

HM Land Registry

Transfer of whole of registered title(s)

TR1

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.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

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** the persons transferring the property.

Complete as appropriate where the transferor is a company.

Give full name(s) of **all** 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.

1	Title number(s) of the property: WT92030, WT81040 & WT81056
2	Property: (1) Land and Buildings at the back of 39 Devizes Road, Wroughton, Swindon (2) Land and Buildings to the north of Devizes Road, Wroughton, Swindon (3) Land at the rear of 5 Moormeade Road, Wroughton, Swindon SN4 9BS #
3	Date: 26 August 2022
4	Transferor: Dominic Charles Threlfall and Tracy Threlfall as Trustees of The Pebley Beach Ltd Small Self Administered Scheme, c/o Bryn Cottage, 14 Calcutt Street, Cricklade, Swindon SN6 6BD. <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:
5	Transferee for entry in the register: Carite Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 06837800 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:

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 apply, 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.

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

1-3 Moormead Road, Wroughton, Swindon, SN4 9BS

7 The transferor transfers the property to the transferee

8 Consideration

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

£35,000.00 exclusive of VAT (Thirty-Five Thousand Pounds)

☐ 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

The covenants implied under the LPMPA 1994 are modified so that the covenants set out in section 2 (1) (b) of the LPMPA 1994 will not extend to costs arising from the Transferee's failure to:

i. make proper searches; or

ii. raise requisitions on title or on the results of the Transferee's searches

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

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

☐ they are to hold the property on trust:

11 Additional provisions

1.1 The following definitions apply in this transfer.

LPMPA 1994: the Law of Property (Miscellaneous Provisions) Act 1994.

→ Add. definition of Occupational Lease

1.2 The disposition effected by this transfer is subject to:

- (a) any matters, other than the financial charges contained or referred to in the entries or records made in registers maintained by HM Land Registry under title number WT92030 as at 11 April 2022 timed 14:21:14, and under title number WT81040 as at 11 April 2022 timed 14:25:49 and under title number WT81056 as at 11 April 2022 timed at 14:22:40;
- (b) any matters discoverable by inspection of the Property before 26. August 2024 (insert date of contract on completion);
- (c) any matters which the Transferor does not and could not reasonably know about;
- (d) any matters, other than the financial charges disclosed or which would have been disclosed by the searches and enquiries which a prudent buyer would have made before entering into a contract for the purchase of the Property;
- (e) any notice, order or proposal given or made by a body acting on statutory authority;
- (f) any matters which are unregistered interests which override registered dispositions under Schedule 3 to the Land Registration Act 2002.

(g) Add + +.

1.3 Notwithstanding section 6(3) of the LPMPA 1994, all

matters recorded at the date of this transfer in registers open to public inspection are deemed to be within the actual knowledge of the Transferee for the purposes of section 6(2)(a) of the LPMPA 1994.

- 1.4 The liability of the Trustees of the Pebley Beach Ltd Small Self Administered Scheme is not personal and is limited to the extent of the assets from time to time in the Pebley Beach Ltd Small Self Administered Scheme.

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 10 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.

Remember to date this deed in panel 3.

12 Execution

Signed as a deed by **Dominic Charles Threlfall**:

Signature

In the presence of:

Signature of witness:

Name of witness:

Address of witness:

Occupation of witness:

Signed as a deed by **Tracy Threlfall**:

Signature

In the presence of:

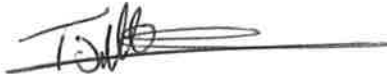
Signature of witness:

Name of witness:

Address of witness:

Occupation of witness

Signed as a deed by **Carite
Limited** acting by a director:



In the presence of:

Signature of witness:



Name of witness:

Greg Callard
Partner - Real Estate
RWK Goodman
3 Newbridge Square
Swindon
SN1 1BY

Address of witness:

Occupation of witness:

Solicitor

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.