

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

Title Number GR405263

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.

# Land Registry

## Transfer of part of registered title(s)

# TP1

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.

Give full name(s).

Complete as appropriate where the transferor is a company.

We certify this to be a true copy of the original.

--- Frank Smith & Co Solicitors ---

Kestrel Court, Waterwells Drive,

Quedgeley, Gloucestershire GL2 2AT

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.

1	Title number(s) out of which the property is transferred: GR145358
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property: Land at Cobbs Cross, Kings Green, Berry, Worcestershire WR13 6AH</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown edged red</p> <p><input type="checkbox"/> on the title plan(s) of the above title</p>
4	Date: 17 JUNE 2016
5	<p>Transferor:</p> <p><b>FRANK JOHN THOMPSON HANCOCK</b></p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
6	<p>Transferee for entry in the register:</p> <p><b>I 2 I INDEPENDENT RECRUITMENT CONSULTANCY LIMITED</b></p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 06674354</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>



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 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.

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.

7		<p>Transferee's intended address(es) for service for entry in the register:</p> <p>Mayfield Cottage, Cooks Lane, Redmarley, Gloucestershire GL19 3LD</p>
8		The transferor transfers the property to the transferee
9		<p>Consideration</p> <p><input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): Seventy thousand pounds (£70,000.00)</p> <p><input type="checkbox"/> The transfer is not for money or anything that has a monetary value</p> <p><input type="checkbox"/> Insert other receipt as appropriate:</p>
10		<p>The transferor transfers with</p> <p><input checked="" type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p>
11		<p>Declaration of trust. The transferee is more than one person and</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants</p> <p><input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares</p> <p><input type="checkbox"/> they are to hold the property on trust:</p>
12		<p>Additional provisions</p> <p>12.1 Definitions</p> <p>12.1.1 <b>"Retained Land"</b> means each and every part of title number GR145358 as at the date hereof excluding the Property</p> <p>12.1.2 Where the context admits or requires the expression "the Transferor" and "the Transferee" include their respective successors in title</p> <p>12.1.3 A right granted or reserved in this Transfer shall (save where otherwise stated):</p> <p style="margin-left: 40px;">(a) run with the land stated to benefit from that right and be exercisable by the owners for the time being of such land (and his agents, employees and invitees) in common with the owner of the land affected by such right and that person's successors in title and any other persons from time to time having the like rights</p> <p style="margin-left: 40px;">(b) be subject to the performance by the owner for the time being of the land benefitting from</p>



that right of any covenants set out in the subsequent clauses in this Transfer which relate directly to the rights described in that clause

12.1.4 Save as otherwise stated any restrictive covenants given in this Transfer shall be given:

- (a) by the Transferee on behalf of himself and his successors in title the owners and occupiers for the time being of the Property to the Transferor and their successors in title the owners and occupiers for the time being of the Retained Land with intent to bind (so far as practicable) the Property and each and every part thereof for the benefit of the Retained Land and each and every part thereof
- (b) By the Transferor on behalf of themselves and their successors in title the owners and occupiers for the time being of the Retained Land to the Transferees and their successors in title the owners and occupiers for the time being of the Property with intent to bind (so far as practicable) the Retained Land and each and every part thereof for the benefit of the Property and each and every part thereof

## 12.2 **Rights Granted for the Benefit of the Property**

12.2.1 The Property is transferred together with the following rights for the Transferee (subject to observance and performance of the covenants/conditions contained in *clause 12.4*):

- (a) Right of support

The right of support for the Property and any buildings on it from the Retained Land

- (b) Access for maintenance and repair

The right to enter on to such parts of the Retained Land as may be reasonably necessary on giving not less than 7 days' notice of intention to enter (except in the case of emergency when no notice shall be required) for the purposes of maintaining and repairing the boundary fence referred to in *clause 12.5.1*

## 12.3 **Rights Reserved for the Benefit of the Retained Land**

12.3.1 There are excepted and reserved out of the Property for the benefit of each and every part of the Retained Land:

- (a) a right of light and air over the Property
- (b) a right of access through the farm gateway in the approximate position shown by the point



