

Land Registry

Transfer of portfolio of titles (whole or part)

TR5

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. This form should only be used where the same transferor transfers **all the titles** to the same transferee.

Enter 'U' in column 1 if the land is unregistered.

In column 2 enter 'W' for a transfer of whole of a registered title, or 'P' for a transfer of part of a registered title. Leave blank if the land is unregistered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue' in column 3. For transfers of part you must either attach a plan and state the reference used to identify the land transferred, for example 'edged red' or refer to an existing reference on the transferor's title plan. Any attached plan must be signed by the transferor.

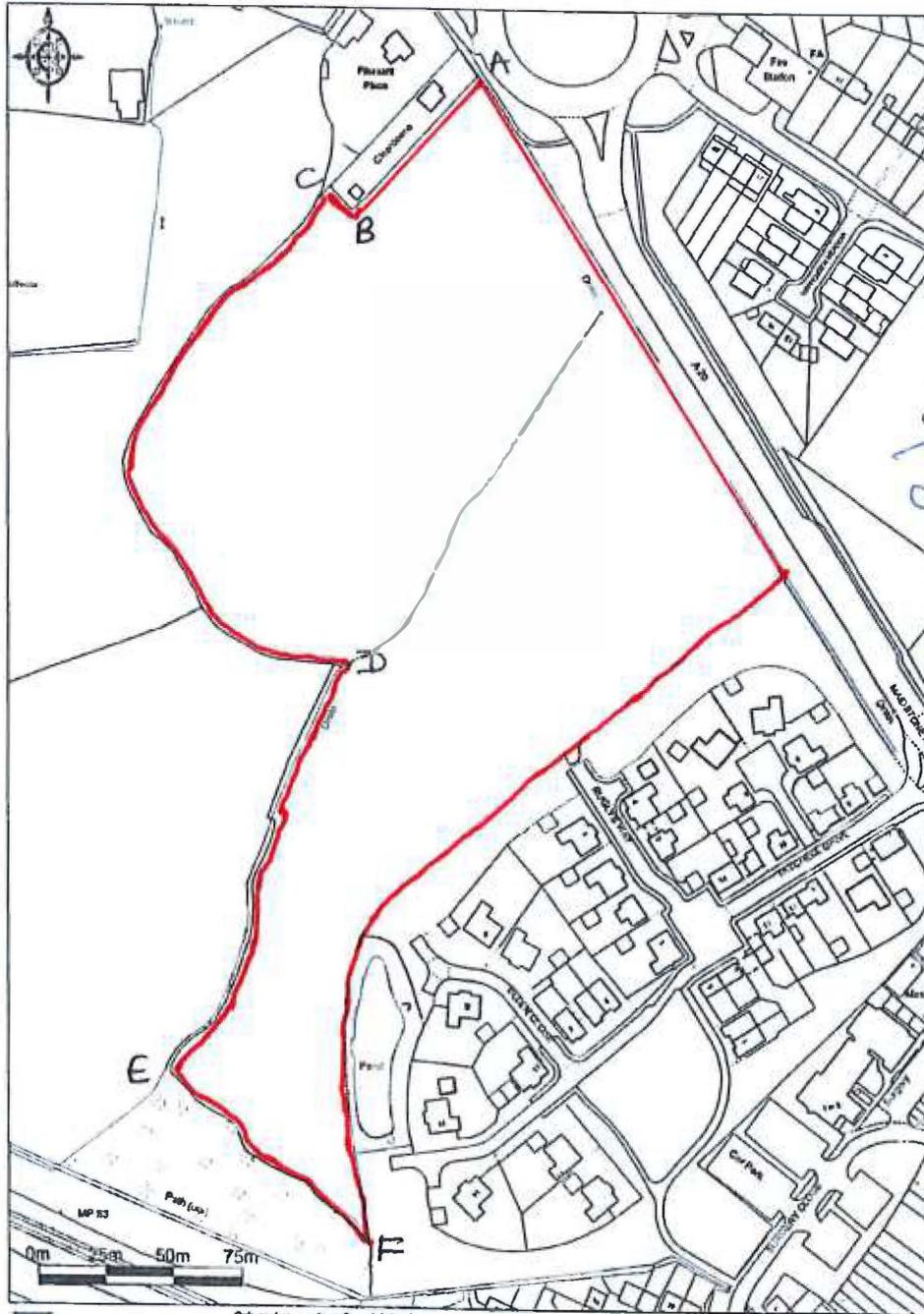
In column 4 include information that cannot conveniently be included in another panel, such as whether the title is freehold or leasehold, apportioned consideration, differing title guarantees.

