESS DAY Any day except (a) Saturday or Sunday or (b) a bank or public holiday in England and Wales.

BUYER

DUER The person who agrees to buy the LOT or, if applicable, that person's personal representatives: if two or more are jointly the BUYER their obligations can be enforced against them jointly or against each of them separately.

Catalogue

The catalogue for the AUCTION as it exists at the date of the AUCTION (or, if the catalogue is then different, the date of the CONTRACT) including any ADDENDUM and whether printed or made available electronically.

COMPLETION

Unless the SELLER and the BUYER otherwise agree, the occasion when Unless the SELLER and the BUTER otherwise agree, the occasion when they have both complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION has been unconditionally received in the SELLER'S conveyancer's client account (or as otherwise required by the terms of the CONTRACT).

One of the AUCTION CONDUCT CONDITIONS or SALE CONDITIONS.

The CONTRACT by which the SELLER agrees to sell and the BUYER agrees to buy the LOT. CONTRACT DATE

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CURINAL TEAL The date of the AUCTION or, if the LOT is sold before or after the AUCTION: a) the date of the SALE MEMORANDUM signed by both the SELLER

- and BUYER: or if CONTRACTs are exchanged, the date of exchange. If exchange is b)
- not effected in person or by an irrevocable agreement to exchange made by telephone, fax or electronic mail the date of exchange is the

date on which both parts have been signed and posted or otherwise placed beyond normal retrieval. DOCUMENTS

these AUCTION CONDUCT CONDITIONS or fails to provide

these AUCTION CONJUCT CONDITIONS or fails to provide identification as required by the AUCTION is final. WE may cancel the AUCTION, or alter the order in which LOTS are offered for sale. WE may also combine or divide LOTS. A LOT may be sold or withdrawn from sale prior to the AUCTION. YOU acknowledge that to the extent permitted by Jaw WE owe YOU no duty of care and YOU have no claim against US for any lose

WE may refuse to admit one or more persons to the AUCTION without having to explain why. YOU may not be allowed to bid unless YOU provide such evidence of YOUR identity and other information as WE reasonably require

Bioding and reserve FRICES All bids are to be made in pounds sterling exclusive of VAT. WE may refuse to accept a bid. WE do not have to explain why. If there is a dispute over bidding WE are entitled to resolve it, and OUR decision is final. Unless stated otherwise each LOT is subject to a reserve PRICE (which may be fixed just before the LOT is offered for sale). If no bid orguing are served a that reserve PMICE the LOT will be

(which may be nixed just before the LOT is oriered for sale). If no bid equals or exceeds that reserve PRICE the LOT will be withdrawn from the AUCTION. Where there is a reserve PRICE the SELLER may bid (or ask US or another agent to bid on the SELLER's behalf) up to the reserve PRICE but may not make a bid equal to or exceeding the reserve PRICE. YOU accept that it is possible that all bids up to the reserve PRICE are bids made by or on behalf of the SELLER.

The PARTICULARS and other information WE have taken reasonable care to prepare PARTICULARS that correctly describe each LOT. The PARTICULARS are based on information supplied by or on behalf of the SELLER. YOU need to check that the information in the PARTICULARS is correct. If the SPECIAL CONDITIONS do not contain a description of the LOT, or simply refer to the relevant LOT number, you take the risk that the description contained in the PARTICULARS is incomplete or inaccurate, as the PARTICULARS have not been prepared by a conveyancer and are not intended to form part of a legal CONTRACT. The PARTICULARS and the SALE CONDITIONS may change prior to the AUCTION and it is YOUR responsibility to check that YOU have the correct versions.

If WE provide information, or a copy of a DOCUMENT, WE do so

only on the basis that WE are not responsible for the accuracy of

A successful bid is one WE accept as such (normally on the fall of the hammer). This CONDITION A5 applies to YOU only if YOU make the successful bid for a LOT.

make the successful bid for a LOT. YOU are obliged to buy the LOT on the terms of the SALE MEMORANDUM at the PRICE YOU bid (plus VAT, if applicable). YOU must before leaving the AUCTION (a) provide all information WE reasonably need from YOU to enable US to complete the SALE MEMORANDUM (including proof of your identity if required by US); (b) sign the completed SALE MEMORANDUM; and (c) pay the deposit. If YOU do not WE may either

(c) pay the deposit. If YOU do not WE may either (a) as agent for the SELLER treat that failure as YOUR repudiation of the CONTRACT and offer the LOT for sale again: the SELLER may then have a claim against YOU for breach of CONTRACT; or (b) sign the SALE MEMORANDUM on YOUR behalf. The denote it.

draft made payable to US (or, at OUR option, the SELLER'S conveyancer) drawn on an APPROVED FINANCIAL

conveyancer) drawn on an APPROVED FINANCIAL
 INSTITUTION (CONDITION A6 may state if WE accept any other form of payment);
 (b) may be declined by US unless drawn on YOUR account, or that of the BUYER, or of another person who (we are satisfied) would not expose US to a breach of money laundering regulations;
 (c) is to be held by US (or, at OUR option, the SELLER'S conversement): and

conveyancer); and (d) is to be held as stakeholder where VAT would be chargeable on the deposit were it to be held as agent for the SELLER, but otherwise is to be held as stakeholder unless the SALE CONDITIONS require it to be held as agent for the SELLER. WE may retain the SALE MEMORANDUM signed by or on behalf for the statement of the stat

of the SELLER until the deposit has been received in cleared

Where WE hold the deposit as stakeholder WE are authorised

where we most useposit as statemotic wate automotion to release it (and interest on it if applicable) to the SELLER on COMPLETION or, if COMPLETION does not take place, to the person entitled to it under the SALE CONDITIONS. If the BUYER does not comply with its obligations under the

(a) YOU are personally liable to buy the LOT even if YOU are acting

(a) YOU are personally lable to buy the LOI even if YOU are actin as an agent; and (b) YOU must indemnify the SELLER in respect of any loss the SELLER incurs as a result of the BUYER's default. Where the BUYER is a company YOU warrant that the BUYER is properly constituted and able to buy the LOT.

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Despite any SPECIAL CONDITION to the contrary the mir

Words in small capitals have the special meanings defined in the Glossary. The GENERAL CONDITIONS (as WE supplement or change them by

The GENERAL CONDITIONS (as WE supplement of change them by any EXTRA GENERAL CONDITIONS or ADDENDUM) are compulsory but may be disapplied or changed in relation to one or more LOTS by SPECIAL CONDITIONS. The template form of SALE MEMORANDUM is not compulsory but is to be varied only if WE agree. The template forms of SPECIAL CONDITIONS and schedules are recommended, but are not compulsory and may be changed by the SELLER of a LOT.

The LOT (including any rights to be granted or reserved, and any exclusions from it) is described in the SPECIAL

deposit WE accept is £3,000.00 (or the total PRICE, if less). A SPECIAL CONDITION may, however, require a higher minimum

(a) must be paid in pounds sterling by cheque or by bankers

The PARTICULARS and other information

have the correct versions.

