

SPECIAL CONDITIONS

LOT Number

Brief description of the LOT

131 High Street Staines TW18 4PD being part of title number SY334708 as shown edged red on the plan attached

Name and address of the SELLER

Linea Staines Ltd (Company no: 16605745) whose registered office is C/o Pbsl The Courtyard 14a Sydenham Road Croydon Surrey CR0 2EE

Name, address and reference of the SELLER'S SOLICITORS

Solomon Taylor & Shaw of 3 Coach House Yard, Hampstead High Street, London NW3 1QD – Ref :- SA 91264

Title

Freehold

Registered or unregistered?

All that part of the property registered with title absolute under title number SY334708 in accordance with the form of TP1 attached

Title Guarantee

No title guarantee

Deposit

10% of the PRICE to be held as stakeholder for the SELLER

INTEREST RATE

10% over Barclays Bank plc base rate from time to time

AGREED COMPLETION DATE

31st October 2025

VAT

VAT is not payable

Insurance

The Buyer is to insure

Vacant or Let?

Vacant

Rights sold with the LOT

Please see TP1 and title

Exclusions from the sale

Please see TP1 and title

Reservations to the SELLER

Please see TP1 and title

Amendments to the GENERAL CONDITIONS

The following conditions replace the GENERAL CONDITIONS of the same number:

1. General Condition 6.8.2 shall be varied by the substituting of the word "five" for the word "ten".

Extra SPECIAL CONDITIONS

1. If due to the default of the Buyer completion does not place on the date fixed for completion the Buyer shall pay the Seller's Solicitors' costs of not less than £450 plus VAT for any additional work incidental to such default and recalculating the completion figures and serving notice to complete such costs to be paid on completion.
2. Transmission by fax is a valid means of giving a notice to either the Seller or the Buyer or their respective Solicitors.
3. The Buyer shall within two months from the date of completion submit an application to the Land Registry for registration of the Transfer of the Property to the Buyer and the Buyer shall deal promptly with any requisitions raised by the Land Registry and shall supply a copy of its registered title to the Seller upon completion of registration and the Buyer shall indemnify the Seller against any costs or expenses incurred by the Seller in enforcing this provision.
4. If a provision of this agreement (or part of any provision) is found illegal, invalid or unenforceable, the provision shall apply with the minimum modification necessary to make it legal, valid and enforceable.

5. If the Property is squatted or is unlawfully occupied whether before or after the date of the auction completion will be on the basis that is squatted and the Buyer shall not be entitled to refuse to complete or delay completion as a result and on completion no allowance shall be made in respect of the unlawful occupation or in respect of the state or the repair and condition of the Property and the Seller shall not be required to remove any rubbish or other items remaining at the property.
6. The Buyer shall reimburse to the Seller the costs of the Local Authority Search and the office copy entries.
7. The Seller is not the registered proprietor and is the contractual purchaser of the property pursuant to a Contract dated 30th July 2025 a copy of which will be provided to the Buyer after exchange with the purchase price and deposit redacted. On completion the Seller will provide the following:
 - i) an executed Transfer from the registered proprietor to the Seller
 - ii) an executed Transfer in favour of the Buyer
 - iii) completed AP1 form in respect of the Transfer from the Registered Proprietor to the Seller.
 - iv) allowance for the Land Registry fee
 - v) SDLT5 Certificate in respect of the Transfer from the Registered Proprietor to the Seller.
 - vi) An undertaking from the Seller's Conveyancer to use reasonable endeavours to deal with any requisitions raised by the Land Registry in respect of the Transfer from the Registered Proprietor to the Seller.

The Buyer shall not be entitled to refuse to complete the transaction as a result of the Seller not being the registered proprietor and completion of the sale shall take place simultaneously with the completion of the purchase by the Seller.
8. On completion the Buyer shall pay to the Seller an additional payment of 1 per cent plus VAT as a contribution to the Seller's legal and auction costs.

Capital allowances

There are none

Maintenance agreements

There are no maintenance agreements