



## Special conditions

Note: words in capitals and/or bold have special meanings that are defined in the Glossary. Words that are neither in square brackets nor in italics constitute the **Special Conditions** applicable to the relevant **Lot**. References to the **General Conditions** are for convenience only and are not intended to be comprehensive.

**Lot** Number *[insert]*

<b>Name and address of Seller</b>		JL Property Solutions Limited, CRM 10993446, of Stepping Stones, Lighthorne, Warwick, CV35 0AR
Name, address and reference of <b>seller's</b> solicitors		Jefferies Essex LLP of 3 <sup>rd</sup> Floor Dencora Court, Tylers Avenue, Southend on Sea, SS1 2BB  MJH/475403
<b>Description of Lot</b>	See <b>Condition</b> G1.1	73 Blaen Dowlais, Dowlais, CF48 3RB
<b>Rights to be granted</b>	See <b>Condition</b> G1.1	None.
<b>Rights to be reserved</b>	See <b>Condition</b> G1.1	None.
<b>Exclusions</b>	See <b>Condition</b> G1.1	None.
<b>Tenancies</b>	See <b>Condition</b> G1.2	There are no tenancies.
<b>What the sale is subject to</b>	See <b>Condition</b> G1	The matters set out in the <b>General Conditions</b> .
<b>Chattels etc</b>	See <b>Condition</b> G1.7	None.
<b>Deposit</b>	See <b>Condition</b> G2	10% of the <b>price</b> to be paid to the <b>auctioneer</b> and held by the <b>auctioneer</b> (or if the <b>auctioneer</b> chooses the <b>seller's</b> solicitors as stakeholder)
<b>Insurance</b>	See <b>Condition</b> G3	The <b>seller</b> has no obligation to insure the <b>Lot</b> after the contract date.

<b>Title</b>	See <b>Condition</b> G4	Freehold.
<b>Registered or unregistered</b>		The <b>Lot</b> is registered under title number WA825217
<b>Title guarantee</b>	See <b>Condition</b> G4.3	Full title guarantee subject to Condition G4.3.
<b>Transfer</b>	See <b>Condition</b> G5	There is no prescribed form of transfer.
<b>Agreed Completion Date</b>	See <b>Condition</b> G6.1	20 business days after the contract date.
<b>Additional amounts payable at completion</b>	See <b>Condition</b> G6.2	None.
<b>Interest Rate</b>	See <b>Condition</b> G10	4% over <i>Barclays Bank Base Rate</i> from time to time
<b>VAT</b>	<b>Condition</b> G14  <b>Condition</b> G15	VAT is not payable—the transaction is exempt.
<b>Capital Allowances</b>	See <b>Condition</b> G16	No capital allowances are available.
<b>Maintenance agreements</b>	See <b>Condition</b> G17	There are no maintenance agreements.
<b>TUPE</b>	See <b>Condition</b> G20	There are no employees to which TUPE applies.
<b>Environmental</b>	See <b>Condition</b> G21	Condition G21 does not apply.
<b>Warranties</b>	See <b>Condition</b> G25	There are no available warranties.

Amendments to the <b>general conditions</b>		None.
<b>Extra special conditions</b>		None.
<b>Special Conditions of Sale</b>		On <b>completion</b> the <b>buyer</b> shall pay £156 to the <b>seller</b> , being the costs of providing the searches disclosed as part of the auction pack.