The CONTRACT

that information or DOCUMENT.

A2.3

A2.4

A2.5

A2.6

A3.1

A3.2 A3.3

A3.4

A3.5

A4.1

A4.2

A4.4

A5.1

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A5.4

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A5.8

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funds.

CONTRACT then

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General Conditions of Sale

deposit.

The deposit

conveyancer); and

from all bidders. **Bidding and reserve PRICEs**

DOCUMENTS of title including, if title is registered, the entries on the register and the title plan and other DOCUMENTS listed or referred to in the SPECIAL CONDITIONS relating to the LOT (apart from FINANCIAL CHARGES). EXTRA GENERAL CONDITIONS

CONDITIONS added or varied by the AUCTIONEERS starting at CONDITION G30. Financial Char

A charge to secure a loan or other financial indebtedness (but not including a rentcharge or local land charge).

General Conditions

The SALE CONDITIONS headed 'GENERAL CONDITIONS OF SALE'. including any EXTRA GENERAL CONDITIONS.

INTEREST RATE

IN LENST RATE If not specified in the SPECIAL CONDITIONS, the higher of 6% and 4% above the base rate from time to time of Barclays Bank plc. The INTEREST RATE will also apply to any judgment debt, unless the statutory rate is higher.

LOT

Each separate property described in the CATALOGUE or (as the case may be) the property that the SELLER has agreed to sell and the BUYER to buy (including chattels, if any).

Old ARREARS

ARREARS due under any of the TENANCIES that are not "new TENANCIES" as defined by the Landlord and Tenant (Covenants) Act 1995.

PARTICULARS

The section of the CATALOGUE that contains descriptions of each LOT (as varied by any ADDENDUM)

PRACTITIONER

An insolvency PRACTITIONER for the purposes of the Insolvency Act 1986 (or, in relation to jurisdictions outside the United Kingdom, a person undertaking a similar role).

The PRICE (exclusive of VAT) that the BUYER agrees to pay for the LOT. Ready To Comple

Ready, willing and able to complete: if COMPLETION would enable the SELLER to discharge all FINANCIAL CHARGES secured on the LOT that have to be discharged by COMPLETION, then those outstanding financial charges do not prevent the SELLER from being READY TO COMPLETE.

SALE CONDITIONS The GENERAL CONDITIONS as varied by any SPECIAL CONDITIONS or ADDENDUM.

SALE MEMORANDUM The form so headed (whether or not set out in the CATALOGUE) in which the terms of the CONTRACT for the sale of the LOT are recorded. SELLER

The person selling the LOT. If two or more are jointly the SELLER their obligations can be enforced against them jointly or against each of them separately.

SPECIAL CONDITIONS

Those of the SALE CONDITIONS so headed that relate to the LOT. TENANCIES

TENANCIES, leases, licences to occupy and agreements for lease and any DOCUMENTS varying or supplemental to them

TENANCY SCHEDULE

The schedule of TENANCIES (if any) forming part of the SPECIAL CONDITIONS.

TRANSFE

TRANSFER includes a conveyance or assignment (and "to TRANSFER" includes "to convey" or "to assign").

TUPE

The TRANSFER of Undertakings (Protection of Employment) Regulations 2006

VAT Value Added Tax or other tax of a similar nature.

VAT OPTION

An option to tax.

WE (and US and OUR) The AUCTIONEERS

YOU (and YOUR)

Someone who has seen the CATALOGUE or who attends or bids at or otherwise participates in the AUCTION, whether or not a BUYER.

Auction Conduct Conditions

Words in small capitals have the special meanings defined in the

Glossary. The AUCTION CONDUCT CONDITIONS (as supplemented or varied by The AOCHON CONDUCT COMPLICATE (as supplemented to valid by CONDITION A6, if applicable) are a compulsory section of the Common AUCTION Conditions. They cannot be disapplied or varied without OUR agreement, even by a CONDITION purporting to replace the Common AUCTION Conditions in their entirety.

Introduc

- The AUCTION CONDUCT CONDITIONS apply wherever the LOT A1.1 is located
- If YOU make a bid for a LOT or otherwise participate in the AUCTION it is on the basis that YOU accept these AUCTION CONDUCT CONDITIONS. They govern OUR relationship with YOU. They can be varied only if WE agree. A1.2

(f) treat a CONTRACT as repudiated if the BUYER fails to sign a SALE MEMORANDUM or pay a deposit as required by

OUR role A2.1

- OUR role As agents for each SELLER we have authority to (a) prepare the CATALOGUE from information supplied by or on behalf of each SELLER; (b) offer each LOT for sale; (c) sell each LOT, (d) receive and hold deposits; (e) sign each SALE MEMORANDUM; and (c) trapta CONTEVECTA: accounding of it to BUVER fails to give

CONDITIONS, or if not so described is that referred to in the SALE MEMORANDUM. The LOT is sold subject to any TENANCIES disclosed by the SPECIAL CONDITIONS, but otherwise with vacant possession on

- G1.2 COMPLETION.
- The LOT is sold subject to all matters contained or referred to G1 3
- The LOT is sold subject to all matters contained or reterred to in the DOCUMENTS. The SELLER must discharge FINANCIAL CHARGES on or before COMPLETION. The LOT is also sold subject to such of the following as may affect it, whether they arise before or after the CONTRACT DATE and whether or not they are disclosed by the SELLER or are apparent from inspection of the LOT or from the DOCUMENTS: (a) matters requiremed or complex of mainteration and hand G1.4 (a) matters registered or capable of registration as local land

 - (a) matters registered or capable of registration as local land charges;
 (b) matters registered or capable of registration by any competent authority or under the provisions of any statute;
 (c) notices, orders, demands, proposals and requirements of any competent authority;
 (d) charges, notices, orders, restrictions, agreements and other matters relation to the use and country alphanian behaviors or
 - matters relating to town and country planning, highways or public health:

 - public health; (e) rights, easements, quasi-easements, and wayleaves; (f) outgoings and other liabilities; (g) any interest which overrides, under the Land Registration Act 2002; (h) mattrest that ought to be disclosed by the searches and enquiries a prudent BUYER would make, whether or not the BUYER has made them; and
 - made them; and (i) anything the SELLER does not and could not reasonably know
- G1.5
- G1.6
- (1) anything the SELLER does not and could not reasonably know about. Where anything subject to which the LOT is sold would expose the SELLER to liability the BUYER is to comply with it and indemnify the SELLER against that liability. The SELLER must notify the BUYER of any notices, orders, demands, proposals and requirements of any competent authority of which it learns after the CONTRACT DATE but the BUYER must comply usifi tham and learn the SELLER indemnified.
- of which it learns after the CONTRACT DATE but the BUYER mus comply with them and keep the SELLER indemnified. The LOT does not include any tenant's or trade fixtures or fittings. The SPECIAL CONDITIONS state whether any chattels are included in the LOT, but if they are: (a) the BUYER takes them as they are at COMPLETION and the SELLER is not liable if they are not fit for use, and (b) the GTU but is the wave they are not fit. G1 7
- (b) the SELLER is to leave them at the LOT. The BUYER buys with full knowledge of (a) the DOCUMENTS, whether or not the BUYER has read them; G1.8
- and (b) the physical condition of the LOT and what could reasonably be discovered on inspection of it, whether or not the BUYER has inspected it.
- The BUYER admits that it is not relying on the information G1 9 Inc DO LEA GAILING IN THE INFORMATION INFORMATION IN THE INFORMATION MADE contained in the PARTICULARS or on any representations made by or on behalf of the SELLER but the BUVER may rely on the SELLER'S conveyancer's written replies to written enquiries to the extent stated in those replies.

