Land Registry
Transfer of part of registered title(s)

TP1

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.

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.

1 Title number(s) out of which the property is transferred:
CYM63882

2 Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:

3 Property: Amenity land at Abenbury Park, Wrexham

The property is identified

☒ on the attached plan and shown:

☐ on the title plan(s) of the above titles and shown:

4 Date: 23 March 2016

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

Complete as appropriate where the transferor is a company.

5 Transferor: BDW Trading Limited

For UK incorporated companies/LLPs
Registered number of company or limited liability partnership including any prefix:

For overseas companies
(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

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 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.

6 Transferee for entry in the register:
Wrexham County Borough Council

For UK incorporated companies/LLPs
Registered number of company or limited liability partnership including any prefix:

For overseas companies
(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

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.

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

Guildhall
Wrexham
LL11 1AY

8 The transferor transfers the property to the transferee

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.

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:

Place 'X' in any box that applies.

Add any modifications.

10 The transferor transfers with

☒ full title guarantee

☐ limited title guarantee

Where the transferee is more than one person, place 'X' in the appropriate box.

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

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.

☐ they are to hold the property on trust:

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.

12 Additional provisions

Definitions



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Town and Country Planning Act 1990 Section 106 Obligation

P/2000/0461 - Abenbury Fields, Wrexham.

Land referred to

Chief Planning Officer
Lambpit Street,Wrexham LL11 1AR
Telephone 01978 292017. Fax 01978 292502

Date : 16/09/2010 Scale 1:2500 SJ3449

wrexham COUNTY BOROUGH COUNCIL CYNGOR BWRDEISTREF SIROL wrecsam

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.	
Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.	Rights granted for the benefit of the property A full and free right of way with or without vehicles equipment and personnel at all reasonable times and for all purposes relating to the future maintenance or enhancement of the property hereby transferred over and along the estate roads on the Abenbury Park estate until the same are adopted as highway maintainable at the public expense.
Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.	Rights reserved for the benefit of other land Such rights and easements in respect of drainage and other conducting media as exist at the date hereof or are required for the purposes of the residential development on the land adjoining that hereby transferred together with rights of entry upon the land hereby transferred to lay inspect repair renew and replace the said drainage or other conducting media provided that such rights and easements shall not materially restrict prejudice or detrimentally affect any of the landscaping planting amenity works or vegetation upon the land hereby transferred.
Include words of covenant.	Restrictive covenants by the transferee The Transferee HEREBY COVENANTS with the Transferor (so that such covenant shall bind each and every part of such land) that the land hereby transferred shall:- (a) not be used other than as open space for the public amenity (b) be maintained in a condition fit for use as such.
Include words of covenant.	Restrictive covenants by the transferor

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Other

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.

If there is more than one transferee and panel 11 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.

13 Execution

EXECUTED as a DEED on behalf of BDW TRADING LIMITED by ANY TWO of NEIL GOODWIN and/or IAN EDWARD HILLIKER and/or JOHN MCNULTY and/or MICHAEL P CLEARY and/or JONATHAN WATKIN and/or GERAINT OAKLEY and/or JASON NEWTON and/or JEREMY BOYD as joint Attorneys for BDW TRADING LIMITED in exercise of the powers conferred on them by a Power of Attorney dated ~~16th August 2010~~ 24th March 2015 who have hereunto set the name of BDW TRADING LIMITED in the presence of:-

J Bate
40 Dixon Close
Sale, Cheshire
M33 3JD
Secretary

Jeremy Boyd
BDW Trading Limited

EXECUTED as a DEED by the affixation of the COMMON SEAL of WREXHAM COUNTY BOROUGH COUNCIL in the presence of:-

Head of Corporate and Customer Services

87114(a)

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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