

# 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 hereby certify that this document is a true copy of the original

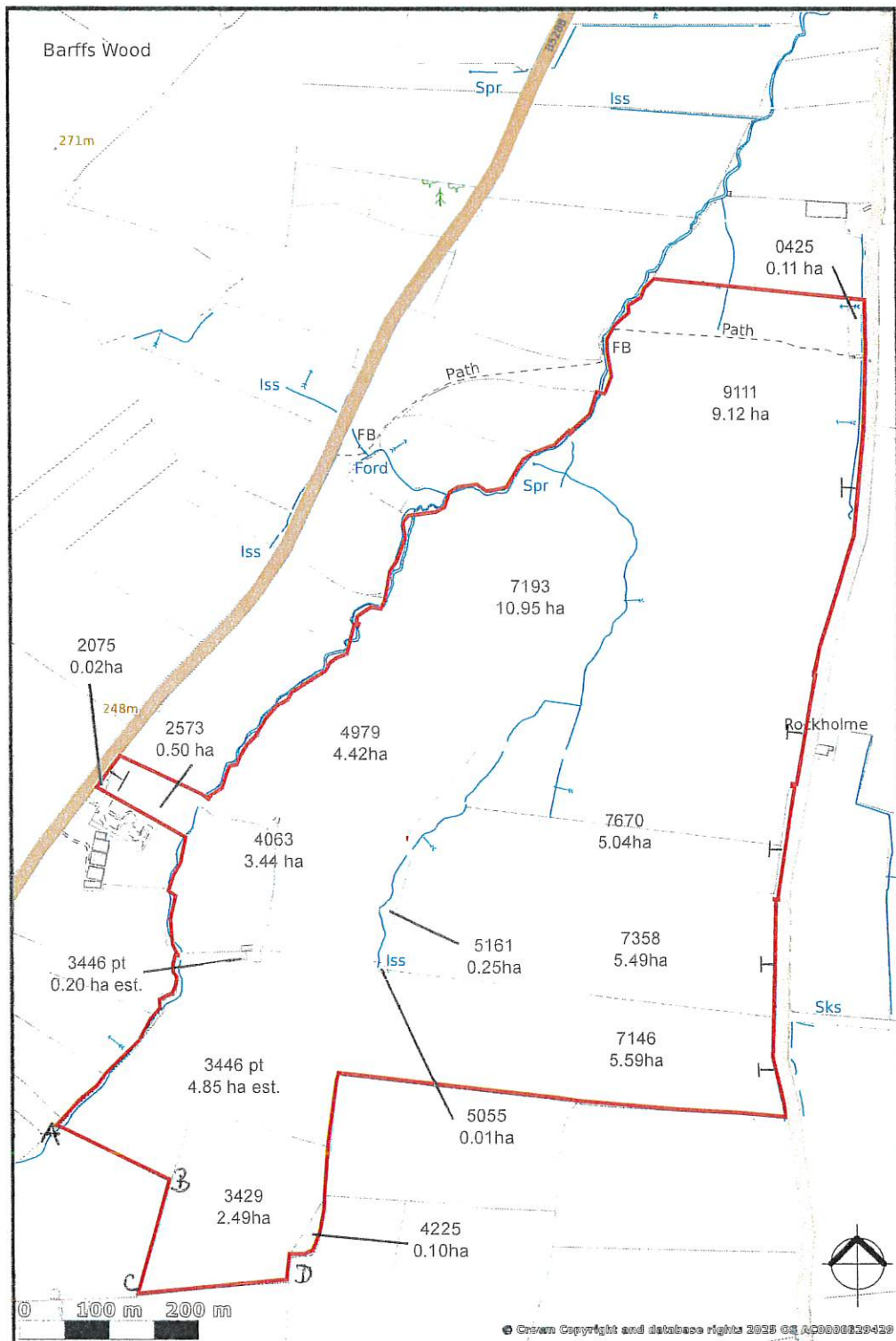
M. MURRAY  
Name: MARIA MURRAY  
Date: 12/06/2025

Arnison Heelis Solicitors  
1 St Andrew's Place, Penrith CA11 7AW  
www.arnisonheelis.co.uk

