



**Contract Incorporating the  
Standard Conditions of Sale  
(Fifth Edition – 2018 Revision)**

**For conveyancer's use only**

Buyer's conveyancer: \_\_\_\_\_

Seller's conveyancer: \_\_\_\_\_

Law Society Formula: A / B / C / Personal

Time: \_\_\_\_\_

The information above does not  
form part of the Contract

**Date**

**Seller** Torsten Edwin Fjastad as Personal Representative of the Lady Vera  
Maud O'Brien Inchiquin deceased

**Buyer**

**Property  
(freehold)** Land at Hope Cottage, Batchcott, Richards Castle, Ludlow SY8  
4EB and shown edged red on the plan annexed hereto

**Title Number** SL220798

**Specified incumbrances** As set out in the Registers of the Sellers' title dated 12 April 2019  
and timed 14:09:57 excluding any financial charges

**Title guarantee** Limited

**Completion date**

**Contract rate** The Law Society's Rate

**Purchase Price** £0.00

**Deposit** £

**Chattels price** £

**Balance** £

The seller will sell and the Buyer will buy the Property for the purchase price.

**WARNING**

This is a formal document, designed  
to create legal rights and legal  
obligations. Take legal advice before  
using it.

**Signed**

Seller/Buyer

**SPECIAL CONDITIONS**

- 1 (a) This contract incorporates the Standard Conditions of Sale (Fifth Edition).  
(b) The terms used in this contract have the same meaning when used in the Conditions.
- 2 Subject to the terms of this contract and to the Standard Conditions of Sale, the seller is to transfer the property with either full title guarantee or limited title guarantee, as specified on the front page.
- 3 (a) The sale includes those contents which are indicated on the attached list as included in the sale and the buyer is to pay the contents price for them.  
(b) The sale excludes those fixtures which are at the property and are indicated on the attached list as excluded from the sale.
- 4 The Property is sold with vacant possession.
- 5 Conditions 6.1.2 and 6.1.3 shall take effect as if the time specified in them were 1.00pm rather than 2.00 p.m.
- 6 Neither party can rely on any representation made by the other, unless made in writing by the other or his conveyancer, but this does not exclude liability for fraud or recklessness.
- 7 Each occupier identified below agrees with the seller and the buyer, in consideration of their entering into this contract, that the occupier concurs in the sale of the property on the terms of this contract, undertakes to vacate the property on or before the completion date and releases the property and any included fixtures and contents from any right or interest that the occupier may have.  
**Note:** this condition does not apply to occupiers under leases or tenancies subject to which the property is sold
- 8 The Transfer from the seller to the buyer will be in the form of the TP1 annexed hereto
- 9 On completion the buyer will pay to the seller the cost of the Local Authority Search Groundsure Search Drainage Report and the Chancel Check, totalling £380.40

Name(s) and signature(s) of the occupier(s) (if any):

Name

Signature

Notices may be sent to:

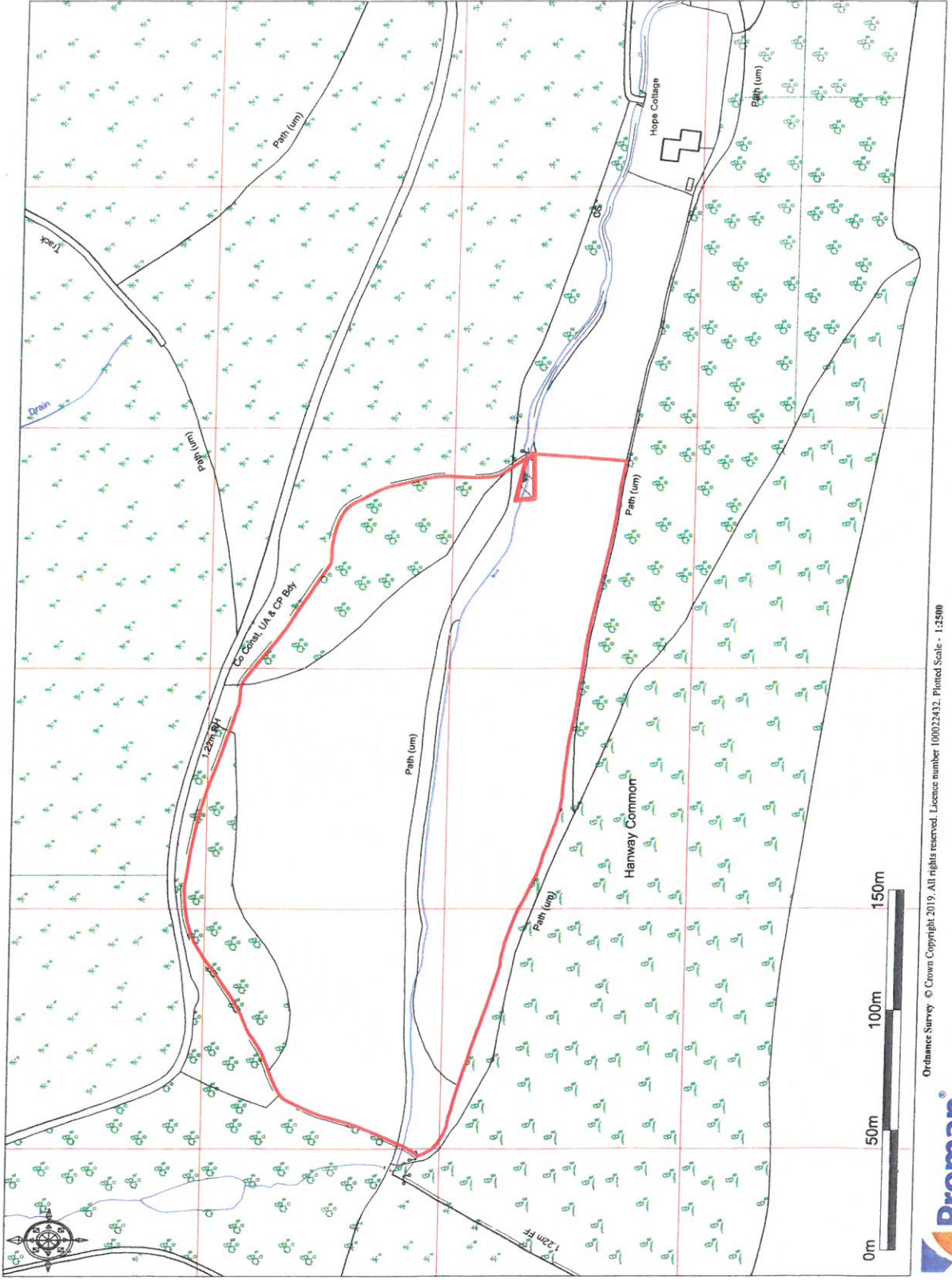
**Seller's conveyancer's name:** T. A. Matthews Solicitors  
DX 27034 Leominster  
Ref: 30738.3/RLP

Email address: \*

**Buyer's conveyancer's name:**  
Ref:

Email address: \*

\*Adding an e-mail address authorises service by e-mail: see condition 1.3.3(b).



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