- G2.1 The amount of the deposit is the greater of: (a) any minimum deposit stated in the AUCTION CONDUCT CONDITIONS (or the total PRICE, if this is less than that
- CONDITIONS (or the total PRICE, it this is less than that minimum); and (b) 10% of the PRICE (exclusive of any VAT on the PRICE). If a cheque for all or part of the deposit is not cleared on first presentation the SELLER may treat the CONTRACT as at an end and bring a claim against the BUYER for breach of CONTRACT. G2.2
- Interest earned on the deposit belongs to the SELLER unless the SALE CONDITIONS provide otherwise. G2 3

- Between CONTRACT and COMPLETION From the CONTRACT DATE the SELLER has no obligation to insure the LOT and the BUYER bears all risks of loss or damage G3.1
 - (a) the LOT is sold subject to a TENANCY that requires the SELLER to insure the LOT or
 - (b) the SPECIAL CONDITIONS require the SELLER to insure the LOT
- G3.2 If the SELLER is required to insure the LOT then the SELLER (a) must produce to the BUYER on request all relevant insurance details;
 - (b) must use reasonable endeavours to maintain that or equivalent

 - (b) must use reasonable endeavours to maintain that or equivalent insurance and pay the premiums when due;
 (c) gives no warranty as to the adequacy of the insurance;
 (d) must at the request of the BUYER use reasonable endeavours to have the BUYER's interest noted on the policy if it does not cover a contracting purchaser;
 (e) must, unless otherwise agreed, cancel the insurance at COMPLETION, apply for a refund of premium and (subject to the rights of any tenant or other third party) pay that refund to the BUYER; and
 (f) (whister to the nights of nu tenant or extent function approximation of the party is and the soft of any tenant or the rights of any tenant or the right of any tenant or the rights of any tenant or the rights of any tenant or the rights of any tenant or the right of any tenant of the right of any tenant or the right of any tenant of the
 - the BUYEL; and (f) (subject to the rights of any tenant or other third party) hold on trust for the BUYER any insurance payments that the SELLER receives in respect of loss or damage arising after the CONTRACT DATE, or assign to the BUYER the benefit of any

claim; and the BUYER must on COMPLETION reimburse to the SELLER the cost of that insurance as from the CONTRACT DATE (to the extent not already paid by the BUYER or a tenant or other third

- Party). No damage to or destruction of the LOT, nor any deterioration in its condition, however caused, entitles the BUYER to any reduction in PRICE, or to delay COMPLETION, or to refuse to G3.3
- complete. Section 47 of the Law of Property Act 1925 does not apply to the G3 4 CONTRACT.
- CONTRACT. Unless the BUYER is already lawfully in occupation of the LOT the BUYER has no right to enter into occupation prior to G3 5 COMPLETION.

and ide

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- G4.1 Unless CONDITION G4.2 applies, the BUYER accepts the title of Unless CONDITION G4.2 applies, the BUYER accepts the title of the SELLER to the LOT as at the CONTRACT DATE and may raise no requisition or objection to any of the DOCUMENTS that is made available before the AUCTION or any other matter, except one that occurs after the CONTRACT DATE. The following provisions apply only to any of the following DOCUMENTS that is not made available before the AUCTION: (a) If the LOT is registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an official corns of the aptrice or the projector and where
- - within five BUSINESS DAYS of the CONTRACT DATE an offici copy of the entries on the register and title plan and, where noted on the register, of all DOCUMENTS subject to which the LOT is being sold.
 (b) If the LOT is not registered land the SELLER is to give to the BUYER within five BUSINESS DAYS of the CONTRACT DATE an abstract or epitome of title starting from the root of title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned a cond excert of title more than fitnese yours cld) anys. title mentioned in the SPECIAL CONDITIONS (or, if none is mentioned, a good root of title more than fifteen years old) and must produce to the BUYER the original or an examined copy of every relevant DOCUMENT.
 (i) fittle is in the course of registration, title is to consist of:
 (i) certified copies of the application for registration of title

