

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.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

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.

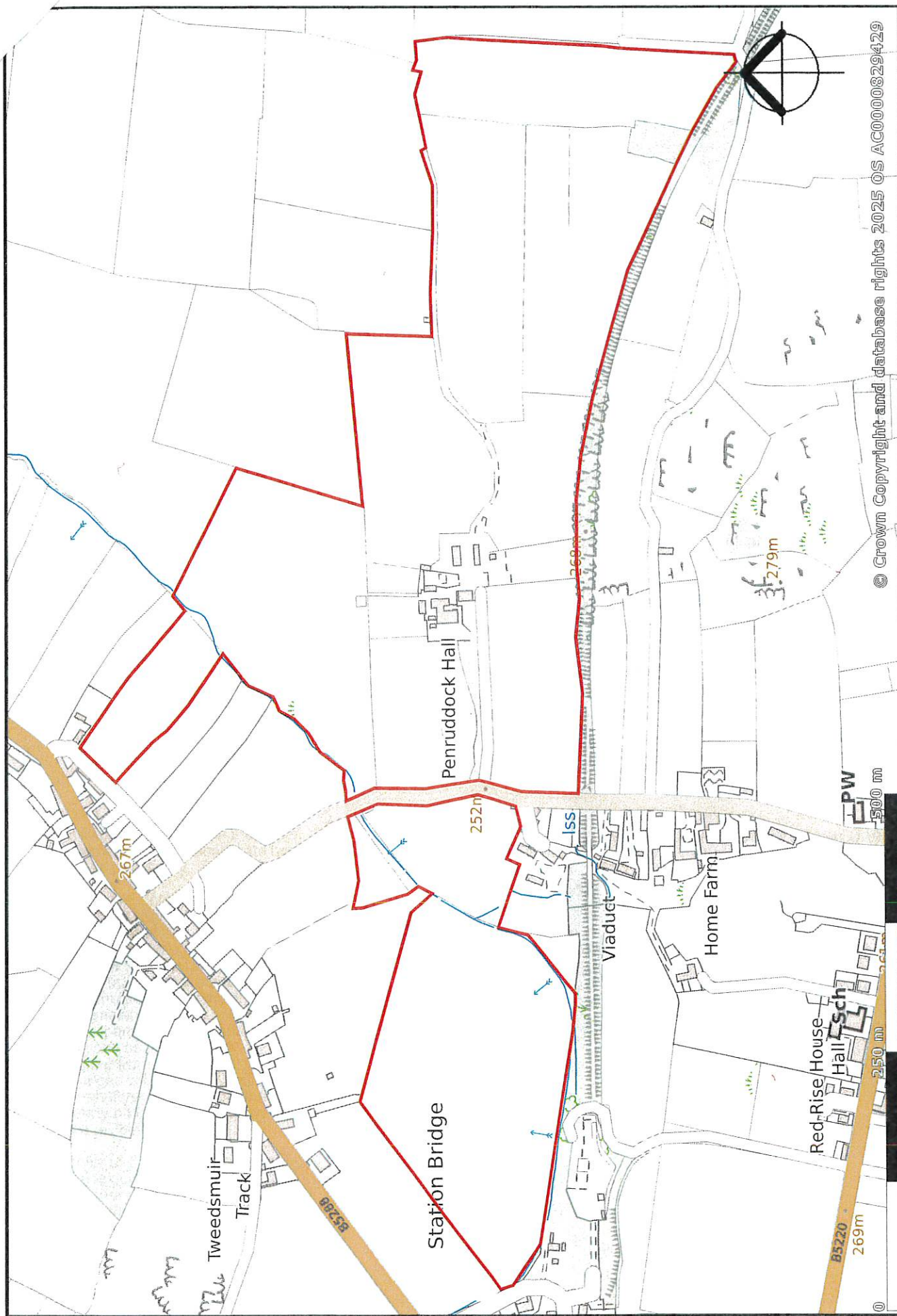
Give full name(s) of **all** the persons transferring the property.

