

Property: 55 Hamberts Road, South Woodham Ferrers, CM3 5TU

Date of Auction: 15th August 2018

SPECIAL CONDITIONS

1. The Seller's Solicitors are: Paul Robinson Solicitors, The Old Bank, 470/474 London Road, Westcliff on Sea, Essex SS0 9LD – DX 100808 Westcliff 1 (Ref: CBS/97551/001) Telephone 01702 338338 Fax No. 01702 354032
2. The property is 55 Hamberts Road, South Woodham Ferrers, CM3 5TU
3. The Seller sells with full Title Guarantee
4. Title to this property is registered at H.M. Land Registry with Title Absolute under Title No. EX242554
5. The property is sold subject to:
 - 5.1 All matters contained or referred to in the Registers of the above title (other than those relating to financial charges) a copy of which having been supplied to the Buyer's Solicitors and the Buyer shall be deemed to purchase with full knowledge thereof and shall not raise any requisition, objection or enquiry in respect of the same.
 - 5.2 All Local Land Charges whether registered or after the date hereof and to all matters capable of registration as Local Land Charges whether or not actually so registered.
 - 5.3 All notices served and orders, demands, proposals or requirements made by any Local public or other competent Authority whether before or after the date of this Agreement.
 - 5.4 All actual or proposed charges, notices, orders, restrictions, agreements, condition contraventions or other matters arising under any Statute
 - 5.5 All easements quasi easements rights exceptions or other similar matters including rights of way, drainage, water, water courses, light rights of adjoining owners affecting the property and liability to repair or covenants to repair roads, pavements, pathways, passageways, sewers, drains, gutters, fences and other like matters whether or not apparent on inspection or disclosed in any of the documents referred to in these Special Conditions without obligation on the Seller to provide evidence as the creation of or to define or apportion any such liability
 - 5.6 Matters discoverable by inspection of the property before the Contract date
 - 5.7 Matters relating to the property about which the Seller does not know
 - 5.8 Matters disclosed or which would be disclosed by any searches or as the result of enquiries (formal or informal made in person in writing or orally) made by or for the Buyer or which a prudent Buyer ought to make
 - 5.9 All overriding interests
 - 5.10 All unregistered interests which override registered dispositions under Schedule 3 (as amended by Section 12) of the Land Registration Act 2002

6. The Seller shall only be obliged to answer Requisitions on Title and not Preliminary Enquiries whether or not in the form of purported Requisitions.
7. If the Seller's Solicitors are obliged to serve notice to complete upon the Buyer the Buyer shall in addition to the balance of the purchase monies contribute the sum of **One Hundred Pounds (£100.00) plus Value Added Tax** towards the Seller's Solicitors' costs in respect thereof
8. The property is sold with vacant possession.
9. Upon completion the buyer shall pay to the Seller in addition to the Purchase Price the Seller's legal fees amounting to **Seven Hundred and Fifty Pounds (£750.00) plus Value Added Tax** by CHAPS payment