- made to the Land Registry and of the DOCUMENTS accompanying that application; (ii) evidence that all applicable stamp duty land tax relating to that application has been paid; and (iii) a letter under which the SELLER or its conveyancer agrees to use all reasonable endeavours to answer any requisitions raised by the Land Registry and to instruct the Land Registry to send the completed registration DOCUMENTS to the BUYER
- d) UTER. (d) The BUYER has no right to object to or make requisitions on a title information more than seven BUSINESS DAYS after that information has been given to the BUYER. Unless otherwise stated in the SPECIAL CONDITIONS the
- G4 3
 - Unless otherwise stated in the SPECIAL CONDITIONS the SELLER sells with full title guarantee except that (and the TRANSFER shall so provide): (a) the covenant set out in section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to matters recorded in registers open to public inspection; these are to be treated as within the actual knowledge of the BUYER; and (b) the covenant set out in section 4(1)(b) of the Law of Property (Miscellaneous Provisione) Act 1004 behall not extend to party
 - (Miscellaneous Provisions) Act 1994 shall not extend to any
- G4.4
- (Miscellaneous Provisions) Act 1994 shall not extend to any condition or tenant's obligation relating to the state or condition of the LOT where the LOT is leasehold property. The TRANSFER is to have effect as if expressly subject to all matters subject to which the LOT is sold under the CONTRACT. The SELLER does not have to produce, nor may the BUYER object to or make a requisition in relation to, any prior or superior title even if t is referred to in the DOCUMENTS. The SELLER (and is relationed to the any to consider to each G4.5
- even it it is reterred to in the DOCUMENTS. The SELLER (and, if relevant, the BUYER) must produce to each other such confirmation of, or evidence of, their identity and that of their mortgagees and attorneys (if any) as is necessary for the other to be able to comply with applicable Money Laundering Regulations and Land Registry Rules. G4.6
- TRANSFER G5.1
 - Unless a form of TRANSFER is prescribed by the SPECIAL CONDITIONS
 - CUNITIONS (a) the BUYER must supply a draft TRANSFER to the SELLER at least ten BUSINESS DAYS before the AGREED COMPLETION DATE and the engrossment (signed as a deed by the BUYER if CONDITION G5.2 applies) five BUSINESS DAYS before that date or (if later) two BUSINESS DAYS after the draft has been approved by the SELLER; and (b) the SELLER must approve a series the later to the draft has been
- G5.2
- G5 3
- G5 4
- approved by the SELLER; and
 (b) the SELLER must approve or revise the draft TRANSFER within five BUSINESS DAYS of receiving it from the BUYER.
 If the SELLER has any liability (other than to the BUYER) in relation to the LOT or a TENANCY following COMPLETION, the BUYER is specifically to covenant in the TRANSFER to indemnify the SELLER against that liability.
 The SELLER cannot be required to TRANSFER the LOT to anyone other than the BUYER, or by more than one TRANSFER.
 Where the SPECIAL CONDITIONS state that the SELLER is to grant a new lease to the BUYER
 (a) the CONDITIONS are to be read so that the TRANSFER refers to the new lease, the SELLER to the proposed landlord and the BUYER to the proposed tenant;
 (b) the form of new lease is that described by the SPECIAL CONDITIONS; and
 - CONDITIONS: and
 - CONDITIONS; and (c) the SELLER is to produce, at least five BUSINESS DAYS before the AGREED COMPLETION DATE, the engrossed counterpart lease, which the BUYER is to sign and deliver to the SELLER on COMPLETION. COMPLETION COMPLETION is to take place at the offices of the SELLER'S
- G6.1
- conveyancer, or where the SELLER may reasonably require, on the AGREED COMPLETION DATE. The SELLER can only be required o complete on a BUSINESS DAY and between the hours of 0930 and 1700.
- and 1700. The amount payable on COMPLETION is the balance of the PRICE adjusted to take account of apportionments plus (if applicable) VAT and interest, but no other amounts unless specified in the SPECIAL CONDITIONS.
- SPECIAL CONDITIONS. Payment is to be made in pounds sterling and only by (a) direct TRANSFER from the BUYER's conveyancer to the SELLER'S conveyancer; and (b) the release of any deposit held by a stakeholder or in such other manner as the SELLER'S conveyancer may agree. Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take aloca with both boya compiled with G6.3
- G6.4 Unless the SELLER and the BUYER otherwise agree, COMPLETION cannot take place until both have complied with the obligations under the CONTRACT that they are obliged to comply with prior to COMPLETION, and the amount payable on COMPLETION is unconditionally received in the SELLER'S conveyancer's client account or as otherwise required by the terms of the CONTRACT. If COMPLETION takes place after 1400 hours for a reason other than the SEL LER'S default it is to be treated for the purposes of
- G6.5 than the SELLER'S default it is to be treated, for the purposes of apportionment and calculating interest, as if it had taken place on the next BUSINESS DAY.
- Where applicable the CONTRACT remains in force following COMPLETION. G6.6
- Notice to complete The SELLER or the BUYER may on or after the AGREED COMPLETION DATE but before COMPLETION give the other notice to complete within ten BUSINESS DAYS (excluding the G7.1
- nonce to complete within ten BUSINESS DATS (excluding the date on which the notice is given) making time of the essence. The person giving the notice must be READY TO COMPLETE. If the BUYER fails to comply with a notice to complete the SELLER may, without affecting any other remedy the SELLER has: (a) terminate the CONTRACT; (b) adam to denote that our interact to go it had huo a takhealden. (b) claim the deposit and any interest on it if held by a stakeholder;
 - (c) forfeit the deposit and any interest on it; (d) resell the LOT: and
- (a) result the LO1; and
 (c) clain damages from the BUYER.
 If the SELLER fails to comply with a notice to complete the BUYER may, without affecting any other remedy the BUYER has:
 (a) terminate the CONTRACT; and G7.4
 - (b) recover the deposit and any interest on it from the SELLER or, if applicable, a stakeholder.

If the CONTRACT is brought to an end G8

- If the CONTRACT is brought to an end If the CONTRACT is a worldly brought to an end: (a) the BUYER must return all papers to the SELLER and appoints the SELLER its agent to cancel any registration of the CONTRACT; and (b) the SELLER must return the deposit and any interest on it to the
- BUYER (and the BUYER may claim it from the stakeholder, if applicable) unless the SELLER is entitled to forfeit the deposit under CONDITION G7.3.

- G9.1 G9.2
- Landlord's licence Where the LOT is or includes leasehold land and licence to assign or sublet is required this CONDITION G9 applies. The CONTRACT is conditional on that licence being obtained, by way of formal licence if that is what the landlord lawfully requires. The AGREED COMPLETION DATE is not to be earlier than the date five BUSINESS DAYS after the SELLER has given notice to the BUYER that licence has been obtained ("licence notice"). The SELLER must G9.3
- G9.4

- (a) use all reasonable endeavours to obtain the licence at the SELLER'S expense; and
 (b) enter into any Authorised Guarantee Agreement ("AGA") properly required (procuring a guarantee of that AGA if lawfully required by the landlord).

G9 5

G9.6 before the SELLER has given licence notice. That termination is without prejudice to the claims of either SELLER or BUYER for breach of this CONDITION G9.

- breach of this CONDITION G9.
 G10 Interest and apportionments
 G10.1 If the ACTUAL COMPLETION DATE is after the AGREED COMPLETION DATE for any reason other than the SELLER'S default the BUYER must pay interest at the INTEREST RATE on the money due from the BUYER at COMPLETION for the period starting on the AGREED COMPLETION DATE and ending on the ACTUAL COMPLETION DATE.
 G10.2 Subject to CONDITION G11 the SELLER is not obliged to apportion or account for any sum at COMPLETION unless the SELLER has received that sum in cleared funds. The SELLER must promptly pay to the BUYER after COMPLETION any sum to which the BUYER is entitled that the SELLER subsequently receives in cleared funds.

- the BUYER is entitled that the SELLER subsequently receives in cleared funds.
 G10.3 Income and outgoings are to be apportioned at the ACTUAL COMPLETION DATE unless:

 (a) the BUYER is liable to pay interest; and
 (b) the SELLER has given notice to the BUYER at any time up to COMPLETION requiring apportionment on the date from which interest becomes payable by the BUYER;
 (a) which event income and outgoings are to be apportioned on the date from which interest becomes payable by the BUYER;
 (a) the SELLER receives income and is liable for outgoings for the whole of the day on which apportionment is to be made;
 (b) annual income and expenditure accrues at an equal daily rate
- (a) the day on which apportionment is to be made;
 (b) annual income and expenditure accrues at an equal daily rate assuming 365 days in a year (or 366 in a leap year), and income and expenditure relating to some other period accrues at an equal daily rate during the period to which it relates; and
 (c) where the amount to be apportioned is not known at COMPLETION apportionment is to be made by reference to a reasonable estimate and further payment is to be made by SELLER or BUYER as appropriate within five BUSINESS DAYS of the date when the amount is known.
 G10.5 If a payment due from the BUYER to the SELLER on or after COMPLETION is not paid by the due date, the BUYER is to pay interest to the SELLER at the INTEREST RATE on that payment from the due tate up to and including the date of payment.
 G11 ARREARS
- ARREARS

of current rent.