A on the plan annexed hereto together with a right of way with or without all kinds of vehicles for agricultural and maintenance purposes from the gateway at point A from and to the gateway to be installed by the Transferee referred to in clause 12.5.1(b) hereof. Provided always that this right is personal to the Transferor and his invitees for so long as the Transferor owns the whole or any part of the Retained Land and such right shall fall away absolutely once the Transferor has parted with possession of the Retained Land

#### **12.4 Restrictive Covenants by the Transferee**

12.4.1 The Transferee covenants with the Transferor as follows:

- (a) not to use the Property other than as grazing for horses or sheep or for growing and mowing grass for hay
- (b) not to erect any building whatsoever on the Property without
  - (i) first submitting plans to the Transferor and obtaining the Transferor's written approval of the proposed plans not to be unreasonably withheld or delayed
  - (ii) ensuring planning permission and/or any other necessary consents are obtained from the local authority in respect of such stabling
- (c) not to object nor make any claims in relation to the use of the Retained Land as an airfield for light aircrafts, microlights and model aeroplanes
- (d) not to do nor knowingly permit nor suffer to be done on the Property anything which may or may tend to obstruct or interfere with the rights excepted and reserved out of the Property to the Transferor and their successors in title
- (e) not to permit or suffer to be done on the Property anything which may cause a nuisance or annoyance to the Transferor and their successors in title

#### **12.5 Positive Covenants by the Transferee**

12.5.1 The Transferee covenants with the Transferor and the Transferor's successors in title that they and their successors in title will observe and perform the following covenants:

- (a) within three months of the date hereof to erect and at all times thereafter to keep in good and substantial repair a post and rail



fence along the boundaries marked with an inward "T" mark on the plan annexed hereto

- (b) within three months of the date hereof to install and thereafter maintain a farm gateway in the boundary between the points marked B-C on the plan annexed hereto so as to give the Transferor access to the Retained Land for the exercise of the right reserved in clause 12.3.1(b) hereof

