

HM 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.

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** of 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

	<p>1 Title number(s) out of which the property is transferred:</p> <p>BM172328</p>
	<p>2 Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:</p>
	<p>3 Property:</p> <p>13 Langcliffe Drive, Heelands, MK13 7LA</p> <p>The property is identified</p> <p><input type="checkbox"/> on the attached plan and shown:</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
	<p>4 Date:</p>
	<p>5 Transferor:</p> <p>Peabody Trust</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p>7741</p> <p>For overseas companies (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:</p>
	<p>6 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>

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.

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.

For overseas companies

(a) Territory of incorporation:

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

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

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):

£0.00 ([Price in words])

The transfer is not for money or anything that has a monetary value

Insert other receipt as appropriate:

10 The transferor transfers with

full title guarantee

limited title guarantee

save that the covenants on the part of the Transferor implied by Section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 are modified so that they do not extend to any charge incumbrance or other rights of which the Transferor does not have actual knowledge

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.

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.

they are to hold the property on trust:

12 Additional provisions

Definitions

12.1 In this transfer the following words and expressions have the following meanings:

“Conditions for Entry” the conditions to which any right to enter granted in clause 12.3 or excepted and reserved by clause 12.4 is subject, which are that the right shall be subject to the person exercising the right:

- a) effecting entry at a reasonable time (or at any time in an emergency);
- b) giving reasonable notice to the person whose premises are being entered (but no notice need be given in an emergency);
- c) causing as little damage as possible to the premises being entered and promptly making good any damage caused to the reasonable satisfaction of the person whose premises are being entered; and
- d) complying with any reasonable requirements of the person whose premises are being entered in relation to the exercise of the right of entry.

“Plan” means the plan attached to this transfer.

"Retained Land" means the land retained by the Transferor being that part of the land comprised in the above title number BM172328, excluding the Property.

12.2 In this transfer, the following rules of interpretation apply:

- (a) a covenant by the Transferee not to do an act includes an obligation:
 - (i) not to permit or suffer that act to be done; and
 - (ii) to use best endeavours to prevent that act being done by another person.
- (b) Where the Transferee is more than one person, they shall be jointly and severally liable for the transferee's covenants contained in this transfer.

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

- 12.3 The Property is transferred together with the following rights over the Retained Land for the benefit of each and every part of the Property in common with the Transferor and any other persons lawfully entitled to similar rights in relation thereto:-
- 12.3.1 The right of support and protection to the Property from adjoining parts of the Retained Land.
- 12.3.2 Subject to compliance with the Conditions for Entry, the right to enter adjoining parts of the Retained Land with or without agents, professional advisers, workmen and equipment so far as is reasonably necessary to inspect or carry out works to the Property.

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

- 12.4 The following rights are excepted and reserved out of the Property for the benefit of the Retained Land and each and every part of the Retained Land in common with the Transferee and any other persons lawfully entitled to similar rights in relation thereto:-
- 12.4.1 Rights of support and protection from the Property for any land adjoining the Property.
- 12.4.2 Subject to compliance with the Conditions for Entry, the right to enter the Property with or without agents, professional advisers, workmen and equipment so far as is reasonably necessary to inspect or carry out works to adjoining parts of the Retained Land.

Include words of covenant.

Restrictive covenants by the transferee

- 12.5 The Transferee covenants with the Transferor, for the benefit of the Retained Land and each and every part of it, with the intention of binding the Property and each and every part of it:
- 12.5.1 not to use the Property for any purpose other than as a private residence in single family occupation and not to carry on any trade or business at the Property;
- 12.5.2 not to use the Property for any noisy, offensive, illegal or immoral purpose;
- 12.5.3 not to sing or dance or play any musical instrument or equipment for making or reproducing sound between the hours of 11pm and 7am so as to be audible outside the Property or to do anything at the Property that would cause loss, damage, injury, nuisance, annoyance, disturbance or inconvenience to the Transferor or the owners or occupiers of the Retained Land or any neighbouring property;
- 12.5.4 not to cause or permit harassment or abuse of the owners, lessees or occupiers of neighbouring premises or their visitors on the grounds of colour, race, ethnic or national origin, disability, age or sexual orientation.
- 12.5.5 not to fix any television or radio aerial, satellite dish or receiver on the Property without the Transferor's prior written consent.

Include words of covenant.

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

- 12.5.6 not to keep any animal or bird on the Property other than household domestic pets; and
- 12.5.7 not to make any alterations or additions to the exterior of the Property or any structural alterations or additions to the interior of the Property nor to erect any new buildings thereon nor in any way to interfere with the outside of the Property without the prior written consent of the Transferor (such consent not to be unreasonably withheld).

Restrictive covenants by the transferor

Other

- 12.6 The Transferee covenants with the Transferor, for the benefit of the Retained Land and each and every part of it, with the intention of binding the Property and each and every part of it:
 - 12.6.1 to keep the Property clean and well and substantially repaired maintained and decorated and to maintain any landscaped and grassed areas of the Property and keep them in a neat and tidy condition and deal with any trees on the Property in accordance with the principles of good arboriculture;
 - 12.6.2 to arrange for gas safety inspections in the Property every twelve months by a Corgi registered gas installer or similarly qualified gas installer to ensure that all gas appliances in the Property are maintained in good working order and upon request to supply to the Transferor a copy of such inspections;
 - 12.6.3 to execute and do at the expense of the Transferee all such works and things whatever as may at any time be directed or required by any lawful authority to be executed or done upon or in respect of the Property or any part thereof;
- 12.7 The Transferee covenants with the Transferor and their successors in title, by way of indemnity only, on their own behalf, to observe and perform the charges, encumbrances, covenants and restrictions contained or referred to in the Charges register of the title number detailed in Panel 1 in so far as they relate to the Property and are subsisting and capable of taking effect and to keep the Transferor indemnified against all costs, damages, expenses, liabilities and losses incurred by the Transferor arising from any breach.
- 12.8 The Property hereby transferred is held by Peabody Trust, an exempt charity.
- 12.9 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 and section 62 of the Law of Property Act 1925 is qualified so as not to include any liberties, privileges, easements, rights or advantages over any land retained by the Transferor.

12.10 A person who is not a party to this transfer shall not have any 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.

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.

Remember to date this deed in panel 4.

13 Execution

Signed as a deed in the name and on behalf of Peabody Trust

By Charlotte D'Avola, an officer appointed for the purpose by Penningtons Manches Cooper LLP, its attorney, under a power of attorney dated 26 March 2025 in the presence of:

.....
Peabody Trust by its attorney Penningtons Manches Cooper LLP acting by Charlotte D'Avola

.....
Witness Signature

.....
Witness Name

.....
Witness Address

Executed as a deed by

.....
In the presence of:

Signature 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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