(a) so state; or

(b) give no details of any ARREARS

G11.3

G12.3

TENANCY) and:

- Current rent "Current rent" means, in respect of each of the TENANCIES G11.1 Current rent means, in respect of each of the TENANCLES subject to which the LOT is sold, the instalment of rent and other sums payable by the tenant on the most recent rent payment date on or within four months preceding COMPLETION. If on COMPLETION there are any ARREARS of current rent the BUYER must pay them, whether or not details of those ARREARS are given in the SPECIAL CONDITIONS. Parts 2 and 3 of this CONDITION G11 do not apply to ARREARS
- G11.2

of current rent. Part 2 – BUYER to pay for ARREARS G11.4 Part 2 of this CONDITION G11 applies where the SPECIAL CONDITIONS give details of ARREARS. G11.5 The BUYER is on COMPLETION to pay, in addition to any other money then due, an amount equal to all ARREARS of which details are set out in the SPECIAL CONDITIONS. G11.6 If the ADDEANC or any OLD ADDEANC the SCI UP interview

G11.6 If those ARREARS are not OLD ARREARS the SELLER is to assign

to the BUYER all rights that the SELLER has to recover those

ARREARS -BUYER not to pay for ARREARS Part 3 of this CONDITION G11 applies where the SPECIAL CONDITIONS

White any ArtiClassical Gue to the STELLER remain impaid the BUYER must:
(a) try to collect them in the ordinary course of management but need not take legal proceedings or forfer the TENANCY;
(b) pay them to the SELLER within five BUSINESS DAYS of receipt in cleared funds (plus interest at the INTEREST RATE calculated on a daily basis for each subsequent day's delay in payment);
(c) on request, at the cost of the SELLER, assign to the SELLER or as the SELLER may direct the right to demand and sue for OLD ARREARS, such assignment to be in such form as the SELLER's conveyancer may reasonably require;
(d) if reasonably require, allow the SELLER's conveyancer to have on loan the counterpart of any TENANCY against an undertaking to hold it to the BUYER's order;
(e) not without the consent of the SELLER release any tenant or

(e) not without the consent of the SELLER release any tenant of

G11.9 Where the SELLER has the right to recover ARREARS it must

G12.1 This CONDITION G12 applies where the LOT is sold subject to

TENANCIES. G12.2 The SELLER is to manage the LOT in accordance with its standard

(a) the SELLER must comply with the BUYER's reasonable

SELLER intends; and (c) the BUYER is to indemnify the SELLER against all loss or liability the SELLER incurs through acting as the BU requires, or by reason of delay caused by the BUYER.

The SELLER is to manage the LOT in accordance with its standard management policies pending COMPLETION. The SELLER must consult the BUYER on all management issues that would affect the BUYER affect COMPLETION (such as, but not limited to, an application for licence; a rent review; a variation, surrender, agreement to surrender or proposed forfeiture of a TENANCY; or a new TENANCY or agreement to grant a new TENANCY: and:

(a) the SELLER must comply with the BUYER's reasonable requirements unless to do so would (but for the indemnity in paragraph (c)) expose the SELLER to a liability that the SELLER would not otherwise have, in which case the SELLER may act reasonably in such a way as to avoid that liability;
(b) if the SELLER gives the BUYER notice of the SELLER's intended act and the BUYER does not object within five BUSINESS DAYS giving reasons for the objection the SELLER may act as the SELLER mitmede: and

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(e) not without the consent of the SELLER release any tenant or surety from liability to pay ARREARS for accept a surrender of or forfeit any TENANCY under which ARREARS are due; and (f) if the BUYER disposes of the LOT prior to recovery of all ARREARS obtain from the BUYER'S successor in title a covenant in favour of the SELLER in similar form to part 3 of this CONDITION G11.

not without the BUYER'S written consent bring insolvency proceedings against a tenant or seek the removal of goods from the LOT.

G11.8 While any ARREARS due to the SELLER remain unpaid the BUYER must:

- Rent deposits Where any TENANCY is an assured shorthold TENANCY, the SELLER and the BUYER are to comply with their respective G13.1 statutory duties in relation to the protection of tenants' depo
- statutory duties in relation to the protection of tenants deposits, and to demonstrate in writing to the other (before COMPLETION, so far as practicable) that they have complied. The remainder of this CONDITION G13 applies where the SELLER is holding or otherwise entitled to money by way of rent deposit in respect of a TENANCY. In this CONDITION G13 "rent deposit deed" means the deed or other DOCUMENT under which the rent demosit is hold. G13.2 deposit is held.
- deposit is held. If the rent deposit is not assignable the SELLER must on COMPLETION hold the rent deposit on trust for the BUYER and, subject to the terms of the rent deposit deed, comply at the cost of the BUYER with the BUYER's lawful instructions. Otherwise the SELLER must on COMPLETION pay and assign its interest in the rent deposit to the BUYER under an assignment in which the BUYER covenants with the SELLER to: (a) observe and perform the SELLER's covenants and conditions in the rent deposit ded and indemnify the SETL le in respect G13.3
- G13.4
 - (a) observe and perform the SLLLER's covenants and conditions in the rent deposit deed and indemnify the SELLER in respect of any breach;
 (b) give notice of assignment to the tenant; and
 (c) give such direct covenant to the tenant as may be required by the rent deposit deed.

- VAT Where a SALE CONDITION requires money to be paid or other consideration to be given, the payer must also pay any VAT that is chargeable on that money or consideration, but only if given a valid VAT invoice. Where the SPECIAL CONDITIONS state that no VAT OPTION has been made the SELLER confirms that none has been made the yit or by any company in the same VAT group nor will be prior to COMPLETION G14.1
- G14.2 COMPLETION.

TRANSFER as a going concern G15.1

- Where the SPECIAL CONDITIONS so state: G15.1 Where the SPECIAL CONDITIONS so state:

 (a) the SELLER and the BUYER intend, and will take all practicable steps (short of an appeal) to procure, that the sale is treated as a TRANSFER of a going concern; and
 (b) this CONDITION G15 applies.

