

SPECIAL CONDITIONS OF SALE

Sale of 9 NORWICH STREET, FAKENHAM

1. the property will be sold with the benefit of and subject to the rights and easements as set out in the draft Land Registry TP1 Transfer included in the Auction Pack which will be the form of Transfer to be executed by the Parties on completion (in duplicate).
2. On completion the Buyer will contribute £200 to the Seller's costs of the preparation and supply of the Auction Pack.
3. The Buyer will in addition to the Purchase Price pay to the Seller Value Added Tax at the rate in force on completion on the Purchase Price and the Seller will provide to the Buyer a valid VAT Invoice or if the Buyer shall wish to treat the matter as a Transfer Of Going Concern then prior to completion the Buyer must produce to the Seller's Solicitors a copy of the formal notification to HM Revenue & Customs (with confirmation that same has been lodged with the Revenue) to exercise the option to tax in respect of the property such application form to be in the required current pro-forma required by HM Revenue & Customs and in the event that such evidence of option to tax has not been produced on the date of completion then the Buyer will be required to pay VAT on the Purchase Price.
4. The Property is sold subject to the occupational leases as follows:-
 - 5th November 2004 Unit 1 in favour of Mrs D. Reece (now assigned to Mr Tann).
 - 19th February 2007 Unit 2 in favour of Mr & Mrs P. Bunting.
 - 25th December 2006 Unit 4 in favour of Mr & Mrs P. Bunting.
 - 1st February 2007 First Floor Flats 9B & C in favour of Marcton Construction Limited.
 - 14th February 2007 lease of Second Floor Flat 9D in favour of M.P. and S.E. Everett and C.R. & C.G. Sunderland.
 - Unit 5 lease to be completed prior to auction in favour of Kett Country Cottages Limited.
5. The Sellers do not have possession of the original Rent Deposit Deed, Licence to Assign Deed and Deed of Variation relating to Unit 1 Newman's Arcade and the Buyers will accept certified copies of the documents on completion and not raise any requisition or objection thereto.

6. On completion an allowance will be made for the Rent Deposit held by the Sellers for Unit 1 (Mr Tann) in the sum of £1,000 plus VAT.
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