

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.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if
not yet
registered.

1	Title number(s) out of which the property is transferred: CU183093
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>East Cocklake Farm, Nenthall, Alston, Cumbria , CA9 3LF being:</p> <ul style="list-style-type: none">(i) part of the land comprised in a Conveyance dated 22nd September 1989 made between (1) Ayot Investments Limited and (2) the Transferor; and(ii) all that land registered at HM Land Registry with title absolute under title number in CU183093. <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:
5	<p>Transferor:</p> <p>Thomas Lionel Gibson</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 entities</u> (a) Territory of incorporation or formation:</p> <p>(b) Overseas entity ID issued by Companies House, including any prefix:</p> <p>(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:</p>
6	<p>Transferee for entry in the register:</p> <p>[REDACTED]</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p>

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:

Place 'X' in any box that applies.

Add any modifications.

10 The transferor transfers with

☒ full title guarantee

☐ limited title guarantee

The covenants implied under the LPMPA 1994 are modified so that:

(a) the covenant set out in section 2(1)(b) of the LPMPA 1994 shall not extend to costs arising from the Transferee's failure to:

(i) make proper searches; or

(ii) raise requisitions on title or on the results of the Transferee's searches; and

(b) the covenant set out in section 3 of the LPMPA 1994 shall extend only to charges or incumbrances created by the Transferor.

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

☐ they are to hold the property on trust:

12 Additional provisions

Definitions

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

LPMPA 1994: the Law of Property (Miscellaneous Provisions) Act 1994.

Plan: the plan attached to this transfer.

Reservations: the rights excepted and reserved to the Transferor in clause 3

Rights: the rights granted by the Transferor to the Transferee in clause 2

Transferor's Retained Land: the freehold property at East Cocklake Farm, Nenthead Road, Alston, (CA9 3LF) and being the remainder of the land (excluding the Property):

(i) registered at HM Land Registry with title absolute under title number CU91299 and

(ii) comprised in a conveyance dated Conveyance dated 22nd September 1989 made between (1) Ayot Investments Limited and (2) the Transferor.

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.

1.2 Any obligation in this transfer on the Transferee not to do something includes an obligation not to permit or allow that thing to be done and an obligation to use reasonable endeavours to prevent that thing being done by another person.

1.3 A **person** includes a corporate or unincorporated body (whether or not having separate legal personality).

1.4 Unless the context otherwise requires, words in the singular shall include the plural and in the plural include the singular.

1.5 A reference to a statute, statutory provision or subordinate legislation is a reference to it as it is in force from time to time taking account of any amendment or re-enactment and includes any statute, statutory provision or subordinate legislation which it amends or re-enacts.

1.6 A reference to a statute or statutory provision shall include any subordinate legislation made from time to time under that statute or statutory provision.

1.7 Clause headings shall not affect the interpretation of this transfer.

1.8 Any words following the terms **including, include, in particular, for**

example or any similar expression shall be construed as illustrative and shall not limit the sense of the words, description, definition, phrase or term preceding those terms.

- 1.9 The Transferor shall not be liable for any breach of the covenants referred to in clause **Error! Reference source not found.** arising after the Transferor has parted with all interest in the Transferor's Retained Land and the Transferee shall not be liable for any breach of the covenants referred to in clause **Error! Reference source not found.** arising after the Transferee has parted with all interest in the Property.
- 1.10 Where the Transferor or the Transferee is more than one person, unless otherwise expressly provided in this deed, they shall be jointly and severally liable for their respective obligations arising under this deed. Either party may take action against, or release or compromise the liability of, any one of those persons or grant time or other indulgence to any one of them without affecting the liability of any other of them.
- 1.11 The Reservations are excepted and reserved from this transfer for the benefit of the Transferor's Retained Land.
- 1.12 The Reservations may be exercised by the Transferor notwithstanding that the exercise of any of the Reservations or any works carried out pursuant to them may result in a reduction in the flow of light or air to the Property or loss of amenity for the Property.
- 1.13 The Reservations shall be construed as extending to the Transferor, its successors in title and all persons authorised by them or otherwise entitled to exercise the Reservations.
- 1.14 The Rights are not granted exclusively to the Transferee and are granted:
- (a) subject to the Reservations and any other rights of the Transferor and its successors in title whether or not referred to in this Transfer; and
 - (b) in common with any other persons lawfully entitled to the Rights or to similar rights.
- 1.15 The disposition effected by this transfer is subject to:
- (a) any matters contained or referred to in the entries or records made in registers maintained by HM Land Registry as at 15:232:12 on the 23rd July 2025 under title number CU183093 and the Land Charges Department of HM Land Registry as at 10th November 2025;
 - (b) any matters discoverable by inspection of the Property before [**DATE OF CONTRACT**];
 - (c) any matters which the Transferor does not and could not reasonably

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

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know about;

- (d) any matters disclosed or which would have been disclosed by the searches and enquiries which a prudent buyer would have made before entering into a contract for the purchase of the Property;
- (e) any notice, order or proposal given or made by a body acting on statutory authority;
- (f) any matters which are unregistered interests which override first registration under Schedule 1 to the Land Registration Act 2002 or unregistered interests which override registered dispositions under Schedule 3 to the Land Registration Act 2002.

1.16 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, notwithstanding section 6(3) of the LPMPA 1994.

1.17 The Property will 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 Act 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.

1.18 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 will 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.