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:
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>The land situate at Penruddock Hall, Penruddock, Penrith, Cumbria CA11 0RD and being part of the property comprised in an Assent dated 5<sup>th</sup> 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").</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 titles and shown:</p>
4	Date: 18 April 2025
5	<p>Transferor:</p> <p><b>HOWARD WILLIAM HOLLIDAY AND JOSEPHINE MARY WOOD</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 the United Kingdom including any prefix:</p>
6	<p>Transferee for entry in the register:</p> <p><b>HOWARD WILLIAM HOLLIDAY</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 the United Kingdom including any prefix:</p>



created on **edozo**

Plotted Scale - 1:7,500

AH  
on behalf of the  
Transferor and the Transferee

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

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

The Coach House, 20 Mickleover Manor, Mickleover, Derby DE3 0SH

8 The transferor transfers the property to the transferee

9 Consideration

- ☐ The transferor has received from the transferee for the property the following sum (in words and figures):
- ☐ The transfer is not for money or anything that has a monetary value
- ☒ 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.

10 The transferor transfers with

- ☒ full title guarantee
- ☐ limited title guarantee

The covenants implied under the Law of Property (Miscellaneous Provisions) Act 1994 are modified so that:

- (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
- (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.

11 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
- ☐ they are to hold the property on trust:

12 **Additional provisions**

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

**Plan** : the plan attached to this Transfer.

**Transferor's Retained Land** : the freehold property at Penruddock Hall, Penrith, Cumbria CA11 0RD and being the remaining land originally comprised in 1985 Assent (excluding the Property) but sold off prior to the date of this Transfer.

should be defined by reference to a plan.

**VAT** : value added tax chargeable under the VATA 1994 and any similar replacement tax and any similar additional tax.

**VATA 1994** : Value Added Tax Act 1994.

## **12.2 Rights granted for the benefit of the property**

None.

## **12.3 Rights Reserved for the benefit of the Transferor's Retained Land**

The Transferor excepts and reserves out of the Property for the benefit of the Transferor's Retained Land without revoking any consent to the access of light or air to the Property, the right to use any part of the Transferor's Retained Land as the Transferor thinks fit, or to build on or develop any part of the Transferor's Retained Land.

## **12.4 Restrictive covenants by the Transferee**

None.

## **12.5 Restrictive covenants by the Transferor**

None.

## **12.6 Positive covenants by the transferee**

None.

## **12.7 Positive covenants by the transferor**

- (a) The Transferor covenants with the Transferee at all times to keep and maintain the boundary structures of the Transferor's Retained Land where it adjoins the Property between the points marked "A", "B", "C" and "D" on the Plan in good repair and stockproof condition

## **12.8 Agreements and Declarations**

It is agreed and declared between the parties that:-

12.8.1 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.

12.8.2 The Property shall not, by virtue of this transfer, have any rights or easements or the benefit of any other matters over land retained by the Transferor other than those (if any) which are expressly mentioned in or granted by this transfer and Section 62 of the Law of Property 1925 is qualified so as not to include any liberties, privileges, easements, rights or advantages over land retained by the Transferor except as expressly mentioned in or created by this transfer.

12.8.3 The Transferor on behalf of itself and its successors in title consents to the access of light and air to the Property (and any building on it from time to time) from the Transferor's

Retained Land but such consent shall not give any absolute right to the Transferee (or its successors in title) and is revocable at any time by the Transferor or its successors in title.

12.8.4 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.

12.8.5 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.

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

**HOWARD WILLIAM HOLLIDAY** 

in the presence of:-

W Signature 

I Name

T Address

N

Bruce Richardson

E

1 ST ANDREW'S PLACE

S

PENRITH

S Occupation

CA11 7AW  
SOLICITOR

SIGNED as a deed by

**JOSEPHINE MARY WOOD** 

in the presence of:-

W Signature 

I Name

T Address

N

Bruce Richardson

E

1 ST ANDREW'S PLACE

S

PENRITH

S Occupation

CA11 7AW  
SOLICITOR

SIGNED as a deed by

**HOWARD WILLIAM HOLLIDAY** 

in the presence of:-

W Signature 

I Name

T Address

N

Bruce Richardson

E

1 ST ANDREW'S PLACE

S

PENRITH

S Occupation

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.