

HOUSE SALE AGREEMENT

Property Address: _____ Date: _____

Seller Information:

Full Name: _____

National Insurance Number / ID: _____

Address: _____

Phone/Email: _____

Buyer Information:

Full Name: _____

National Insurance Number / ID: _____

Address: _____

Phone/Email: _____

Property Details:

Type of Property (e.g., Detached, Semi-Detached): _____

Number of Bedrooms: _____ Number of Bathrooms: _____

Council Tax Band: _____ Energy Performance Certificate (EPC) Rating: _____

Fixtures and Fittings Included: _____

Purchase Price and Payment Terms:

Purchase Price: _____ GBP

Deposit Amount: _____ GBP

Payment Method and Schedule: _____

Clause 1 – Agreement to Sell and Buy

The Seller agrees to sell and the Buyer agrees to purchase the property specified above on the terms and conditions set out in this Agreement.

Clause 2 – Deposit

The Buyer shall pay a deposit as specified above upon execution of this Agreement, which will be held by the Seller's solicitor until completion.

Clause 3 – Completion

Completion shall take place at the agreed location on a date agreed by both parties, at which point the balance of the purchase price must be paid in cleared funds.

Clause 4 – Title and Conveyance

The Seller warrants that they are the legal owner of the property and have full right to sell it. The Seller shall provide all necessary documents to transfer legal title to the Buyer.

Clause 5 – Condition of Property

The property is sold as seen with all faults and defects, whether patent or latent, save as expressly provided in this Agreement. The Buyer acknowledges having had the opportunity to inspect the property.

Clause 6 – Fixtures and Fittings

The fixtures and fittings included in the sale are those listed above. The property shall be vacant and free of tenants and third-party rights at completion.

Clause 7 – Warranties and Representations

The Seller represents that there are no outstanding notices, disputes, or other matters affecting the property except as disclosed to the Buyer in writing.

Clause 8 – Survey and Inspection

The Buyer may conduct any surveys or inspections prior to completion. If any issues arise, both parties shall negotiate in good faith to resolve them.

Clause 9 – Risk and Insurance

Risk in the property shall pass to the Buyer on completion. The Seller is responsible for insuring the property until completion.

Clause 10 – Default and Remedies

If either party fails to complete the transaction in accordance with this Agreement, the non-defaulting party may seek specific performance or damages.

Clause 11 – Costs

Each party shall bear their own legal and other costs incurred in connection with this transaction unless otherwise agreed.

Clause 12 – Notices

All notices under this Agreement shall be in writing and sent to the addresses specified above via hand delivery, registered post, or email.

Clause 13 – Entire Agreement

This Agreement contains the entire understanding between the parties and supersedes all prior discussions, agreements or understandings.

Clause 14 – Governing Law and Jurisdiction

This Agreement shall be governed by and construed in accordance with the laws of England and Wales. The parties submit to the exclusive jurisdiction of the English courts.

Clause 15 – Severability

If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

Clause 16 – Counterparts and Electronic Signatures

This Agreement may be executed in counterparts and by electronic means, each of which shall be deemed an original.

Clause 17 – Data Protection

The parties agree to process personal data in accordance with applicable UK data protection laws solely for the purposes of this Agreement.

Clause 18 – Property Condition Report

The Buyer acknowledges receipt of any property condition reports provided prior to signing this Agreement.

Clause 19 – Planning and Building Regulations

The Seller confirms that there are no known breaches of planning or building regulations affecting the property except as disclosed.

Clause 20 – Completion Accounts

If applicable, any completion accounts shall be prepared and agreed in accordance with this Agreement prior to completion.

SELLER'S SIGNATURE

BUYER'S SIGNATURE

Signature: _____

Signature: _____

Original source of this document:

<https://legaltemplates-uk.com/house-sale-contract/>

Did you find this template helpful?

Find more updated templates at:

<https://legaltemplates-uk.com/>

[View more templates](#)

This template is intended exclusively for personal, non-commercial use.
If distributed or published, the source must be mentioned.

This template is provided for guidance only and does not constitute legal advice.
It is recommended to consult a legal professional for each specific case.