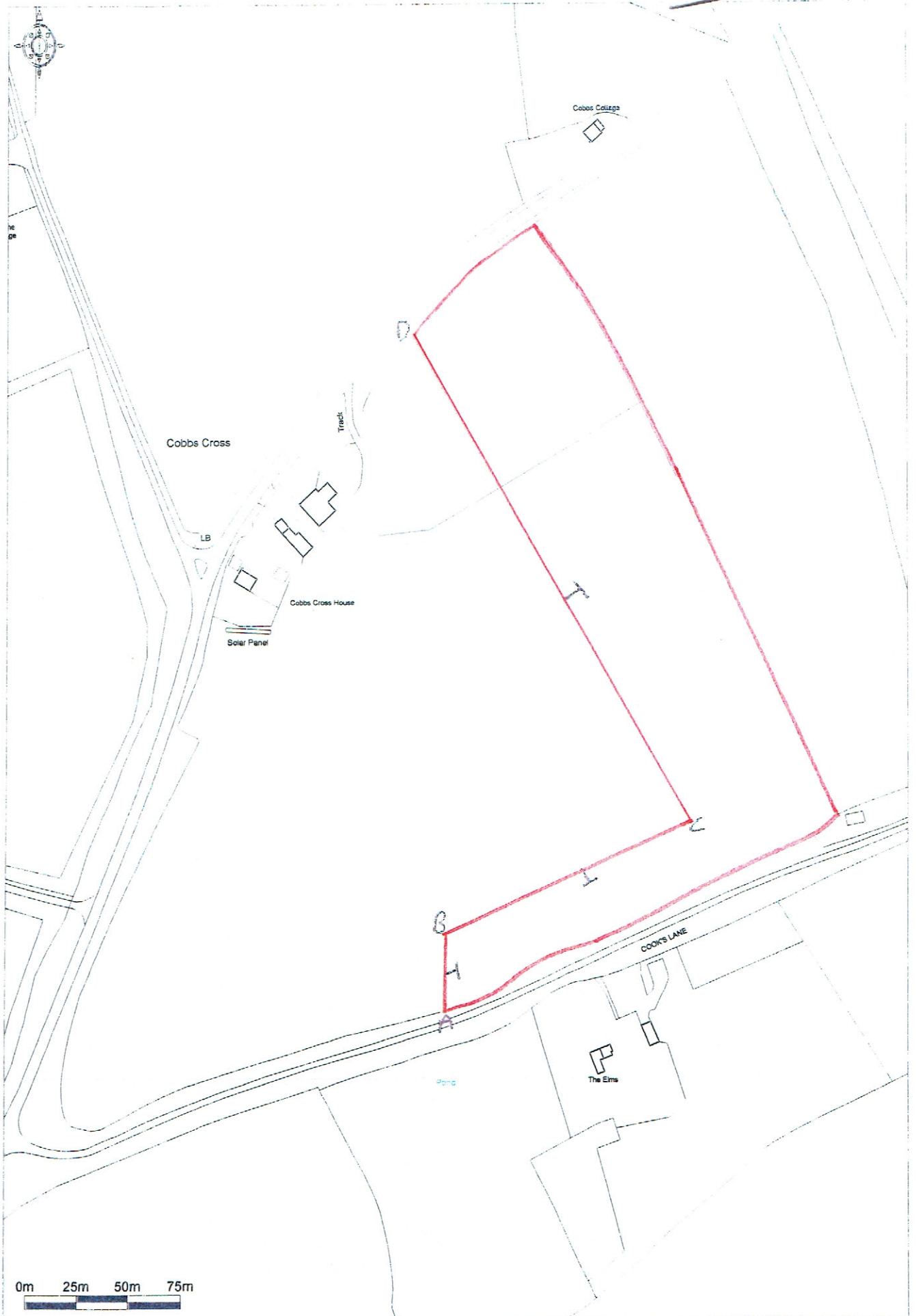
**12.6 Rights Excluded**

- 12.6.1 Section 62 of the Law of Property Act 1925 under the rule in Wheeldon v Burrows shall be excluded from this Transfer and no legal or other rights are granted over the Property for the benefit of the Retained Land or over the Retained Land for the benefit of the property save as expressly set out in this transfer

**12.7 Contracts (Rights of Third Parties) Act 1999**

- 12.7.1 For the purposes of Section 1(2) of the Contracts (Rights of Third Parties) Act 1999 the parties state that they do not intend any term of this Transfer to be enforced by any third party but the rights of successors in title to either party and any third party right which exists or is available independently of that Act are preserved.

*Handwritten signature*



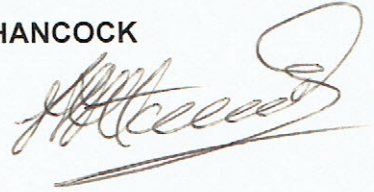


13 Execution

**SIGNED as a DEED by the said**

**FRANK JOHN THOMPSON HANCOCK**

In the presence of:-

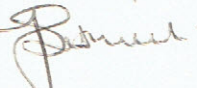


*Witness details*

*Sign:*

*Print Name:*

*Address:*



JULIE SUTHERLAND

24 West Chambers  
Leeds  
Solicitor

**SIGNED as a DEED by**

**I 2 I INDEPENDENT RECRUITMENT**

**CONSULTANCY LIMITED**

Acting by a director in the presence of:-

.....  
Signature of director

*Witness details:*

*Sign:*

*Print Name:*

*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.



# Land Registry

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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.

Give full name(s).

Complete as appropriate where the transferor is a company.

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--- Frank Smith & Co Solicitors ---

Kestrel Court, Waterwells Drive,

Quedgeley, Gloucestershire GL2 2AT

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4	Date: 17 <sup>th</sup> June 2016.
5	<p>Transferor:</p> <p><b>FRANK JOHN THOMPSON HANCOCK</b></p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
6	<p>Transferee for entry in the register:</p> <p><b>I 2 I INDEPENDENT RECRUITMENT CONSULTANCY LIMITED</b></p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 06674354</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>

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9	Consideration  <input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): Seventy thousand pounds (£70,000.00)  <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:
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that right of any covenants set out in the subsequent clauses in this Transfer which relate directly to the rights described in that clause