 G15.2 The SELLER confirms that the SELLER:

 (a) is registered for VAT, either in the SELLER'S name or as a context of the second secon
- (a) is registered for VAT, either in the SELLER'S name or as a member of the same VAT group; and
 (b) has (unless the sale is a standard-rated supply) made in relation to the LOT a VAT OPTION that remains valid and will not be revoked before COMPLETION.
 G15.3 The BUYER confirms that
 (a) it is registered for VAT, either in the BUYER'S name or as a member of a VAT group;
 (b) it has made, or will make before COMPLETION, a VAT OPTION in relation to the LOT and will not revoke it before or within the revoke it before or within
- in relation to the LOT and will not revoke it before or within three months after COMPLETION;
 (c) article 5(2B) of the Value Added Tax (Special Provisions) Order 1995 does not apply to it; and
 (d) it is not buying the LOT as a nominee for another person.
 G15.4 The BUYER is to give to the SELLER as early as possible before the AGREED COMPLETION DATE evidence
 (c) a but DUTEN (10 to an additional additextended additional additional additional additionadditional
- AGREED COMPLETION DATE evidence (a) of the BUYERS VAT registration; (b) that the BUYER has made a VAT OPTION; and (c) that the VAT OPTION has been notified in writing to HM Revenue and Customs; and if it does not produce the relevant evidence at least two BUSINESS DAYS before the AGREED COMPLETION DATE, CONDITION G14.1 applies at COMPLETION. 615.5 The BUYER confirms that after COMPLETION the BUYER intends to

 - (a) retain and manage the LOT for the BUYER'S own benefit as a continuing business as a going concern subject to and with the benefit of the TENANCIES; and (b) collect the rents payable under the TENANCIES and charge
 - VAT on them
- G15.6 If, after COMPLETION, it is found that the sale of the LOT is not a (a) the SELLER's conveyancer is to notify the BUYER's conveyancer of that finding and provide a VAT invoice in respect of the sale
 - of the LOT; (b) the BUYER must within five BUSINESS DAYS of receipt of the

 - (b) the BUYER must within five BUSINESS DAYS of receipt of the VAT invoice pay to the SELLER the VAT due; and (c) if VAT is payable because the BUYER has not complied with this CONDITION G15, the BUYER must pay and indemnify the SELLER against all costs, interest, penalties or surcharges that the SELLER incurs as a result.

Capital allo

- Capital allowances This CONDITION G16 applies where the SPECIAL CONDITIONS state that there are capital allowances available in respect of the G16.1 LOT.
- LOT.
 G16.2 The SELLER is promptly to supply to the BUYER all information reasonably required by the BUYER in connection with the BUYER's claim for capital allowances.
 G16.3 The value to be attributed to those items on which capital allowances may be claimed is set out in the SPECIAL CONDITIONS.
 G16.4 The SELLER and RUYER agrees.

- G16.4 The SELLER and BUYER agree:
 - (a) to make an election on COMPLETION under Section 198 of the Capital Allowances Act 2001 to give effect to this CONDITION
 - Capital Allowances Act 2001 to give effect to this CONDITION G16; and (b) to submit the value specified in the SPECIAL CONDITIONS to HM Revenue and Customs for the purposes of their respective capital allowance computations.

Maintenance agreements

- G17. The SELLER agreements
 G17.1 The SELLER agreements for the BUYER, at the BUYER's cost, the benefit of the maintenance agreements specified in the SPECIAL CONDITIONS.
 G17.2 The BUYER must assume, and indemnify the SELLER in respect of, all liability under such agreements from the ACTUAL COMPLETION DATE.

- G18
 Landlord and Tenant Act 1987

 G18.1
 This CONDITION G18 applies where the sale is a relevant disposal for the purposes of part I of the Landlord and Tenant Act 1987.

 G18.2
 The SELLER warrants that the SELLER has complied with sections 5B and 7 of that Act and that the requisite majority of qualifying tenants has not accepted the offer.

- G19 Sale by PRACTITIONER G19.1 This CONDITION G19 applies where the sale is by a
- PRACTITIONER either as SELLER or as agent of the SELLER. The PRACTITIONER has been duly appointed and is empowered G19.2
- The PRACTITIONER has been duly appointed and is empowered to sell the LOT. Neither the PRACTITIONER nor the firm or any member of the firm to which the PRACTITIONER belongs has any personal liability in connection with the sale or the performance of the SELLER's obligations. The TRANSFER is to include a declaration G19.3 excluding that personal liability. The LOT is sold
- G19.4 (a) in its condition at COMPLETION; (b) for such title as the SELLER may have; and (c) with no title guarantee;

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and the BUYER has no right to terminate the CONTRACT or any other remedy if information provided about the LOT is inaccurate, incomplete or missing. G19.5

- Where relevant: (a) the DOCUMENTS must include certified copies of those under which the PRACTITIONER is appointed, the DOCUMENT of appointment and the PRACTITIONER'S acceptance of
- appointment; and (b) the SELLER may require the TRANSFER to be by the lender exercising its power of sale under the Law of Property Act 1925. G19.6 The BUYER understands this CONDITION G19 and agrees that it is fair in the circumstances of a sale by a PRACTITIONER.

TUPE

- G20.1 If the SPECIAL CONDITIONS state "there are no employees to which TUPE applies", this is a warranty by the SELLER to this effect
- Genezi I the SPECIAL CONDITIONS do not state "there are no employees to which TUPE applies" the following paragraphs apply:
 (a) The SELLER must notify the BUYER of hose employees whose CONTRACTs of employment will TRANSFER to the BUYER on
 - CONTRACTs of employment will TRANSFER to the BUYER on COMPLETION (the "Transferring Employees"). This notification must be given to the BUYER not less than 14 days before COMPLETION.
 (b) The BUYER confirms that it will comply with its obligations under TUPE and any SPECIAL CONDITIONS in respect of the TRANSFErring Employees.
 (c) The BUYER and the SELLER acknowledge that pursuant and cubicate to TUBE the CONTRACTS of any domase the surean the

 - subject to TUPE, the CONTRACTS of employment between the Subject to TOPS, the CONTINUE of Employment Detween the TRANSFERring Employees and the SELLER will TRANSFER to the BUYER on COMPLETION. (d) The BUYER is to keep the SELLER indemnified against all liability for the TRANSFERring Employees after COMPLETION.
- This CONDITION G21 only applies where the SPECIAL G21.1
- G21.1 This CONDITION G21 only applies where the SPECIAL CONDITIONS so provide.
 G21.2 The SELLER has made available such reports as the SELLER has as to the environmental condition of the LOT and has given the BUYER the opportunity to carry out investigations (whether or not the BUYER has read those reports or carried out any investigation) and the BUYER admits that the PRICE takes into account the environmental condition of the LOT.
- environmental condition of the LOT. G21.3 The BUYER agrees to indemnify the SELLER in respect of all liability for or resulting from the environmental condition of the LOT.

