

SALES MEMORANDUM

Date

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Name and address of the SELLER

PAUL JAMES LIVERICK of 1 Jollybeard Lane Alston CA9 3TL and
FRANCES JOYCE RICHARDSON of 15 Hillersdon Terrace Nenthead
Alston CA9 3PG

Name and address of the BUYER

--

Name and address of the BIDDER
(if not the BUYER)

--

The LOT

Lot No []
Holmesfoot

The PRICE
(excluding any VAT)

--

Deposit paid

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The SELLER agrees to sell and the BUYER agrees to buy the LOT for the PRICE. This agreement is subject to the CONDITIONS so far as they apply to the LOT.

We acknowledge receipt of the deposit.

Signed by the BUYER

Signed by the SELLER

The BUYER's conveyancer is

The SELLER'S conveyancer is

Name:

Name:
Williamsons Craig LLP

Address:

Address:
40 Priestpopple
Hexham
NE46 1PQ

Contact:

Contact:
Forbes Lukins (FL.LIV4.COM690)

SPECIAL CONDITIONS OF SALE

Common Auction Conditions (Fourth Edition)

1. Interpretation

- 1.1 Words in bold type have special meanings, which are defined in the Glossary.
- 1.2 Words that are neither in square brackets nor in italics constitute the **special conditions** applicable to the relevant lot.
- 1.3 References to the **general conditions** are for convenience only and are not intended to be comprehensive.

2. The Lot

Lot number _____

3. Name and address of the Seller

PAUL JAMES LIVERICK of 1 Jollybeard Lane Alston CA9 3TL and FRANCES JOYCE RICHARDSON of 15 Hillersdon Terrace Nenthead Alston CA9 3PG

4. Name, address and reference of the seller's conveyancer

WILLIAMSONS CRAIG LLP of 40 Priestpopple Hexham Northumberland NE46 1PQ (REF: LIV4.COM690)

5. Brief description of the lot (see condition G1.1)

Holmesfoot Nenthead Alston

6. Rights to be granted (see condition G1.1)

None.

7. Rights to be reserved (see condition G1.1)

None.

8. Exclusions (see condition G1.1)

None.

9. Tenancies (see condition G1.2)

- 9.1 The lot is sold subject to **tenancies** details for which are disclosed in the **tenancy schedule**.
- 9.2 The **lot** is also sold subject to all other leases, licences and other deeds or documents or oral tenancies that give anyone a right to occupy the **lot** whether or not disclosed in the **tenancy schedule**.

10. What the sale is subject to (see condition G1)

- 10.1 The matters set out in the **general conditions**.

10.2 The agreements, covenants, declarations, easements, exceptions, provisions, reservations, stipulations and other matters set out or referred to in:

10.2.1 the Property and Charges Register of the title number CU92588 as at 10.11.2025 at 13:23:53.

10.3 The rights, reservations and exceptions (if any) referred to in **special conditions** 6, 7 and 8.

10.4 The covenants contained in the prescribed form of **transfer**.

11. Chattels (see condition G1.7)

The **lot** is sold with such items (if any) noted as included in any fittings and contents form (TA10).

12. 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.

13. Insurance (see condition G3)

The **seller** has no obligation to insure the **lot** after the **contract date**.

14. Title (see condition G4)

Freehold.

15. Registered or unregistered?

Registered at HM Land Registry with title absolute under title number CU92588.

16. Title guarantee (see condition G4.3)

Full title guarantee, subject to **condition** G4.3.

17. Transfer (see condition G5)

There is no prescribed form of **transfer**.

18. Agreed completion date (see condition G6.1)

Twenty (20) business days after the contract date OR SOONER by mutual agreement between the **seller** and the **buyer**.

19. Additional amounts payable at completion (see condition G6.2)

19.1 On **completion** the **buyer** will pay to the **seller**:

19.1.1 the cost of the local authority search and enquires, any other searches, and search validation indemnity insurance (if required) that have been supplied to the **buyer** relating to the **lot**; and

19.1.2 a contribution of £500.00 plus **VAT** towards the **seller's** legal costs in preparing the auction pack for the **lot**.

20. Landlord's licence (see condition G9)

Not applicable.

21. Interest rate (see condition G10)

4% over Barclays Bank PLC base rate from time to time.

22. Arrears (see condition G11)

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

23. VAT (see conditions G14 and 15)

VAT is not payable as the transaction is exempt.

24. Capital allowances (see condition G16)

No capital allowances are available.

25. Maintenance agreements (see condition G17)

There are no maintenance agreements.

26. TUPE (see condition G20)

There are no employees to which **TUPE** applies.

27. Environmental (see condition G21)

Condition G21 does not apply

28. Warranties (see condition G25)

There are no available warranties.

29. Amendments to general conditions

None.

30. Extra special conditions

30.1 The **buyer** will be deemed to purchase the **lot** with knowledge in all respects of its authorised use for the purposes of town and country planning legislation from time to time in force.

30.2 If the **buyer** does not complete on the **agreed completion date** the **buyer** will pay the **seller** the sum of £300.00 plus **VAT** to cover the cost of any notice to complete prepared or served by the **seller's** conveyancers.

30.3 Completion will take place by post in accordance with the current edition of the Law Society Code for Completion by Post.

30.4 The words "1400 hours" are to be deleted from **condition** G6.5 and are to be replaced with the words "1200 hours".

30.5 Prior to **completion** the **seller** will provide the following information:-

30.5.1 completion statement; and

30.5.2 details of the account to which completion monies are to be remitted.

30.6 All completion monies must be remitted by electronic funds transfer. Banker's drafts and other forms of payment will not be accepted.

30.7 The covenant set out in section 2(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 will not extend to include any obligation on the **seller** to pay the costs of complying with that covenant but instead shall extend to include an obligation on the part of the **buyer** to pay those costs.

- 30.8 In the covenant implied under section 3(3) of the Law of Property (Miscellaneous Provisions) Act 1994 the phrase “since the last disposition for value” will be replaced by the phrase “since the Seller became entitled to transfer the Property” in both cases where the phrase occurs.
- 30.9 **Condition** G4.2 does not apply and the words “unless **condition** G4.2 applies” are deemed to be deleted from **condition** G4.1.

Arrears Schedule

These are the arrears referred to in condition G11

Property	Current Tenant	Current rent	Date rent last paid	Current Arrears
None				

Tenancies Schedule

These are the tenancies referred to in condition G1.2

Property	Date	Original landlord and tenant	Current tenant	Term	Current Rent
None					