

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'.

Any plan lodged must be signed by the transferor.

Give full name(s).

Complete as appropriate where the transferor is a company.

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 out of which the property is transferred: HE51071
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property:</p> <p>54.16 acres of land at Huntington, Kington Herefordshire more particularly described as "the Property" in panel 12 of this Transfer</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached Plan 1 and shown edged red</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
4	Date:
5	<p>Transferor:</p> <p>John Charles Jones and Robert Clive Jones</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><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>

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	Transferee's intended address(es) for service for entry in the register:	
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): <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 <div> <div>12.1</div> <div> <p>The following definitions apply to this deed unless the context otherwise requires:-</p> <p>“the Agreements and Declarations”</p> <p>“Plan 1”</p> <p>“Plan 2”</p> <p>“the Property”</p> <p>“the Retained Land”</p> </div> <div> <p>means the agreements and declarations set out in the Second Schedule</p> <p>means the plan annexed hereto and marked Plan 1</p> <p>means the plan annexed hereto and marked Plan 2</p> <p>means land shown edged red on Plan 1 currently forming part of Lower House Farm, Huntingdon, Kington HR5 3PU and being part of the above mentioned title</p> <p>means the land and buildings retained by the Transferor at Lower House Farm,</p> </div> </div>	

	Huntingon, Kington HR5 3PU being the land shown in part edged in green on Plan 1
“the Reservations”	means the rights excepted and reserved to the Retained Land set out in the First Schedule
“the Transferee”	includes the registered proprietor from time to time of the Property
“the Transferor”	means John Charles Jones and Robert Clive Jones and their successors in title to the Retained Land
“the Water Pipe”	means the Water Pipe to be laid along the Water Pipe Route to carry water from the brook to the Property for irrigation purposes
“the Water Pipe Route”	means the route shown in blue on Plan 2
“the Water Pump Access Route”	means the route shown in yellow on Plan 2
12.2	In this deed:-
12.2.1	words importing one gender shall be construed as importing any other gender
12.2.2	words importing the singular shall be construed as importing the plural and vice versa
12.2.3	words importing persons shall be construed as importing a body corporate and/or partnership and vice versa
12.2.4	where any party comprises more than one person the obligations and liabilities of that party under this deed shall be joint and several obligations and liabilities of those persons
12.2.5	any reference to a clause or paragraph or schedule is to one in this panel 12 so numbered in this transfer unless the context otherwise admits
12.3	The Property is transferred subject to the Reservations.
12.4	The parties hereto declare that the Agreements and Declarations shall apply to this deed.
The First Schedule (“the Reservations”)	
1	A right to lay a water pipe to irrigate the Retained Land along the Water Pipe Route at a depth of not less than 1 metre.
2	A right to the passage of water to the property through the Water Pipe.
3	A right of way with or without vehicles over the Water Pump Access Route for the purpose of obtaining access to the Water Pump for maintenance purposes, subject to the Transferee observing the covenants contained in this deed which relate to the Water Pump Access Route.
4	The right after giving not less than 14 days prior notice in writing (except in

the case of an emergency) to enter onto the Property for the purpose of inspecting and maintaining or renewing the Water Pipe.

**Second Schedule
("Agreements and Declarations")**

- 1 This deed does not include the benefit of:-
 - 1.1 Any covenant or easement or right of way light drainage or any other easements quasi-easements or rights or privileges and the Law of Property Act 1925 Section 62 shall not apply to this deed.
 - 1.2 Notwithstanding the generality of the foregoing any right of light or air or other easement or right which would or might interfere or restrict free use of the Retained Land for any purpose whatsoever.
- 2 The persons exercising the Reservations shall take all reasonable care to cause as little damage as reasonably possible to the Property and shall forthwith make good any damaged caused and shall pay reasonable compensation to the Transferee in so far as such 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 (such as for a restriction), it must also be executed by the transferee.

13 Execution

SIGNED as a deed by
JOHN CHARLES JONES
in the presence of:

Sign here

Witness
Name (IN BLOCK CAPITALS)
Address
.....

SIGNED as a deed by
ROBERT CLIVE JONES
in the presence of:

Sign here

Witness
Name (IN BLOCK CAPITALS)
Address
.....

SIGNED as a deed by

in the presence of:

Witness
Name (IN BLOCK CAPITALS)
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.

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