12.1.4 Save as otherwise stated any restrictive covenants given in this Transfer shall be given:

- (a) by the Transferee on behalf of himself and his successors in title the owners and occupiers for the time being of the Property to the Transferor and their successors in title the owners and occupiers for the time being of the Retained Land with intent to bind (so far as practicable) the Property and each and every part thereof for the benefit of the Retained Land and each and every part thereof
- (b) By the Transferor on behalf of themselves and their successors in title the owners and occupiers for the time being of the Retained Land to the Transferees and their successors in title the owners and occupiers for the time being of the Property with intent to bind (so far as practicable) the Retained Land and each and every part thereof for the benefit of the Property and each and every part thereof

## 12.2 **Rights Granted for the Benefit of the Property**

12.2.1 The Property is transferred together with the following rights for the Transferee (subject to observance and performance of the covenants/conditions contained in *clause 12.4*):

- (a) Right of support

The right of support for the Property and any buildings on it from the Retained Land

- (b) Access for maintenance and repair

The right to enter on to such parts of the Retained Land as may be reasonably necessary on giving not less than 7 days' notice of intention to enter (except in the case of emergency when no notice shall be required) for the purposes of maintaining and repairing the boundary fence referred to in *clause 12.5.1*

## 12.3 **Rights Reserved for the Benefit of the Retained Land**

12.3.1 There are excepted and reserved out of the Property for the benefit of each and every part of the Retained Land:

- (a) a right of light and air over the Property
- (b) a right of access through the farm gateway in the approximate position shown by the point

A on the plan annexed hereto together with a right of way with or without all kinds of vehicles for agricultural and maintenance purposes from the gateway at point A from and to the gateway to be installed by the Transferee referred to in clause 12.5.1(b) hereof. Provided always that this right is personal to the Transferor and his invitees for so long as the Transferor owns the whole or any part of the Retained Land and such right shall fall away absolutely once the Transferor has parted with possession of the Retained Land

#### **12.4 Restrictive Covenants by the Transferee**

12.4.1 The Transferee covenants with the Transferor as follows:

- (a) not to use the Property other than as grazing for horses or sheep or for growing and mowing grass for hay
- (b) not to erect any building whatsoever on the Property without
  - (i) first submitting plans to the Transferor and obtaining the Transferor's written approval of the proposed plans not to be unreasonably withheld or delayed
  - (ii) ensuring planning permission and/or any other necessary consents are obtained from the local authority in respect of such stabling
- (c) not to object nor make any claims in relation to the use of the Retained Land as an airfield for light aircrafts, microlights and model aeroplanes
- (d) not to do nor knowingly permit nor suffer to be done on the Property anything which may or may tend to obstruct or interfere with the rights excepted and reserved out of the Property to the Transferor and their successors in title
- (e) not to permit or suffer to be done on the Property anything which may cause a nuisance or annoyance to the Transferor and their successors in title

#### **12.5 Positive Covenants by the Transferee**

12.5.1 The Transferee covenants with the Transferor and the Transferor's successors in title that they and their successors in title will observe and perform the following covenants:

- (a) within three months of the date hereof to erect and at all times thereafter to keep in good and substantial repair a post and rail



fence along the boundaries marked with an inward "T" mark on the plan annexed hereto

