

WARNING:

IT IS RECOMMENDED THAT THE WITHIN SHOULD NOT BE COMPLETED WITHOUT PRIOR LEGAL ADVICE

CONDITIONS OF SALE
2023 EDITION



PARTICULARS

and

CONDITIONS OF SALE

of

Cottage and lands at Drumavaddy, Carrickaboy, Co Cavan

***SALE BY AUCTION**

to be held at

on the [●] day of [●], 20[●] at [●] o'clock

*Auctioneer: Smith Property

*Address:

* Delete as appropriate

Vendor: Evelyn Corr & Vincent Ashe

Vendor's solicitor: Paul V Kelly, John V Kelly & Co LLP, 27 Church Street, Cavan

Reference: 2/C347B/1/DC

SPOUSAL */ CIVIL PARTNER CONSENT (* delete as appropriate)

I, _____ being the spouse of the under-named Vendor hereby, for the purposes of Section 3 of the Family Home Protection Act 1976,* / being the civil partner of the under-named Vendor hereby, for the purposes of Section 28 of the Civil Partnership and Certain Rights and Obligations of Cohabitants Act 2010, consent to the proposed sale of the Subject Property described in the within Particulars at the price mentioned below.

SIGNED by the said spouse */ civil partner
in the presence of:

MEMORANDUM OF AGREEMENT made this _____ day of _____ 2024

BETWEEN EVELYN CORR & VINCENT ASHE

of Drumavaddy, Carrickaboy, Co Cavan

Tax number

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Tax number

--	--	--	--	--	--	--	--	--	--

Tax type _____

Tax type _____

(“Vendor”)

Nominated Email Address of Vendor’s solicitor: reception@jvkelly.com

AND

of

Tax number

--	--	--	--	--	--	--	--	--	--

Tax number

--	--	--	--	--	--	--	--	--	--

Tax type _____

Tax type _____

(“Purchaser”)

Nominated Email Address of Purchaser’s solicitor

whereby it is agreed that the Vendor shall sell and the Purchaser shall purchase in accordance with the annexed Special and General Conditions of Sale the Subject Property described in the within Particulars at the Purchase Price mentioned below.

REMINDER
Where
appropriate,
Vendor
should
insert an
appropriate
VAT Special
Condition 3

Purchase Price €

Closing Date: 4 weeks from date hereof

less deposit €

Interest Rate: 4 per cent per annum

Balance €

SIGNED _____
(Purchaser)

SIGNED _____
(Vendor)

Witness _____

Witness _____

Occupation _____

Occupation _____

Address _____

Address _____

(For
sale
by
auction)

As stakeholder I/we acknowledge receipt of € _____ in respect of deposit.

SIGNED

PARTICULARS AND TENURE

LOT 1 dwellinghouse on 0.277 hectares (0.685 acres)

ALL THAT AND THOSE the dwellinghouse at Drumavaddy, Carrickaboy being part of the property comprised in Folio 6504F of the Register County Cavan being the property outlined in blue on the map attached, marked with the letter "A" containing 0.277 hectares (0.685 acres) or thereabouts

LOT 2 containing 4.533 hectares (11.201 acres)

ALL THAT AND THOSE the lands at Drumavaddy, Carrickaboy being part of the property comprised in Folio 6504F of the Register County Cavan being the property outlined in blue on the map attached, marked with the letter "B" containing 4.533 hectares (11.201 acres) or thereabouts

LOT 3 containing 2.02 hectares (4.991 acres)

ALL THAT AND THOSE the lands at Drumavaddy, Carrickaboy all of the property comprised in Folio 13454 of the Register County Cavan being the property outlined in blue on the map attached, marked with the letter "C" containing 2.02 hectares (4.991 acres) or thereabouts

LOT 4 being all of Lots 1, 2 and 3 above

Local Property Tax (LPT) property ID number (where applicable) 16121431EH

DOCUMENTS SCHEDULE

1. Title
 - 1.1. Folio & filed plan CN13454
 - 1.2. Folio & filed plan CN6504F
 - 1.3.
2. Planning
 - 2.1. Architects Certificate of Exemption dated 28th July 2020
 - 2.2. Architects Declaration of Identity dated 27th July 2020
3. Corporate
 - 3.1.
4. Tenancies
 - 4.1.
5. General
 - 5.1. BER Certificate & Report dated 2nd August 2020
 - 5.2 Roads & Services Letter (to follow)
 - 5.3 Certificate of Exemption in respect of NPPR liability
 - 5.4 LPT Printout (to follow)
 - 5.2 Requisitions on Title

SEARCHES SCHEDULE

SPECIAL CONDITIONS

1. **Amendment of Law Society 2023 General Conditions by Special Condition**

Save where the context otherwise requires or implies or the text hereof expresses to the contrary, the definitions and provisions as to interpretation set forth in the within General Conditions (Law Society 2023 General Conditions) shall be applied for the purposes of these Special Conditions

1. **Application of Law Society 2023 General Conditions**

The said General Conditions shall:

- (a) apply to the sale in so far as the same are not hereby altered or varied, and these Special Conditions shall prevail in case of any conflict between them and the General Conditions
- (b) be read and construed without regard to any amendment therein, unless such amendment shall be referred to specifically in these Special Conditions.

2. *Attach / insert the relevant sub-clauses from the current recommended format of VAT special condition (available on www.lawsociety.ie). Please note that only the relevant clauses should be included and adapted to deal with the specific property.*

3. **Title**

The title to the Subject Property shall commence with Certified Copy Folios CN13454 and CN6504F and no prior title shall be called for or furnished.

4. Evelyn Corr sells in her capacity as the registered owner of Folio CN13454 and Vincent Ashe sells in his capacity as the registered owner of Folio CN6504F.