Rights granted for the benefit of the property

2. Rights granted for the benefit of the property

None

Rights reserved for the benefit of other land

3. Rights reserved for the benefit of other land

3.1 The Transferor excepts and reserves out of the Property for the benefit of the Transferor's Retained Land without revoking the consent given in clause 1.18 or any other 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, provided that any such use or works do not interfere with, or obstruct, the exercise of the Rights granted to the Transferee.

Include words of covenant.

Include words of covenant.

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

Other

4. Other: indemnity covenant

4.1 The Transferee covenants by way of indemnity only, on behalf of the Transferee and the Transferee's successors in title, to observe and perform the charges, incumbrances, covenants and restrictions contained or referred to in the property and charges registers of title number CU183093 and in a Conveyance dated 22nd September 1989 made between (1) Ayot Investments Limited and (2) the Transferor in so far as they relate to the Property and are subsisting and capable of taking effect and will keep the Transferor indemnified against all proceedings, costs, claims and expenses arising from any failure to do so.

5. Other: agreements and declarations

5.1 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.

5.2 This Transfer 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 and Wales.

13 Execution

Signed as a Deed by

Thomas Lionel Gibson

in the presence of:

.....

SIGNATURE OF WITNESS

NAME,

ADDRESS

OF WITNESS

.....

Signed as Deed by

[REDACTED]

in the presence of:

.....

SIGNATURE OF WITNESS

NAME,

ADDRESS

OF WITNESS

Signed as a Deed by

[REDACTED]

in the presence of:

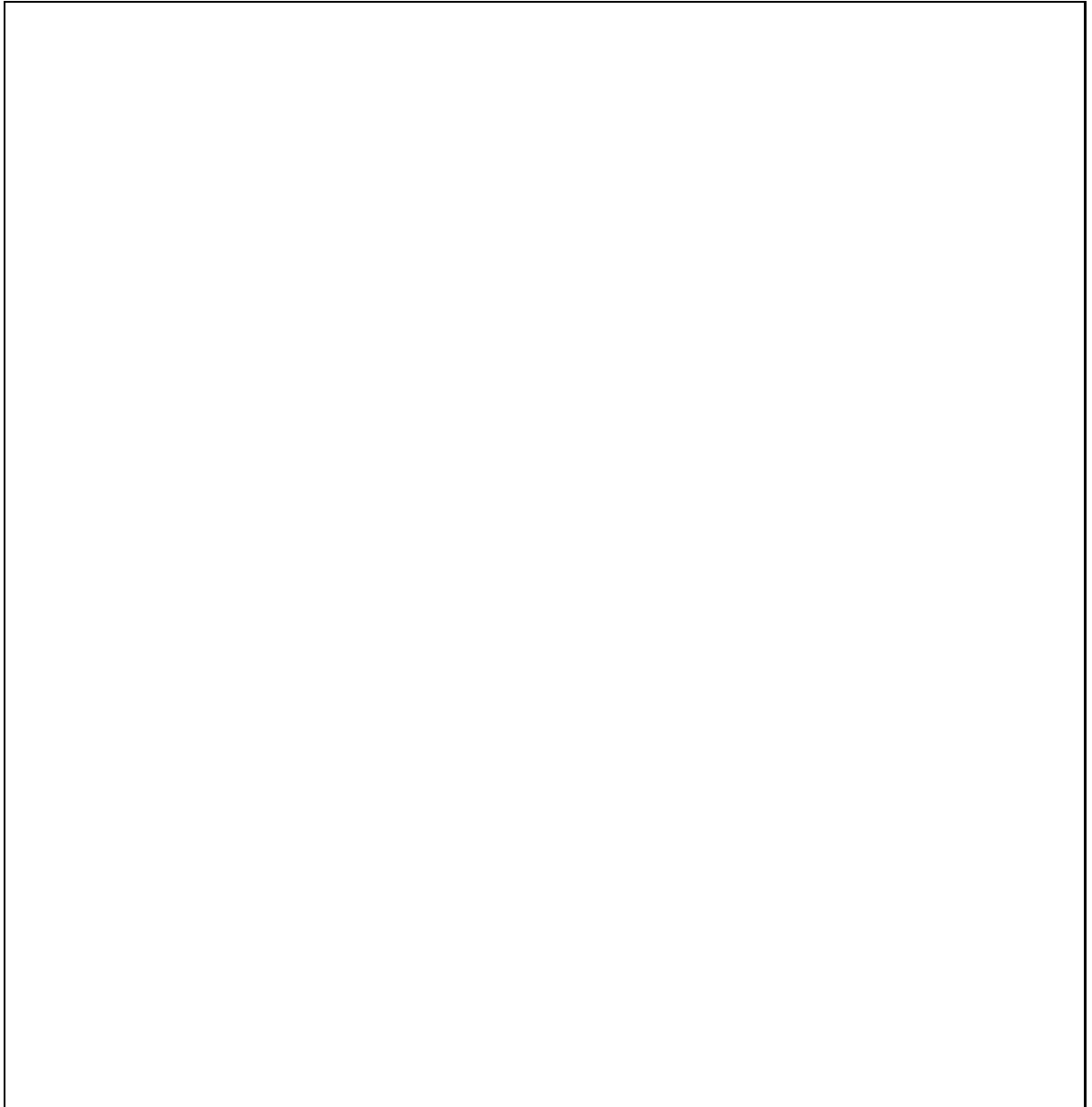
.....

SIGNATURE OF WITNESS

NAME,

ADDRESS

OF WITNESS



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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