MARKET DRAYTON LTD

ESTATE AGENTS
LETTING AGENTS

PROPERTY CENTRES

Terms & Conditions of Engagement

Address:

12 Pendrell Close, Buntingsdale, Market Drayton, Shropshire, TF9 2ET

Vendor: Mr Andrew McCarthy

Date: 9th October 2026

S & J hereby acknowledge receipt of your instructions to offer for sale the above stated property at an initial asking price of 350,000 subject to contract on a sole, ~~joint or multiple~~ basis, in accordance with the Estate Agents Act 1979 on the following terms:

On the sole agency agreement only, S & J Property Centres Market Drayton Ltd have a sixteen week period, where no other agent can be instructed during this time.

1. COMMISSION

S & J Property Centres Market Drayton Ltd confirms that our charges are to be calculated as set out under.

1% + V.A.T. will also be payable at the rate applying on the date of exchange of contracts.

Minimum fee: 1% + VAT

You will be liable to pay remuneration to us , in addition to any other costs or charges agreed, if at any time (unconditional contracts for the sale of the property are exchanged).

Agency instructions can be cancelled in writing at any time by either party to this agreement, after the sixteen week sole agreement has completed, at which point we would require 14 days written notice. (No other agent can be instructed during the 14 day notice from the day S & J Property Centres Market Dayton Ltd receive the written instructions, because during this period a buyer for your property could be found).

If following cancellation of agency instructions, you effect a sale to a party introduced by S & J Property Centres Market Drayton Ltd during our agency period, then the commission set out under 1 above will become payable.

Should you withdraw from our agency and find a buyer yourself or through another agent, if the purchaser has in any way received details or viewed the property through S & J Property Centres Market Drayton Ltd, you will be liable to pay our commission fee in full plus VAT at the rate applying date.

AERIAL PHOTOGRAPHY

Included in our selling package are the aerial photographs, which are owned by S & J Property Centres Market Drayton Ltd. Should at anytime you withdraw the property from our agency and wish to use the aerial photography taken by us, with the new selling agent, then there is a one off charge of £75.00 + v.a.t. and once this is paid, we will email the photos over to you.

2. DISBURSEMENTS

NO SALE NO FEE

3. SALES PARTICULARS PROPERTY MISDESCRIPTIONS ACT 1991

It is important that our property sales particulars contain an accurate description of the property being sold and therefore request that you notify us of any errors or omissions without delay so that the necessary alterations can be made. Whilst the property is being marketed by S & J Property Centres Market Drayton Ltd, you are responsible to keep us informed of any interior or exterior alterations to your property, in order for us to keep your details fully up to date.

4. LIABILITY

S & J Property Centres Market Drayton Ltd does not accept any liability for damage that may be caused to your property whilst we act as your selling agents by any party unless as a direct consequence of a breach of duty or omission of any representatives of S & J Property Centres Market Drayton Ltd (other than sub-agents). The erection/removal of the for sale boards is not a function carried out directly by S & J Property Centres Market Drayton Ltd and therefore responsibility for any damage caused must rest with the contractors concerned.

For and on behalf of S & J Property Centres Market Drayton Ltd. We confirm our agreement to the above terms.

Vendors Signature: .....

Date: .....

Signature: .....

Date: 9th October 2026

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