

Sub-clause to be added as Special Condition 3(e) of the Law Society's Conditions of Sale

“In the event that the within sale (which term shall include the surrender or assignment of a leasehold interest created prior to the 1st day of July 2008) is to be completed on or after 1 July 2008, and an option to charge VAT on the sale is available under Section 4B or Section 4C of the VAT Act, by notice in writing issued to the Purchaser at or before the completion of the sale, the Vendor shall have the right to require that VAT shall be chargeable on the sale as provided in such sections as the Vendor shall nominate in such notice. If such notice is issued, the Purchaser hereby irrevocably agrees that VAT as appropriate will be charged on the sale, and without prejudice to the generality of the foregoing, he will execute such further documentation as may reasonably be requested by the Vendor to confirm that the option to charge VAT on the sale has been exercised. If such option to charge VAT on the sale is exercised, the Vendor shall provide the Purchaser with such information in relation to the property as is necessary to enable the Purchaser to comply with the Purchaser's obligations under the VAT Act which arise as a result.”

Note

This sub-clause is suitable for the majority of sales completing after 30/6/08.