

SPECIAL CONDITIONS OF SALE

Re: Land adjacent to 124 Stambridge Road, Rochford, Essex, SS4 1DP

1. The Seller's Solicitors are Messrs. Drysdales Solicitors LLP of Cumberland House, 24-28 Baxter Avenue Southend-on-Sea Essex SS2 6HZ (Reference HS EP Rochford).
2. The Seller sells with full title guarantee.
3. The property is sold with vacant possession on completion, save for the items on the land as at the date of auction.
4. Only part of the land registered under title number EX960593 is being sold under this Contract. This land is shown coloured pink on the Plan to the TP1. Any land included within title number EX960593 that is not coloured pink is not included in the sale and will be retained by the Seller.
5. The land is sold subject to any other rights that may exist at the date of auction, whether disclosed or not, and the Buyer shall not be entitled to raise any requisitions thereon.
6. The Transfer of the land from the Seller to the Buyer shall be in the draft form annexed
7. In the event that the Buyer fails to complete on the date fixed for completion (through no fault of the Seller) the Buyer shall pay to the Seller's Solicitors the sum of £150.00 plus VAT in respect of the costs for the preparation and/or service of a Notice to Complete.
8. Clauses G1.2 and G3.1 of the General Conditions of Sale shall be removed and shall not apply:
9. The Seller discloses that there has been a recent dispute with the neighboring property at number 124 Stambridge Road seeking to ascertain a right of way over this property although no correspondence has been received from the owners of number 124 for a number of months. Copies of the correspondence can be provided upon request prior to the auction. After the auction, the buyer shall not be entitled to raise any requisition thereon.