

These are the notes referred to on the following official copy

Title Number EX765387

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

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

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.

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 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.

1	Title number(s) out of which the property is transferred: EX765387
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	Property: The Estate excluding Dwellings including Roadways and Amenity Areas at Hartford End Brewery, Chelmsford Road, Hartford End, CM3 1JZ The property is identified <input checked="" type="checkbox"/> on the attached plan and shown: edged red <input type="checkbox"/> on the title plan(s) of the above titles and shown:
4	Date: <i>23 July 2020</i>
5	Transferor: Stockplace Hartford Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 08915207 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
6	Transferee for entry in the register: Ridley Green Management Co Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 09844991 <u>For overseas companies</u> (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.

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.

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*
- ii 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.

7	Transferee's intended address(es) for service for entry in the register: ██ ██
8	The transferor transfers the property to the transferee
9	Consideration D The transferor has received from the transferee for the property the following sum (in words and figures): nil £0.00 D The transfer is not for money or anything that has a monetary value D Insert other receipt as appropriate:
10	The transferor transfers with x full title guarantee D limited title guarantee
11	Declaration of trust. The transferee is more than one person and O they are to hold the property on trust for themselves as joint tenants D they are to hold the property on trust for themselves as tenants in common in equal shares D 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

12.1 Definitions

Agreement: the Section 106 Agreement dated 14th January 2016 and 12th January 2017 between Uttlesford District Council (1) and Stockplace Hartford Limited (2)

Amenity Areas: those areas within the Estate that are grass, open space or landscaped or those areas that are drainage systems or those areas that are parking spaces excluding areas that are or are- to be Roadways or that are within the curtilage of the Dwellings

Amenity Areas Maintenance Plan: means any maintenance plan for the Amenity Areas put in place under or in accordance with the Agreement

Dwellings: a house or self contained flat constructed on the Estate.

Estate: the land and buildings known as land at Mill Lane, Hartford End, Chelmsford shown edged in green on the Plan now and formerly comprised in title number EX765387, not including the Dwellings.

Neighbouring Land: each and every part of the adjoining and neighbouring property in which the Owner of the Neighbouring Land has an interest known as Mill House, Mill Lane, Hartford End, CM3 1JZ registered at HM Land Registry with title number EX765382.

Open Space: the land shown edged blue on the Plan.

Owner of the Neighbouring Land: [REDACTED]

Roadways: the roadways and pedestrian footpaths now or to be constructed on the Estate

Service Media: all media for the supply or removal of heat, smoke, electricity, gas, water, sewage, energy, telecommunications, television, data and all other services and utilities and all structures, machinery and equipment acillary to those media.

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

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

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.

Rights reserved for the benefit of other land

Restrictive covenants by the transferee

12.2 The Transferee covenants with the Transferor and every other person owning land forming part of the Estate, with the intention of binding the Property and each and every part of it:

- (a) not to allow the Amenity Areas to be used for anything other than Amenity Areas;
- (b) not to transfer the Amenity Areas into the individual ownership of the owners of the Dwellings;
- (c) to perform the obligations contained within the Schedule of the Agreement;
- (d) to maintain in perpetuity in accordance with the Amenity Areas Maintenance Plan;
- (e) if so required by the Council, to enter into a direct covenant with the Council to perform the obligation contained within the Schedule of the Agreement;
- (f) not to restrict or object to development of Neighbouring Land in any way; and
- (g) not to make any noting or any entry on the title of the Neighbouring Land.

Restrictive covenants by the transferor

Other

12.3 The Transferee grants to the Owner of the Neighbouring Land and all persons authorised by them, including but not limited to contractors, agents, surveyors, visitors, successors in title and assigns, for the benefit of the Neighbouring Land:

- (a) the right to enter the Property to construct and maintain a road and pathway on the Open Space; and the right to construct on the Open Space a road and pathway to the specificati n of the owner of the Neighbouring Land; and thereafter the right to use

the road and pathway constructed on the Open Space and the Roadways for the purpose of access to and egress from the Neighbouring Land;

(b) to enter the Property, the Open Space and the Roadways for the purpose of developing the Neighbouring Land;

(c) the right to develop the Neighbouring Land as the owner of the Neighbouring Land sees fit;

(d) to use and connect into any Service Media at the Estate; and

(e) to use the Roadways for any purpose the Owner of the Neighbouring Land thinks fit, including but not limited to access and egress from the Neighbouring Land.

