

These are the notes referred to on the following official copy

Title Number SL151811

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

HM Land Registry

Transfer of part of registered title(s)

TP1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.
For example 'edged and numbered 1 in blue'.
Any plan lodged must be signed by the transferor.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of all of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Give full name(s) of all of the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

1	Title number(s) out of which the property is transferred: SL151811
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	Property: Land forming part of The Poppy House 20 Market Square Bishops Castle Shropshire SY9 5BN The property is identified <input checked="" type="checkbox"/> on the attached plan and shown: edged red <input type="checkbox"/> on the title plan(s) of the above titles and shown:
4	Date: <i>31 January 2018</i>
5	Transferor: LYNN MORRIS For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix: For overseas companies (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
6	Transferee for entry in the register: JOHN FREDERICK PARROCK For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix: For overseas companies (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
7	Transferee's intended address(es) for service for entry in the register: 48 The Ridgeway Sedgley West Midlands DY3 3UR

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, *or*
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to *Joint property ownership* and *practice guide 24: private trusts of land* for further guidance. These are both available on the GOV.UK website.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

8	The transferor transfers the property to the transferee
9	Consideration <input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): One Pound (£1.00) <input type="checkbox"/> The transfer is not for money or anything that has a monetary value <input type="checkbox"/> Insert other receipt as appropriate:
10	The transferor transfers with <input checked="" type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee
11	Declaration of trust. The transferee is more than one person and <input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants <input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares <input type="checkbox"/> they are to hold the property on trust:
12	Additional provisions Definitions Conditions for Entry: the conditions to which any right to enter in clause 3 or excepted and reserved by clause 4 is subject, namely that the right shall be subject to the person exercising the right:- (a) effecting entry at a reasonable time (or at any time in an emergency); (b) giving reasonable notice to the person whose premises are being entered (but no notice need to be given in an

emergency);

(c) causing as little damage and disruption as possible to the premises being entered and promptly making good any damage caused to the reasonable satisfaction of the person whose premises are being entered; and

(d) complying with any reasonable requirements of the person whose premises are being entered in relation to the exercise of the right of entry

Plan: the plan attached to this transfer

Projections: all foundations, footings, chimneys, flues, eaves, guttering, drainpipes, spouts, fence posts, wall piers and similar projections

Reservations: the rights excepted and reserved to the Transferor in clause 4

Rights: the rights granted by the Transferor to the Transferee in clause 3

Service Media: all media for the supply or removal of heat, smoke, electricity, gas, water, sewage, energy, telecommunications, television data and all other services and utilities and all structures, machinery and equipment ancillary to those media

Shared Accessway: the private driveway shown edged blue and the accessway shown edged green on the Plan

Transferor's Retained Land: the freehold property at The Poppy House 20 Market Square Bishops Castle SY9 5BN being the remainder of the land (excluding the Property) registered at the Land Registry with title absolute under title number SL151811, including the Shared Accessway

VAT: value added tax chargeable under VATA 1994 and any similar replacement tax and similar additional tax

VATA 1994: Value Added Tax Act 1994

1.2 Any obligation in this transfer on the Transferee not to do something includes an obligation not to permit or allow that thing to be done and an obligation to use reasonable endeavours to prevent that thing being done by another person

1.3 a person includes a corporate or unincorporated body (whether or not having separated legal personality)

1.4 Unless the context otherwise requires, words in the singular shall include the plural and in the plural include the singular

1.5 A reference to a statute, statutory provision or subordinate legislation is a reference to it as it is in force from time to time taking account of any amendment or re-enactment and includes any statute, statutory provision or subordinate legislation which it amends or re-enacts

1.6 A reference to a statute or statutory provision shall include any subordinate legislation made from time to time under that statute or statutory provision

1.7 Clause headings shall not affect the interpretation of this transfer

1.8 Any words following the terms including, include, in particular, for example or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms

1.9 Where the Transferor and / or Transferee is more than one person, unless otherwise expressly provided in this deed, they shall be jointly and severally liable for their respective obligations arising under this deed. Either party may take action against, or release or compromise the liability of, any one of those persons or grant time or other indulgence to any one of them without affecting the liability of any other of them

1.10 The Reservations are excepted and reserved from this transfer for the benefit of the Transferor's Retained Land (excluding the Property)

1.11 The Reservations may be exercised by the Transferor notwithstanding that the exercise of any of the Reservations or the works carried out pursuant to them may result in a reduction in the flow of light or air to the Property or loss of amenity for the Property

1.12 The Reservations shall be construed as extending to the Transferor, its successors in title and all persons authorised by them or otherwise entitled to exercise the Reservations

