

**These are the notes referred to on the following official copy**

Title Number SK255891

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.

**Transfer of part  
of registered title(s)**

WE HEREBY CERTIFY THIS TO BE A TRUE  
AND COMPLETE COPY OF THE ORIGINAL

Land Registry

**TP1**

*Druces & Attlee*

**1. Stamp Duty**

**DRUCES & ATTLEE**  
SALISBURY HOUSE, LONDON WALL  
LONDON EC2M 5PS  
REF 91/63/4033.160

Place "X" in the appropriate box or boxes and complete the appropriate certificate.

- It is certified that this instrument falls within category  in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987
- It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of
- It is certified that this is an instrument on which stamp duty is not chargeable by virtue of the provisions of section 92 of the Finance Act 2001

**2. Title number(s) out of which the Property is transferred** *Leave blank if not yet registered.*

**3. Other title number(s) against which matters contained in this transfer are to be registered, if any**

**4. Property transferred** *Insert address, including postcode, or other description of the property transferred. Any physical exclusions, e.g. mines and minerals, should be defined. Any attached plan must be signed by the transferor.*

The Property is defined: Place "X" in the appropriate box.

- on the attached plan and shown edged red *State reference e.g. "edged red".*
- on the Transferor's title plan and shown *State reference e.g. "edged and numbered 1 in blue".*

**5. Date** *22<sup>nd</sup> JULY 2004*

**6. Transferor** *Give full name(s) and company's registered number, if any.*  
HALIFAX PLC (Company No. 2367076)

**7. Transferee for entry on the register** *Give full name(s) and company's registered number, if any. For Scottish companies use an SC prefix and for limited liability partnerships use an OC prefix before the registered number, if any. For foreign companies give territory in which incorporated.*

ANTHONY HARRY RATCLIFFE and MALCOLM OLIVER BROWN as Trustees of the Carolgate Friendly Society

*Unless otherwise arranged with Land Registry headquarters, a certified copy of the Transferee's constitution (in English or Welsh) will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.*

**8. Transferee's intended address(es) for service (including postcode) for entry on the register** *You may give up to three addresses for service one of which must be a postal address but does not have to be within the UK. The other addresses can be any combination of a postal address, a box number at a UK document exchange or an electronic address.*  
55 South Audley Street, Grosvenor Square, London W1K 2QH

**9. The Transferor transfers the Property to the Transferee**



SK255891

Photo  
Copy



SEQ1

10. Consideration Place "X" in the appropriate box. State clearly the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in the additional provisions panel.

- The Transferor has received from the Transferee for the Property the sum of *In words and figures.* £7,500 (SEVEN THOUSAND FIVE HUNDRED POUNDS)
- Insert other receipt as appropriate.
- The transfer is not for money or anything which has a monetary value

11. The Transferor transfers with Place "X" in the appropriate box and add any modifications.

- full title guarantee       limited title guarantee

12. Declaration of trust Where there is more than one Transferee, place "X" in the appropriate box.

- The Transferees are to hold the Property on trust for themselves as joint tenants
- The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares
- The Transferees are to hold the Property Complete as necessary.

As Trustees of the Carolgate Friendly Society

13. Additional provisions

Use this panel for:

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

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

1. "Documents" means

Date	Document	Parties
22 <sup>nd</sup> February 1943	Conveyance	Kingsway (Newmarket) Limited (1) Samuel Simon King (2) Newmarket Properties Limited (3)
14 <sup>th</sup> October 1946	Conveyance	Haman Sado (1) Newmarket Properties Limited (2)
13 <sup>th</sup> January 1978	Conveyance	Chaldondown Properties Limited (1) Ronald Kerr Will & Others (2)
12 <sup>th</sup> June 1978	Deed of Exchnage	Chaldondown Properties Limited (1) Oldbylands Limited (2)

"Retained Property" means the freehold property shown edged green on the attached plan

"Perpetuity Period" means a period of 80 years from the date hereof

2. The Transferee covenants with the Transferor as follows:-

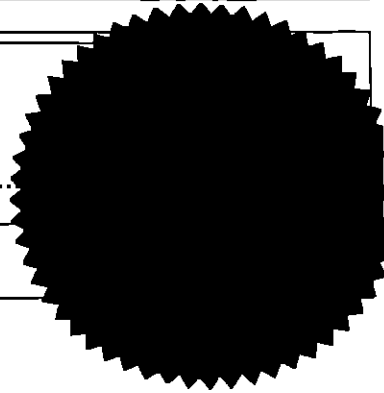
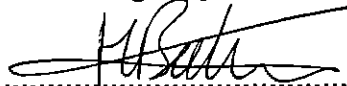
(d) The right at any time to erect or suffer to be erected any buildings or erections and to alter any building or other erection now standing or during the Perpetuity Period to be erected on any part of the Retained Property in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the Property and any access of light and air over the Retained Property shall be deemed to be enjoyed by the licence or consent of the Transferor and not as of right.

5. For the purposes of Section 6(2) of the Law of Property (Miscellaneous Provisions) Act 1994 all matters recorded in registers open to public inspection are to be considered within the actual knowledge of the Transferee
6. The Transferee and its successors in title shall not be entitled to any easement or right of light or air or otherwise which would or might interfere with the use of the Retained Property for building or other purposes.
7. Save as expressly provided herein there shall not be conferred upon the Transferee by any implication of law or otherwise any easement right or privilege of any kind over or in respect of the Retained Property or any adjoining or neighbouring land of the Transferor or any part thereof and neither Section 62 of the Law of Property Act 1925 nor the rule of implied grant known as the rule in *Wheeldon v Burrows* or any other rule or similar effect shall apply so as to create or confer upon the Transferee any such easement right or privilege.
8. Any part who is not a party to the transfer has no rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of the transfer that this does not affect any right or remedy of the third party which exists or is available apart from that act.
9. The words "at his own cost" in the covenant implied by Section 2(1)(b) of the Act shall be deleted and replaced by the words "at the cost of the Buyers".
10. The covenant implied by Section 3(1) of the Act shall apply only to charges incumbrances or other rights exercisable by third parties created by or within the actual knowledge of the Transferor

14. Execution *The Transferor must execute this transfer as a deed using the space below. 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 (all of them, if there is more than one).*

EXECUTED as a Deed under the Common Seal  
of HALIFAX PLC in the presence of:

Authorised Signatory



The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information



*[Handwritten Signature]*  
authorised signatory



The exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the  
42. It may be subject to distortions in scale.