

**These are the notes referred to on the following official copy**

Title Number BL105039

The electronic official copy of the document follows this message.

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Please note that this is the only official copy we will issue. We will not issue a paper official copy.

# Land Registry

## Transfer of whole of registered title(s)

# TR1

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.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

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.

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.

1	Title number(s) of the property: BL105039
2	Property: 11 Easedale Close Southmead Bristol BS10 6EW
3	Date: <u>1st June 2015</u>
4	Transferor: THE CITY COUNCIL OF BRISTOL of City Hall, College Green, Bristol BS1 5TR <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: Helen Ann Reynolds <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:
6	Transferee's intended address(es) for service for entry in the register: 11 Easedale Close Southmead Bristol BS10 6EW
7	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 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.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

8 Consideration

- ☒ The transferor has received from the transferee for the property the following sum (in words and figures):  
SEVENTY EIGHT THOUSAND POUNDS (£78,000.00)
- ☐ The transfer is not for money or anything that has a monetary value
- ☐ Insert other receipt as appropriate:

9 The transferor transfers with

- ☒ full title guarantee
- ☐ limited title guarantee

10 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:

11 Additional provisions

**Definitions**

1. where there are two or more persons included in the expression "the Transferee" covenants agreements or declarations expressed to be made by the Transferee shall be deemed to be made by such persons jointly and severally
2. words importing the singular number include the plural number and vice versa
3. words importing the masculine gender include the feminine gender and vice versa
4. "the Act" means the Housing Act 1985
5. "the discount" means the sum of SEVENTY TWO THOUSAND POUNDS (£72,000.00)
6. "relevant disposal" has the meaning ascribed to that expression in Section 159 of the Act
7. "exempted disposal" has the meaning ascribed to that expression in Section 160 of the Act

**Incumbrances**

The property is transferred SUBJECT to all such easements and rights as the same is automatically made subject to under or by virtue of the Act AND SUBJECT ALSO to any tenants incumbrances (as defined in Schedule 6 of the Act) which may affect the same



### **Rights granted for the benefit of the Property**

[in addition to any rights which are automatically granted under and by virtue of Schedule 6 of the Act]

### **Rights reserved for the benefit of other land**

*(the land having the benefit should be defined, if necessary by reference to a plan)*

There is excepted and reserved with full title guarantee out of the Property unto the Transferor

1. All mines and minerals of every description under the Property (if and so far as the same were not immediately prior to the execution of this Transfer vested in some person other than the Transferor) with full power to win work and carry away the same
2. Free and uninterrupted access of light and air at all times hereafter over the Property to any building which may during the period of Eighty years from the date hereof be erected on the adjoining or neighbouring land of the Transferor

### **Restrictive covenants by the Transferee *(include words of covenant)***

For the benefit of any neighbouring property of the Transferor and each and every part thereof the Transferee (with intent to bind all persons in whom the Property shall for the time being be vested but so as not to be personally liable for the breach of any restrictive covenant after the Transferee shall have parted with the Property) hereby covenants with the Transferor in manner following (that is to say):-

1. not to alter or permit to be altered the external plan or elevation of the dwellinghouse forming part of the Property without the previous consent in writing of the Transferor nor without such consent as aforesaid to erect upon the Property any other dwellinghouse or building than the dwellinghouse now standing thereon
2. not at any time to carry on or permit to be carried on upon the Property any trade or business whatsoever nor to use or permit the same to be used for any other purpose than as a private dwellinghouse nor to do or suffer to be done in upon or to the Property any act or thing which shall or may be or become a nuisance or annoyance to the Transferor or any person for the time being owning or occupying any adjoining or neighbouring property