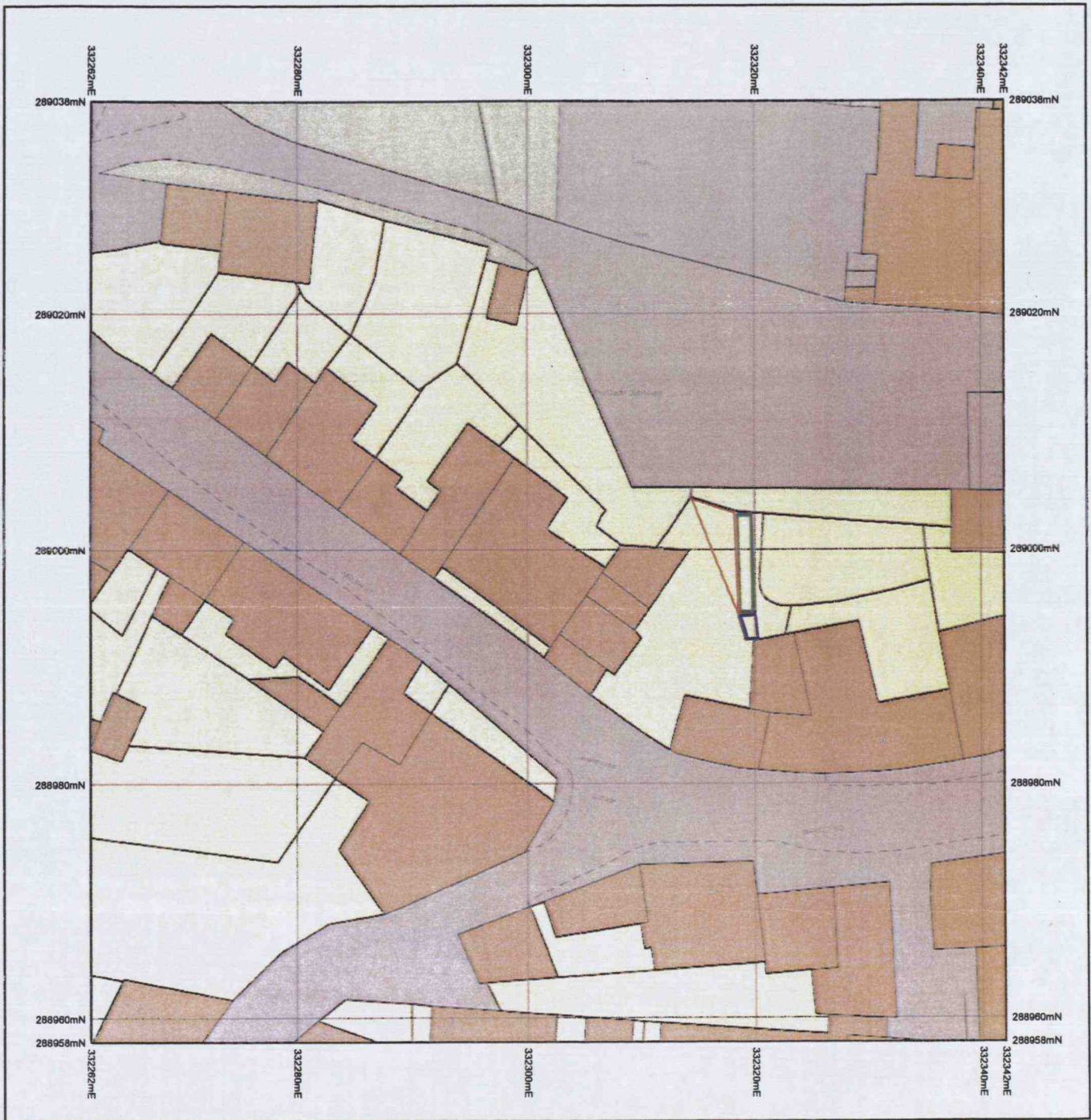
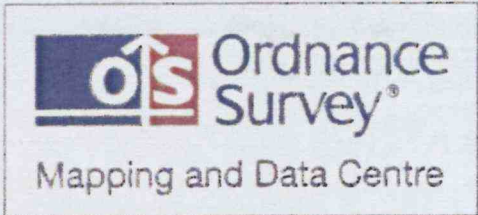
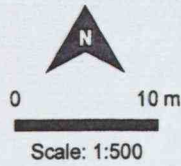
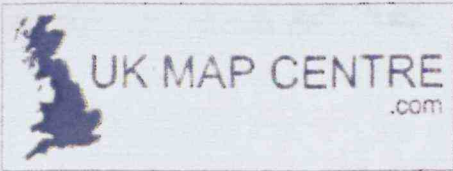
1.13 The Rights are not granted exclusively to the Transferee and are granted:-

(a) subject to the Reservations and any other rights of the Transferor and its successors in title in relation thereto whether or not referred to in this deed; and

(b) in common with any other persons lawfully entitled to the Rights or to similar rights in relation thereto

2.1 The Property shall not, by virtue of this transfer, have any rights or easements or the benefit of any other matters over land retained by the Transferor other than (if any) which are expressly mentioned in or granted by this transfer and section 62 of the Law of Property Act 1925 is qualified so as not to include any liberties, privileges, easement, rights or advantages over land retained by the Transferor except as expressly mentioned in or created by this transfer

2.2 The Transferor on behalf of itself and its successors in title consents to the access of light and air to the Property (and any building on it from time to time) from the Transferor's Retained Land but such consent shall not give any absolute right to the Transferee (or its successors in title) and is revocable at any time by the



© Crown Copyright and database rights 2015 Ordnance Survey 100048957. The representation of road, track or path is no evidence of a boundary or right of way. The representation of features as lines is no evidence of a property boundary.