- G22.1 Service Charge
 G22.1 This CONDITION G22 applies where the LOT is sold subject to TENANCIES that include service charge provisions.
 G22.2 No apportionment is to be made at COMPLETION in respect of
- service charges. Within two months after COMPLETION the SELLER must provide G22 3
 - whithin two montast and cowrite hors the section must pion to the BUYER a detailed service charge account for the service charge year current on COMPLETION showing: (a) service charge expenditure attributable to each TENANCY; (b) payments on account of service charge received from each tenant;
 - (c) any amounts due from a tenant that have not been received;
- (c) any amounts due from a tenant that nave not been received;
 (d) any service charge expenditure that is not attributable to any TENANCY and is for that reason irrecoverable.
 G22.4 In respect of each TENANCY, if the service charge account shows:
 (a) that payments that the tenant has made on account exceed attributable service charge expenditure, the SELLER must pay to the BUYER an amount equal to that excess when it provides the service charge account; or
 - (b) that attributable service charge expenditure exceeds payments made on account, the BUYER must use all reasonable endeavours to recover the shortfall from the tenant as soon as practicable and promptly pay the amount so recovered to the SELLER;
- SELLER;
 but in respect of payments on account that are still due from a tenant CONDITION G11 (ARREARS) applies.
 G22.5 In respect of service charge expenditure that is not attributable to any TENANCY the SELLER must pay the expenditure ricurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period before ACTUAL COMPLETION DATE and the BUYER must pay the expenditure incurred in respect of the period after ACTUAL COMPLETION DATE and the SELLER providing the service charge account to the BUYER.
 G22.6 If the SELLER holds any reserve or sinking fund on account of future service charge expenditure or a depreciation fund:

 (a) the SELLER holds any reserve or sinking fund on account of the BUYER on COMPLETION; and
 (b) the BUYER must covenant with the SELLER to hold it in accordance with the terms of the TENANCIES and to indemnify the SELLER traviouse

- G23 Rent reviews
 G23.1 This CONDITION G23 applies where the LOT is sold subject to a TENANCY under which a rent review due on or before the ACTUAL COMPLETION DATE has not been agreed or determined.
 G23.2 The SELLER may continue negotiations or rent review proceedings up to the ACTUAL COMPLETION DATE but may not agree the level of the revised rent or commence rent review proceedings with the written assent of the PUVEP. use proceedings without the written consent of the BUYER, such consent not to be unreasonably withheld or delayed.
- consent not to be unreasonably withineid or delayed.
 G23.3 Following COMPLETION the BUVER must complete rent review negotiations or proceedings as soon as reasonably practicable but may not agree the level of the revised rent without the written consent of the SELLER, such consent not to be unreasonably withheld or delayed.
 C24 4 The SELUER proceedings
- G23.4 The SELLER must promptly: (a) give to the BUYER full details of all rent review negotiations and
 - (a) give to the BUYER full details of all rent review negotiations an proceedings, including copies of all correspondence and other papers; and
 (b) use all reasonable endeavours to substitute the BUYER for the SELLER in any rent review proceedings.
 The SELLER and the BUYER are to keep each other informed of the progress of the rent review and have regard to any proposals the other makes in relation to it.
- the other makes in relation to it.
- the other makes in relation to it. G23.6 When the rent review has been agreed or determined the BUYER must account to the SELLER for any increased rent and interest recovered from the tenant that relates to the SELLER'S period of ownership within five BUSINESS DAYS of receipt of cleared funds. G23.7 If a rent review is agreed or determined before COMPLETION but the increased rent and any interest recoverable from the tenant has not been received by COMPLETION the increased rent and any interest recoverable is to be treated as ARREARS. G23.8 The SELLER and the BUYER are to bear their own costs in relation to rent review negotiations and proceedings. G24 TENANCY renewels

TENANCY TOP

- This CONDITION G24 applies where the tenant under a TENANCY has the right to remain in occupation under part II of the Landlord and Tenant Act 1954 (as amended) and references G24.1 to notices and proceedings are to notices and proceedings under that Act.
- G24.2 Where practicable, without exposing the SELLER to liability or penalty, the SELLER must not without the written consent of the

BUYER (which the BUYER must not unreasonably withhold or delay) serve or respond to any notice or begin or continue any proceedings. If the SELLER receives a notice the SELLER must send a copy to the BUYER within five BUSINESS DAYS and act as the BUYER

- reasonably directs in relation to it. G24.4 Following COMPLETION the BUYER must:
- - Following COMPLETION the BUYER must:
 (a) with the co-operation of the SELLER take immediate steps to substitute itself as a party to any proceedings;
 (b) use all reasonable endeavours to conclude any proceedings or negotiations for the renewal of the TENANCY and the determination of any interim rent as soon as reasonably practicable at the best rent or rents reasonably obtainable; and
- practicable at the best rent or rents reasonably obtainable; and (c) if any increased rent is recovered from the tenant (whether as interim rent or under the renewed TENANCY) account to the SELLER for the part of that increase that relates to the SELLER'S period of ownership of the LOT within five BUSINESS DAYS of receipt of cleared funds.G24.5 The SELLER and the BUYER are to bear their own costs in relation to the renewal of the TENANCY and any proceedings relating re their section.
- to this.

this CONTRACT.

proprietor of the LOT;

Notices and other communications

practicable

as practicable:

BUSINESS DAY.

A5.5a. The Deposit:

EXTRA GENERAL CONDITIONS

G29

C30

G30 3

G30.4 Searches

- Warranties
 Warranties are listed in the SPECIAL CONDITIONS.
 G25.1 Available warranty is assignable the SELLER must:

 (a) on COMPLETION assign it to the BUYER and give notice of assignment to the person who gave the warranty; and
 (b) apply for (and the SELLER and the BUYER must use all
- (b) apply for (and the SELLER and the DOTER must use all
 reasonable endeavours to obtain any consent to assign that is
 required. If consent has not been obtained by COMPLETION the
 warranty must be assigned within five BUSINESS DAYS after
 the consent has been obtained.
 G25.3 If a warranty is not assignable the SELLER must after
 COMPLETION:

 (a) hold the warranty on trust for the BUYER; and
 (b) hold the warranty on trust for the BUYER; and
 (b) hold the warranty on trust for the BUYER;

(b) at the UVER's cost comply with such of the lawful instructions of the BUVER in relation to the warranty as do not place the SELLER in breach of its terms or expose the SELLER to any liability or penalty.

No assignment The BUYER must not assign, mortgage or otherwise TRANSFER or part with the whole or any part of the BUYER'S interest under

G27 Registration at the Land Registry
G27.1 This CONDITION G27.1 applies where the LOT is leasehold and its sale either triggers first registration or is a registrable disposition. The BUYER must at its own expense and as soon as

(a) procure that it becomes registered at the Land Registry as

which the LOT is held are property noted against on interest titles; and (c) provide the SELLER with an official copy of the register relating to such lease showing itself registered as proprietor. G27.2 This CONDITION G27.2 applies where the LOT comprises part of a registered title. The BUYER must at its own expense and as soon

(b) procure that all rights granted and reserved by the lease under which the LOT is held are properly noted against the affected

as practicable:
(a) apply for registration of the TRANSFER;
(b) provide the SELLER with an official copy and title plan for the BUYER'S new title; and
(c) join in any representations the SELLER may properly make to the Land Registry relating to the application.

