

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.

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.

Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

1	Title number(s) out of which the property is transferred: CYM127363
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	Property: 61.73 acres of land at Cwmilward Farm Cascob Presteigne LD8 2NT The property is identified ☒ on the attached plan and shown: coloured red on the Plan ☐ on the title plan(s) of the above titles and shown:
4	Date:
5	Transferor: Leslie John Mills and Dorothy Margaret Mills <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas entities</u> (a) Territory of incorporation or formation: (b) Overseas entity ID issued by Companies House, including any prefix: (c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, 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 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.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in practice guide 78: overseas entities.

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 email 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.

6 Transferee for entry in the register:

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, 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):

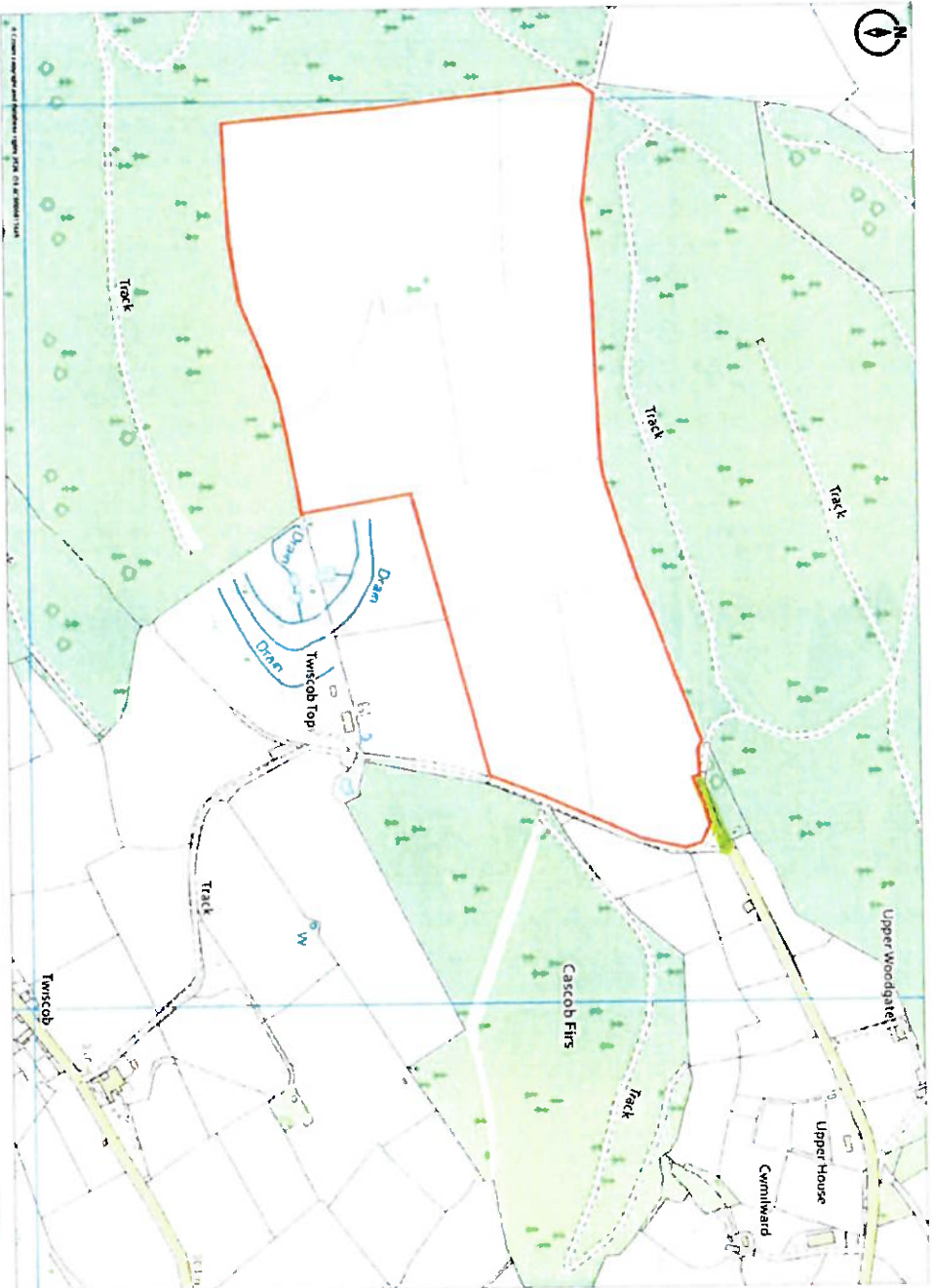
☐ The transfer is not for money or anything that has a monetary value

☐ Insert other receipt as appropriate:

10 The transferor transfers with

☒ full title guarantee

☐ limited title guarantee



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.

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.

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 12.1 The following definitions and rules of interpretation apply to this transfer: 12.1.1 Accessway: means the Accessway shown coloured green on the Plan to be used by the Property and each and every part of the Retained Land. LPMPA 1994: the Law of Property (Miscellaneous Provisions) Act 1994. Plan: the plan attached to this transfer. Retained Land: the freehold land known as Cwmilward Farm Cascob Presteigne LD8 2NT and being the remainder of the land (excluding the Property) registered at HM Land Registry with title absolute under title number CYM127363. 12.1.2 Clause headings shall not affect the interpretation of this transfer. 12.1.3 Notwithstanding section 6(3) of the LPMPA 1994, 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 LPMPA 1994. 12.1.4 The Property will not, by virtue of this transfer, have any rights or easements or the benefit of any other matters over the 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 Act 1925 is qualified so as not to include any liberties, privileges, easements, rights or advantages over the land retained by the Transferor except as expressly mentioned in or created by this transfer.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

12.2 Rights granted for the benefit of the property

The right for the Transferee and all persons authorised by them (in common with all others having similar right):

- 12.2.1 a right of way with and without vehicles and animals at all times and for all reasonable purposes over the Accessway.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

12.3 Rights reserved for the benefit of other land

The Transferor excepts and reserves out of the Property for the benefit of the Retained Land the right of support to the Retained Land from the Property.

Include words of covenant.

12.4 Restrictive covenants by the transferee

- 12.4.1 Not to obstruct any part of the Accessway.

Include words of covenant.

12.5 Restrictive covenants by the transferor

None

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

12.6 Positive covenants by the Transferee

- 12.6.1 To contribute a fair proportion according as to user of the cost of the repair, maintenance and resurfacing of the Accessway.

12.7 Agreements and declarations

- 12.7.1 None of the provisions of this transfer save as provided herein are intended to or will operate to confer any benefit pursuant to the Contracts (Rights of Third Parties) Act 1999 upon a person who is not a party to this transfer except successors in title of the Transferee and successors and assigns of the Transferor.

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

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.

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 4.

13

Execution

Signed as a deed by
Leslie John Mills

.....
in the presence of:

Witness Signature

.....
Name (IN BLOCK CAPITALS)

.....
Address

.....
Signed as a deed by
Dorothy Margaret Mills

.....
in the presence of:

Witness Signature

.....
Name (IN BLOCK CAPITALS)

.....
Address

Signed as a deed by

.....
in the presence of:

Witness Signature

.....
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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