The parties hereby acknowledge that there shall be no obligation on the Owner of the Neighbouring Land to construct any road or pathway on the Open Space. The parties also hereby acknowledge that the rights shall be for the benefit of the Neighbouring Land and are intended to run with the land and not be personal to the parties.

12.4 if required by the Transferor or the Owner of the Neighbouring Land, the Transferee will grant and enter in to a separate easement to the Owner of the Neighbouring Land for the benefit of those rights set out in this clause 12.3.

12.5 if the Owner of the Neighbouring Land does construct on the Open Space a road and footpath, then once that road and footpath have been constructed to base course level, the Owner of the Neighbouring Land shall pay a fair proportion towards maintenance of the Roadways according to use and shall be limited to a fair proportion according to use based on the number of properties using the Roadway for access.

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.

13 Execution

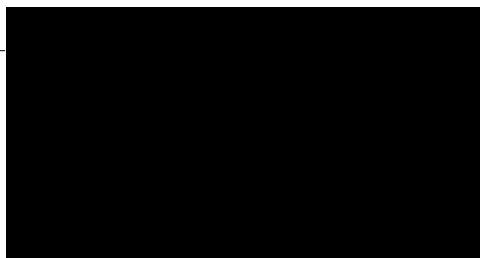
Executed as a deed by
STOCKPLACE HARTFORD
LIMITED acting by a director in the
presence of:

Signature of witness

Name (in BLOCK CAPITALS)

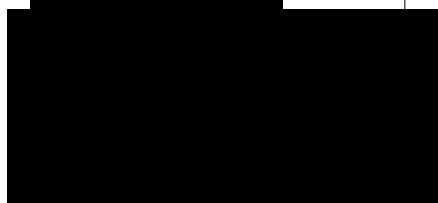
Address ..

Executed as a deed by RIDLEY GREEN MANAGEMENT CO LIMITED acting by a director in the presence of:



Signature of witness
Name (in BLOCK CAPITALS)
Address

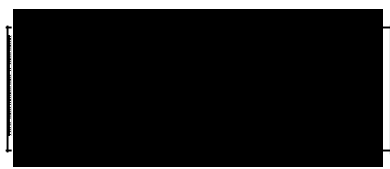
Signed as a deed by
in the presence of:



Signature of witness
Name (in BLOCK CAPITALS)
Address

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.

Signed as a deed by
in the presence of:



Signature of witness
Name (in BLOCK CAPITALS)
Address

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.

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.



Proposed site plan. Amended layout.
 26 Residential units.
 Former Brewery Site,
 Hartford End, Chelmsford, Essex. CM3 1JZ.
 Scale 1:500@A3



Birkett Long LLP
1 Amphora Place
Sheepen Road
Colchester
Essex
CO3 3WG

DX

Date
20 January 2021

Your ref
KLL/108042-5

Our ref
MI04C3C

Proprietor/Applicant **Ridley Green Management Co Limited**

Title number **EX765387**

Property **land on the north side of Mill Lane,
Hartford End, Chelmsford**

Dear Sirs,

We have completed the registration of the transfer of the above property dated 23 July 2020.

Part of the land shown by red edge on the plan to the Transfer does not fall within the vendor's title. We have therefore excluded this land from the transferee's title. The plan attached to this letter shows the land excluded by pink and blue tinting.

The land tinted pink falls outside of the original title extent and cannot therefore be included in the registration. The land tinted blue was included within the red edge of the transfer of plot 13 and is included in the registration of EX970376.

Your clients should keep this letter and plan so that they will be able to explain the exclusion, if necessary, when they deal with the property in future.

HM Land Registry
Leicester Office
PO Box 75
Gloucester
GL14 9BD

DX 321601 Gloucester 33

leicester.office
@landregistry.gov.uk

www.gov.uk/land-registry

If you would like to discuss this correspondence or require it in an alternative format please contact us, quoting our reference.

Yours Faithfully,

HM Land Registry Illustrative plan

Title number **EX765387**
Ordnance Survey map reference **TL6817SE**
Scale **1:1250** enlarged from 1:2500
Administrative area **Essex: Uttlesford**



© Crown copyright and database rights 2021 Ordnance Survey 100026316.

You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

This is the plan referred to in the accompanying letter dated 20/01/2021 Title no. EX765387



This plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.