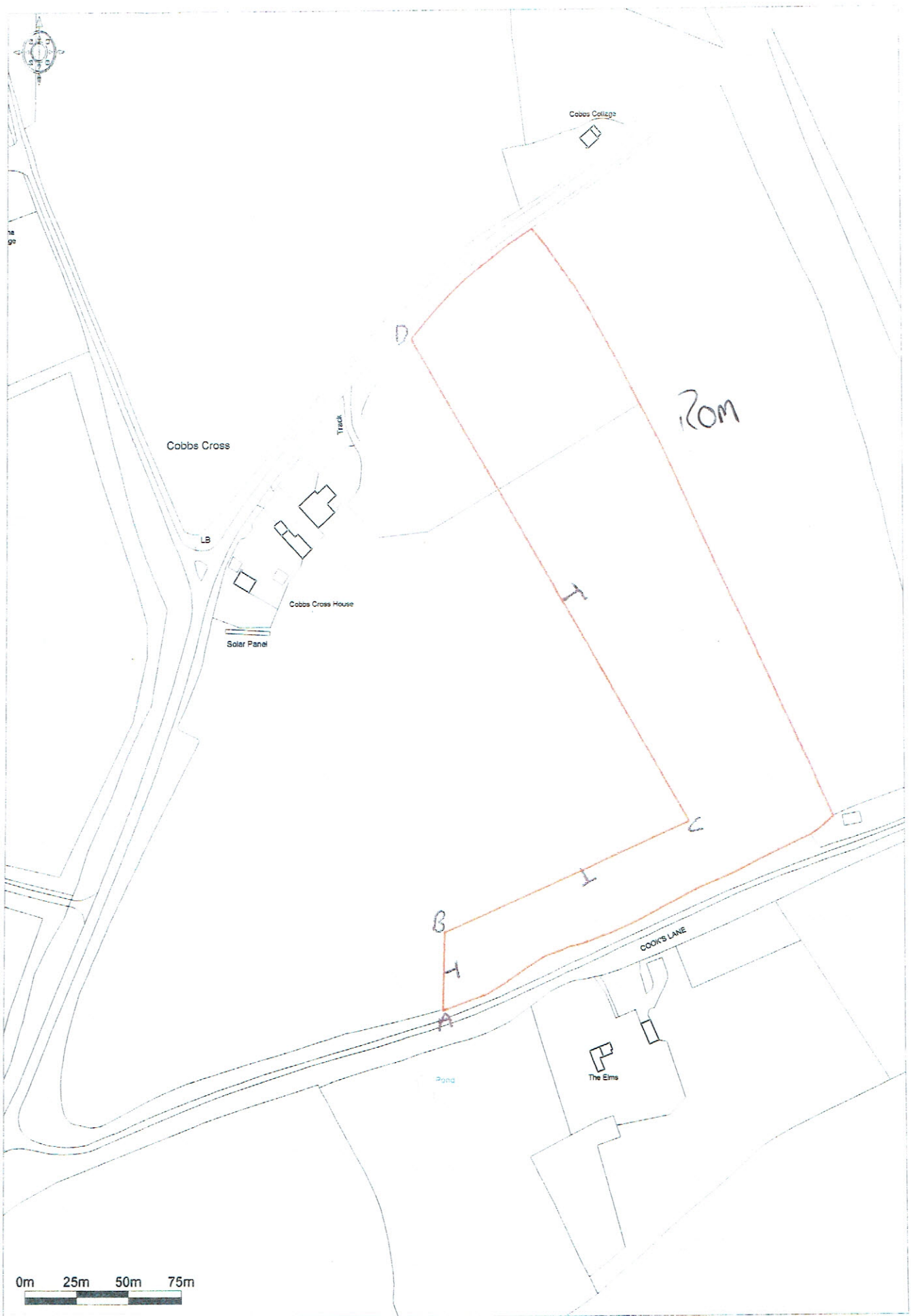
- (b) within three months of the date hereof to install and thereafter maintain a farm gateway in the boundary between the points marked B-C on the plan annexed hereto so as to give the Transferor access to the Retained Land for the exercise of the right reserved in clause 12.3.1(b) hereof

**12.6 Rights Excluded**

- 12.6.1 Section 62 of the Law of Property Act 1925 under the rule in Wheeldon v Burrows shall be excluded from this Transfer and no legal or other rights are granted over the Property for the benefit of the Retained Land or over the Retained Land for the benefit of the property save as expressly set out in this transfer

**12.7 Contracts (Rights of Third Parties) Act 1999**

- 12.7.1 For the purposes of Section 1(2) of the Contracts (Rights of Third Parties) Act 1999 the parties state that they do not intend any term of this Transfer to be enforced by any third party but the rights of successors in title to either party and any third party right which exists or is available independently of that Act are preserved.





13 Execution

**SIGNED as a DEED by the said**  
**FRANK JOHN THOMPSON HANCOCK**

In the presence of:-

*Witness details*

*Sign:*

*Print Name:*

*Address:*

**SIGNED as a DEED by**  
**I 2 I INDEPENDENT RECRUITMENT**  
**CONSULTANCY LIMITED**

Acting by a director in the presence of:-

x 

Signature of director

*Witness details:*

*Sign:*



*Print Name:*

FRANK SMITH

*Address:*

Kestrel Court, Waterfalls Drive,  
Quedgeley, GLos. GL2 2AT.

**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.

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