**Restrictive covenants by the Transferor** (include words of covenant)

None

**Further covenants by the Transferee**

1. The Transferee with intent to bind the Transferee and the successors in title of the Transferee hereby further covenants with the Transferor well and substantially to repair cleanse maintain and amend the Property including the boundary walls and fences and the sewers drains conduits gutters pipes and the sanitary and water apparatus thereon and the appurtenances thereof and to keep the same so repaired cleansed maintained and amended and to pay a fair proportion of the expense of repairing cleansing maintaining and amending any party walls or fences and any sewers drains conduits gutters pipes and sanitary and water apparatus and any other services the use of which is common to the Property and any other adjoining or neighbouring property
2. The Transferee (with the object of affording to the Transferor a full indemnity in respect of any breach of any restrictive covenant or condition to which the Property is subject but not further or otherwise) hereby covenants with the Transferor that the Transferee and the persons deriving title under the Transferee will at all times hereafter perform and observe any such restrictive covenant or condition as aforesaid so far as the same affects the Property and is still subsisting and capable of being enforced and will keep the Transferor and its estate and effects indemnified against all actions claims demands and liability in respect thereof
3. The Transferee with intent to bind the Transferee and the successors in title of the Transferee hereby further covenants with the Transferor as follows:-
  - 3.1 That on the occasion of the first relevant disposal of the Property (other than an exempted disposal) which takes place within the period of 5 years from the date hereof the Transferee will pay to the Transferor such sum as the Transferor may demand in accordance with the provisions of Section 155A of the Act



- 3.2 That until the expiration of a period of ten years from the date hereof the Transferee will not make a relevant disposal of the Property which is not an exempted disposal unless the Transferee has satisfied such of the prescribed conditions (as defined in sub-section (3) of Section 156A of the Act) as have been made at the date hereof with regards to the giving to the Transferor of a right of refusal in respect of the Property

**Agreements and declarations between the Transferor and the Transferee**

1. The Transferor may at all reasonable times enter upon the Property or any part thereof for the purpose of inspecting the same and ascertaining whether the provisions of this Transfer have been complied with
2. For the avoidance of doubt it is hereby agreed and declared that the matters (if any) specified in the Schedule hereto did not at the date of these presents appertain nor were they reputed to appertain to the Property and accordingly the same do not by virtue of Section 62 of the Law of Property Act 1925 or otherwise pass to the Transferee
3. Except so far as any rights which are automatically granted under or by virtue of the Act or are contained in this Transfer may restrict the user or development of other property now or formerly belonging to the Transferor nothing herein contained or implied shall impose or be deemed to impose any restriction on the user or development of such other property nor shall anything herein contained or implied give the Transferee the benefit of or the right to enforce or to have enforced or to prevent the release or modification of any covenant agreement or condition entered into by any lessees or purchasers of such other property or any part thereof
4. The Transferor hereby agrees with the Transferee that in the event of the Transferor deciding not to take advantage of its right of first refusal under the covenant on the part of the Transferee hereinbefore contained then the Transferor will produce such evidence as the Land Registry may reasonably require to indicate that the Transferee has complied with the prescribed conditions as hereinbefore referred to

5. It is further agreed and declared between the Transferor and Transferee that the walls or fences between the Property and adjacent and adjoining properties will be party walls or fences except that the walls or fences between points A-B shown on the attached plan shall belong to the Property and be maintainable as such

#### THE SCHEDULE

(Referred to in Clause 2 of Agreements and declarations between the Transferor and Transferee)

A right of way access or user over the land abutting the boundary shown marked A-B on the attached plan

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.

#### 12 Execution

EXECUTED AS A DEED (but not delivered until the date hereof) by the affixing of the Common Seal of THE CITY COUNCIL OF BRISTOL in the presence of:

Authorised Officer

Common Seal of the City Council of Bristol



# 11 Easedale Close

Day Centre

TCB

75.0m

PEN PARK ROAD

LANERCOST ROAD

MAGGS CLOSE

EASEDALE CLOSE

**Duty Authorized Officer**

ANNE AUGENT

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Ordnance Survey 100023406.

1:1,250





5. It is further agreed and declared between the Transferor and Transferee that the walls or fences between the Property and adjacent and adjoining properties will be party walls or fences except that the walls or fences between points A-B shown on the attached plan shall belong to the Property and be maintainable as such

THE SCHEDULE

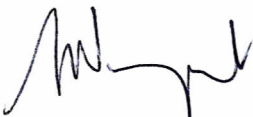
(Referred to in Clause 2 of Agreements and declarations between the Transferor and Transferee)

A right of way access or user over the land abutting the boundary shown marked A-B on the attached plan

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.

12 Execution

EXECUTED AS A DEED (but not delivered until the date hereof) by the affixing of the Common Seal of THE CITY COUNCIL OF BRISTOL in the presence of:



Authorised Officer

ANNE NUGENT

Common Seal of the City Council of Bristol



6

Signed as a deed by  
Helen Ann Reynolds  
in the presence of:

Sign here

H. A. Reynolds.

Signature of witness

Name (in BLOCK CAPITALS)

Address

Occupation



DAVID JENKINS

8. Gloucester Road, Bristol, BS7 0AT

Solicitor