Supplied by: www.ukmapcentre.com
Serial Number: 71922
Centre Coordinates: 332302,288998
Production Date: 10 Jun 2015 10:00



— Land transferred from Poppy House

LM X

Transferor or its successors in title

3. Rights granted for the benefit of the Property

The Transferor grants to the Transferee for the benefit of the Property and each and every part of it:

(a) a right of way for the Transferee and its successors in title and those authorised by it or them to pass with or without vehicles over and along that part of the Shared Accessway edged blue on the Plan to and from the Property

(b) a right of way for the Transferee and its successors in title and those authorised by it or them to pass on foot only over and along that part of the Shared Accessway edged green on the Plan to and from the Property

(c) subject to compliance with the Conditions of Entry, the right, in common with the Transferor and any other persons so entitled, to use and to connect into any Service Media in, on, under or along the Transferor's Retained Land and the Shared Accessway that serves (but does not form part of) the Property which is in existence at the date of this transfer or is installed or constructed after the date of this transfer

(d) subject to compliance with the Conditions of Entry, the right to enter the adjoining parts of the Transferor's Retained Land with or without agents, professional advisers, workmen and equipment so far as is reasonably necessary:

(i) to inspect or carry out works to the Property; or

(ii) to inspect, repair, maintain, install, re-route, or replace any Service Media serving the Property

(e) rights of support and protection from the Transferor's Retained Land for any land or buildings adjoining the Transferor's Retained Land

(f) the right to keep and maintain the Projections

(g) the benefit in common with all others who have a like right and privilege of the rights, easements and privileges contained or referred to in the Property Register of title number SL151811 insofar as the same benefit the Property

4. Rights reserved for the benefit of other land

The Transferor excepts and reserves out of the Property for the benefit of the Transferor's Retained Land and each and every part of it:

(a) subject to compliance with the Conditions for Entry, the right to enter the Property with or without agents, professional advisers, workmen and equipment so far as is reasonably necessary

(i) to inspect or carry out works to the Transferor's

Retained Land;

(ii) to inspect, repair, maintain, install, re-route or replace any Service Media serving the Transferor's Retained Land

(b) rights of support and protection from the Property for any land or buildings adjoining the Property

5. Restrictive covenants by the transferor

The Transferor covenants with the Transferee for the benefit of the Property not to obstruct the use by the Transferee and those authorised by it of the Shared Accessway

6. Positive covenants by the transferee

The Transferee covenants with the Transferor, for the benefit of the Transferor's Retained Land and each and every part of it, with the intention of binding the Property and each and every part of it:

(a) to comply with all laws governing the exercise of the Rights;

(b) to pay to the Transferor on written demand (50%) of the costs properly incurred by the Transferor plus any VAT thereon of keeping that part of the Shared Accessway edged green on the Plan in good repair

(c) to pay to the Transferor on written demand one third of the costs properly incurred by the Transferor plus any VAT thereon of keeping that part of the Shared Accessway edged blue on the Plan in good repair

7. Positive covenants by the transferor

The Transferor covenants with the Transferee:

(a) subject to the Reservations, not to obstruct, interrupt or interfere with the exercise of the Rights by the Transferee;

(b) to keep the Shared Accessway in good repair and condition and clean and free from obstruction

8. Agreements and Declarations

8.1 A person who is not a party to this transfer shall not have any rights under or in connection with it by virtue of the Contracts (Rights of Third Parties) Act 1999 but this does not affect any right or remedy of a third party which exists, or is available, apart from under that Act

8.2 This transfer and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

~~Rights granted for the benefit of the property~~

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Rights reserved for the benefit of other land

Include words of covenant.

Restrictive covenants by the transferee

Include words of covenant.

Restrictive covenants by the transferor

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Other

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 11 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance.

13 Execution

LM

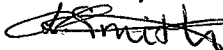
SIGNED as a deed by LYNN MORRIS in the presence of:-

Signature x J. Harrison

Full Name x JANE HARRISON

Address x 48. The Ridgeway
Sedgley
W. Mids
DY3 3UR

SIGNED as a deed by JOHN FREDERICK PARROCK in the presence of:-


LYNSEY SMITH
ROSE HILL WILLENTHAL
WEST MIDLANDS
WV13 2AR

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.