G28 Notices and other communications
 G28.1 All communications, including notices, must be in writing. Communication to or by the SELLER or the BUYER may be given to or by their conveyancers.
 G28.2 A communication may be relied on if:

 (a) delivered by hand; or
 (b) made electronically and personally acknowledged (automatic conversidence of the second personally acknowledged (automatic

(b) made electronically and personally acknowledged (automatiacknowledgement does not count); or
 (c) there is proof that it was sent to the address of the person to whom it is to be given (as specified in the SALE MEMORANDUM) by a postal service that offers normally to deliver mail the next following BUSINESS DAY.
 G28.3 A communication is to be treated as received:

 (a) when delivered, if delivered by hand; or
 (b) when personally acknowledged, if made electronically; but if delivered or mode after 1200 hours on a BUSINESS DAY.

if delivered or made after 1700 hours on a BUSINESS DAY a communication is to be treated as received on the next

CONTRACTS (Rights of Third Parties) Act 1999 No one is intended to have any benefit under the CONTRACT pursuant to the CONTRACTS (Rights of Third Parties) Act 1999.

AD-3A. LIPE UPPOSIT:
(a) must be paid to the AUCTIONEERS by bankers draft drawn on a UK clearing bank or building society (or bysuch other means of payment as they may accept)
(b) is to be held as stakeholder save to the extent of the auctioneers' fees and expenses which part of the deposit shall be held as agents for the seller
(c) Where a deposit is paid to us as takeholder uses at the statement of the second seller

agents for the seller
 (c) Where a deposit is paid to us as stakeholder we are at liberty to transfer all or part of it prior to completion to the Seller's solicitors (net of any fees and commission that will be due to us from the Seller) for them to hold as stakeholder in our place.
 G30.2 Buyer's Administration Charge Should your bid be successful you will be liable to pay a Buyer's Administration Charge of 1.2% of the purchase price subject to a minimum fee of £1,800 including VAT (unless stated otherwise within the romerver description in the catalogue) upon exchange

within the property description in the catalogue) upon exchange of contracts to the Auctioneer. Despite any special conditions Despite any special condition to the contrary the minimum deposit we accept is \$2,000 (or the total price, if less). A special condition may, however, require a higher minimum deposit.

On completion the Buyer shall pay to the Seller, in addition to the

purchase price, the cost incurred by the Seller in obtaining the Searches included in the Auction Pack.

ım denosit

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able for all lots where the Common Auction Conditions apply. Applicable for all loss where the common rate for conditions upper-Gao.1 **The Deposit** General Conditions A5.5a shall be deemed to be deleted and replaced by the following:

G28.4 A communication sent by a postal service that offers normally to deliver mail the next following BUSINESS DAY will be treated as received on the second BUSINESS DAY after it has been posted.

Special conditions of sale

Words in bold blue type have special meanings, which are defined in the Glossary . Words that are neither in square brackets nor in italics constitute the special conditions applicable to the relevant LOT. References to the general conditions are for convenience only and are not intended to be comprehensive.
Lot number
Name and address of the seller
[Name and address] Undisclosed. To be identified in the sale memorandum.
Name, address and reference of the seller's conveyancer
[Name, address and reference]
Brief description of the lot (see condition G1.1)
[Postal address]
Rights to be granted (see condition G1.1)
None. [<i>Details</i>]
Rights to be reserved (see condition G1.1)
None. [<i>Details</i>]
Exclusions (see condition G1.1)
None. [<i>Details</i>]

Tenancies (see condition G1.2)

There are no **tenancies**. [The **tenancies** are listed in the **tenancy schedule**.]

What the sale is subject to (see condition G1)

The matters set out in the **general conditions** [and] [*list existing covenants and encumbrances and any new ones to be created on sale*]

Deposit (see condition G2)

10% of the **price** to be paid to the **auctioneer** and held by the **auctioneer** (or, if the **auctioneer** chooses, the **seller's** conveyancer) as stakeholder.

[[10%] of the price [plus VAT] to be held by [.....] as [stakeholder][agent for the seller]]

Insurance (see condition G3)

For the period from and including the **contract date** up to **completion** the **seller** is to insure the **lot**. [The **seller** has no obligation to insure the **lot** after the **contract date**.]

Title (see condition G4)

Freehold. [Leasehold brief description of terms of lease]

Registered or unregistered?

Registered [at name of land registry with quality of title title number number]

[Unregistered commencing with describe root of title]

Title guarantee (see condition G4.3)

Full title guarantee, subject to **condition** G4.3. [Limited title guarantee]

[No title guarantee, for such right and title as the **seller** may have] [As set out in the **transfer**]

Transfer (see condition G5)

There is no prescribed form of transfer. [A copy of the prescribed form of transfer has been made available prior to the AUCTION.]

[The transfer is to contain the following provisions:

Agreed completion date (see condition G6.1)

Twenty **business** days after the **contract date**. [*Date*]

Interest rate (see condition G10)

4% over Barclays Bank Base rate from time to time.

[[.....] % over [.....] base rate from time to time]

Arrears (see condition G11)

Parts 1 and 3 of condition G11 apply.

[Parts 1 and 2 of condition G11 apply and details of arrears are set out in the arrears schedule.]

1

VAT (see conditions G14 and 15)	
VAT is not payable as the transaction is exempt.	
[VAT is payable on completion.]	
[The sale is intended to be a transfer of a going concern to which condition G15 applies.]	
Capital allowances (see condition G16)	
No capital allowances are available.	
[Capital allowances are available in respect of the following items, to which the value attributed is]
Maintenance agreements (see condition G17)	
There are no maintenance agreements.	
[Details of maintenance agreements are:	
Details]
TUPE (see condition G20)	
There are no employees to which TUPE applies.	
[Details of the contracts of employment for those employees to whom TUPE applies are:	
Details]
Environmental (see condition G21)	
Condition G21 does not apply.	
[Condition G21 applies. The following reports have been supplied by the seller:	
Details]
Warranties (see condition G25)	
There are no available warranties.	
[The following warranties are to be assigned to or held in trust for the buyer :	
Details]
Amendments to the general conditions	
None.	
[The following conditions replace the general conditions of the same number:	
	1
Details]
Extra special conditions	
None.	
[Details]

Special conditions of sale **Tenancy schedule**

The lot is sold subject to and with the benefit of the **tenancies** listed below:

Property	Date	Original landlord and tenant	Current tenant	Term	Current rent

Special conditions of sale **Arrears schedule**

These are the **arrears** referred to in **condition** G11:

Property	Current tenant	Current rent	Date rent last paid

Special conditions of sale **Sale memorandum**

Date
Name and address of seller
Name and address of buyer
The lot
The price (excluding any VAT)
Deposit paid
The seller agrees to sell and the buyer agrees to buy the lot for the price.
This agreement is subject to the sale conditions so far as they apply to the lot.
We acknowledge receipt of the deposit
Signed by the buyer
Signed by us as agent for the seller
The buyer's conveyancer is
Name
Address
Contact
The seller's conveyancer is
Name
Address
Contact

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