1	Title number of the property	(W) or (P)	Property	Other information
	K111840	P	Land lying to the North of Hither Field, Charing, Ashford	Shown edged red on the attached plan but excluding the Ransom Strip
	K951240	W	Land on the North side of Ruglys Way and Ellen Close Charing, Ashford	
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:			
3	Date: 17 th MARCH 2014			
4	Transferor: Jane Horne Bromley, Peter Brundrett Bromley and Michael Edward Bromley <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:			

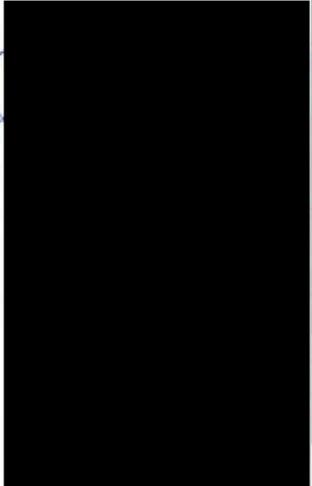
When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Give full name(s).

Complete as appropriate where the transferor is a company.



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License number 1000224. Plot and Scale: 1:2500



Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with 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.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.

Add any modifications.

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

5 Transferee for entry in the register:

BDW Trading Limited

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix: 03018173

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

6 Transferee's intended address(es) for service for entry in the register:

Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire, LE67 1UF

7 The transferor transfers the property in panel 1 to the transferee

8 Consideration

The transferor has received from the transferee for the property the following sum (in words and figures):

Five million two hundred and fifty thousand pounds (£5,250,000)

The transfer is not for money or anything that has a monetary value

Insert other receipt as appropriate:

9 The transferor transfers with

full title guarantee

limited title guarantee

10 Declaration of trust. The transferee is more than one person and

they are to hold the Property on trust for themselves as joint tenants

they are to hold the Property on trust for themselves as tenants in common in equal shares

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 Land Registry's Public Guide 18 – *Joint property ownership* and Practice Guide 24 – *Private trusts of land* for further guidance. These guides are available on our website www.landregistry.gov.uk

they are to hold the Property on trust:

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.

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

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11 Additional provisions

11.1 Definitions:

In this Transfer, the following words shall have the following meanings:

"Ditch" means the drainage ditch located within the Ransom Strip.

"Plan" means the plan attached to this Transfer.

"Ransom Strip" means the strip of land 1m wide along (but outside) the boundary of the Property between the points A-B-C-D-E-F on the Plan.

"Surface Water Drainage System" means the system of surface water drainage for the development of the Property.

11.2 Rights granted for the benefit of the property

The following rights are granted for the benefit of the Property over the Ransom Strip:

- (a) The right to connect the Surface Water Drainage System now laid or which shall be laid within the Property to the Ditch.
- (b) Subject to the conditions set out in clause 11.6(b) below, the right to enter onto so much of the Ransom Strip as is reasonably necessary in order to:
 - (i) exercise the rights set out above in clause 11.2(a) above;
 - (ii) repair maintain renew and relay or remove the Surface Water Drainage System and the Ditch;
 - (iii) construct and install any equipment and apparatus necessary in connection with the Surface Water Drainage System, including but not limited to head walls and outfalls;

where in any of the situations set out in clause 11.2(b)(i) or (ii) above inclusive such works cannot reasonably be carried out from within the Property.

11.3 Rights reserved for the benefit of other land

The following rights are granted for the benefit of the Ransom Strip over the Property:

- (a) Subject to the conditions set out in clause 11.6(b) below, a right of entry on to so much of the Property as is reasonably necessary in order to maintain and repair the Ransom Strip.

Include words of covenant.

11.4 Restrictive covenants by the transferee

none

Include words of covenant.

11.5 Restrictive covenants by the transferor:

none

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

11.6 Other

- (a) The effect of Section 62 of the Law of Property Act 1925 and the Rule in Wheeldon v Burrows (1879) ChD 31 are excluded.
- (b) Any rights of entry provided for by this Transfer shall be on terms that:
 - (i) The persons exercising any such rights of entry shall do so only upon reasonable prior notice and at reasonable times (except in case of emergency);
 - (ii) The persons exercising such rights shall cause as little damage and disturbance as soon as reasonably practicable to the land over which such rights of entry are being exercised;
 - (iii) Any damage caused in the exercise of such rights of entry shall be kept to the minimum reasonably practicable; and
 - (iv) Any damage so caused shall be made good to the reasonable satisfaction of the owner of the relevant land as soon as reasonably practicable, or compensation paid where damage cannot be made good.

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 (e.g. for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee may 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 Land Registry's Public Guide 18 – *Joint property ownership* and Practice Guide 24 – *Private trusts of land* for further guidance.

12 Execution

Executed as a Deed by
Jane Horne Bentley
In the presence

Witness signature:

Witness name:

Witness address:

Executed as a
Peter Brund
In the presence,

Witness signature:

Witness name:

Witness address:

Executed as a
Michael Edward
In the presence,

Witness signature:

Witness name:

Witness address:

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.