

Contract of Sale 1985

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Vendors Solicitors	MILLS & REEVE 3-7 Redwell Street NORWICH, NR2 4TJ Tel. Norwich (0603) 660155 (ref: SJ)
Purchasers Solicitors	MILLS & REEVE, 3-7 Redwell Street, Norwich, NR2 4TJ. (Ref: JFA)
Local Authorities Liable to Register Land Charges	South Norfolk District Council, South Norfolk House, Swan Lane, Long Stratton, Norwich, NR15 2XC.

SPECIAL CONDITIONS OF SALE

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- A. The prescribed rate of interest is agreed at ~~4~~ per centum per annum above the base rate for the time being of Barclays Bank Plc.
- B. Conditions 3, ~~7(1)(ii)~~, 15(2) 21(2) and 21(3) of the National Conditions shall not have effect.
- C. The Vendor sells as Personal Representatives
- D. Title shall be deduced and shall commence as follows:-
Conveyance dated 28.1.47.
- E. A deposit of £ 3,840 shall be paid to Messrs. Mills & Reeve as Agents for the Vendor.
- F. The sale is with vacant possession upon completion/~~subject to the existing tenancy and which details have been supplied to the Purchaser subject to the following conditions:-~~
- G. The property is sold subject to any charges, regulations, designations or restrictions made or imposed by or under the Town and Country Planning Acts or any statutory modification or re-enactment thereof and to any development plans made or proposed by the local Planning Authority and to all requirements, orders, or notices made or given by any local or other authority and to all matters registrable as Local Land Charges whether subsisting at the date of this contract or arising hereafter.
- ~~xxxx The sale is on the charge of the following items specified in the inventory annexed which are to be taken by the Purchaser for a sum (additional to the purchase price of the property) of £x~~
- ~~xxxx Where the Purchaser is in possession of any of the property referred to in this contract the Purchaser shall be deemed to be a party to the contract and a party comprising the Purchaser and any other party required by the contract to be a party to the contract shall be deemed jointly and severally by the parties comprising the Purchaser~~
- ~~The property is sold as for as they are still subsisting or capable of being enforced or of taking effect, subject to:-~~
- H. The Conveyance to the Purchaser shall be prepared in duplicate by the Purchaser's Solicitors and a duly executed and stamped duplicate handed to the Vendors' Solicitors on completion.
- I. The Purchaser's Solicitors having been supplied with an Epitome of Title no objection or requisition shall be raised in respect thereof.

See Rider 2

Photocopy of amended contract.

CONTRACT

by reference to the 20th Edition of the National Conditions of Sale ("the National Conditions")

Parties

Vendor	[REDACTED]
Purchaser	THE PARISH COUNCIL OF MULBARTON, NORFOLK

Agreement

It is agreed that the Vendor sells and the Purchaser buys the property described below at the price and on the terms set out below SUBJECT:-

- (a) to the special conditions overleaf and
- (b) to the National Conditions in so far as they are not inconsistent with the said special conditions.

Property

The interest sold is the Freehold/Leasehold

ALL THAT land in the Parish of Mulbarton in the County of Norfolk being part O.S. 6000 O.S. map metric edition (and being part O.S. 109 old O.S. EDITION) formerly part of Old Hall Farm and comprising 2.56 acres or thereabouts and shown for identification purposes only edged red on the attached plan - See Rider 1

Table

District Land Registry		
Title Number		
Agreed Purchase Price	£ 7,680	p 00
Less Deposit	3,840	00
Balance	3,840	00
Add Price agreed for Chattels		
Balance payable on completion	3,840	00

Completion Date

Completion Date	
Signed	X
Dated	Please do not date. Signed By [REDACTED]