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:
2	Property: Penruddock Hall, Penruddock, Penrith, Cumbria CA11 0RD and being part of the property comprised in an Assent dated 5 th October 1985 and made between Ethel Mary Holliday and Howard William Holliday (1) and Ethel Mary Holliday, Howard William Holliday and Josephine Mary Wood (2) ("the 1985 Assent") as shown edged red on the attached plan.
3	Date: 1 st April 2025
4	Transferor: HOWARD WILLIAM HOLLIDAY AND JOSEPHINE MARY WOOD <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: JOSEPHINE MARY WOOD <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:



on behalf of the
Transfer and the Transfer.

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. 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.

6	Transferee's intended address(es) for service for entry in the register: Jasmine House, Motherby, Penrith, Cumbria CA11 0RJ
7	The transferor transfers the property to the transferee
8	<p>Consideration</p> <p><input type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures):</p> <p><input type="checkbox"/> The transfer is not for money or anything that has a monetary value</p> <p><input checked="" type="checkbox"/> Insert other receipt as appropriate: this Transfer is in consideration of a partition of even date of the Property and other land by the parties to this Transfer.</p>
9	<p>The transferor transfers with</p> <p><input checked="" type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p> <p>The covenants implied under the Law of Property (Miscellaneous Provisions) Act 1994 are modified so that:</p> <p>(a) The covenant set out in section 2(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 shall not extend to costs arising from the Transferee's failure to make proper searches or to raise requisitions on title or on the results of the Transferee's searches; and</p> <p>(b) The covenant set out in section 3 of Law of Property (Miscellaneous Provisions) Act 1994 shall extend only to charges and incumbrances created by the Transferor.</p>
10	<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 in the following shares:-</p>

any required or permitted
ent, certificate or application and
agreed covenants, declarations and
on.

11 Additional provisions

11.1 The following definitions and rules of interpretation apply in this transfer.

Plan : the plan attached to this Transfer.

11.2 Subjections

The Property is transferred subject to and with the benefit of the matters contained in:

11.2.1 A Conveyance dated 11th December 1992 and made between Ethel Mary Holliday, Howard William Holliday and Josephine Mary Wood (1) and North West Water Limited (2).

11.2.2 A Deed of Grant dated 30th April 2010 and made between United Utilities Water Plc (1), Dunmail Developments Limited, Thomas Arthur Wilson, Leslie Winder Wilson, Ethel Mary Holliday, Howard William Holliday and Josephine Mary Wood (2).

11.2.3 A Transfer dated 15th April 2021 and made between Josephine Mary Wood and Howard William Holliday (1) and Ian Crew and Julie Crewe (2).

11.2.4 A Deed of Grant dated 24th January 2025 and made between Peter Carroll and Paula Ann Carroll (1), Julie Crewe and Ian Crewe (2) Josephine Mary Wood and Howard William Holliday (3) James Hayward Turner Lawler and Ruth Lawler (4).

11.2.5 A Transfer of even date but which completed immediately before this Transfer and made between the Transferor (1) Howard William Holliday (2) as if set out here in full mutatis mutandis.

11.3 Agreements and Declarations

It is agreed and declared between the parties that:

11.3.1 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 Law of Property (Miscellaneous Provisions) Act 1994, notwithstanding section 6(3) of the Law of Property (Miscellaneous Provisions) Act 1994.

11.3.2 A person who is not a party to this transfer shall not have rights under or in connection with it by virtue of the Contracts (Rights of Third Parties) Act 1999 but this does not affect any right or remedy of a third party which exists, or is available apart from under that Act.

11.3.3 This deed and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England Wales.

or must execute this transfer 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.

Examples of the correct form of execution are set out in [practice guide 8: execution of deeds](#). Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 3.

12

Execution

SIGNED as a deed by

HOWARD WILLIAM HOLLIDAY

in the presence of:-

W Signature

I Name

T Address

N

E

S

S Occupation

Bruce Richardson
1 ST.ANDREW'S PLACE
PENRITH
CA11 7AW
SOLICITOR

SIGNED as a deed by

JOSEPHINE MARY WOOD

in the presence of:-

W Signature

I Name

T Address

N

E

S

S Occupation

Bruce Richardson
1 ST.ANDREW'S PLACE
PENRITH
CA11 7AW
SOLICITOR

SIGNED as a deed by

JOSEPHINE MARY WOOD

in the presence of:-

W Signature

I Name

T Address

N

E

S

S Occupation

Bruce Richardson
1 ST.ANDREW'S PLACE
PENRITH
CA11 7AW
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.

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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