

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

1	Title number(s) out of which the property is transferred: DY307822
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property: Land at Carrwood Road, Chesterfield S41 9RB</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown: edged in 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>POWER SYSTEM SERVICES LIMITED</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 02962766</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
6	<p>Transferee for entry in the register:</p> <p>PAUL BENJAMIN BEAUCHAMP and JOSEPHINE BEAUCHAMP (together as the Trustees of the Beauchamp Family SSAS)</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 companies</u> (a) Territory of incorporation:</p>

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.

	(b) Registered number in the United Kingdom including any prefix:
7	Transferee's intended address(es) for service for entry in the register: Grindle Cottage, Low Side, Calver, Hope Valley, Derbyshire S32 3XQ
8	The transferor transfers the property to the transferee
9	Consideration <input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): Forty Thousand Pounds (£40,000.00) <input type="checkbox"/> The transfer is not for money or anything that has a monetary value <input type="checkbox"/> Insert other receipt as appropriate:
10	The transferor transfers with <input checked="" type="checkbox"/> full title guarantee But subject to:- (a) the covenant implied by virtue of Section 2(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 ("the Act") is varied by the deletion of the words "at his own cost" and the substitution of the words "at the cost of the person requiring compliance with this covenant"; and (b) the covenant set out in Section 3(1) of the Act does not extend to any charge encumbrance or other right to which the Property is sold subject or of which the Transferee is aware (which includes charges referred to in Section 198 of the Law of Property Act 1925 and all other matters of public record affecting the Property) and will only extend to any charge encumbrance or other item which the Transferor knows about at the date of the agreement providing for this transfer; and (c) the covenants implied herein by Sections 2, 3(1) and (2) of the Act shall be limited in time so as not to benefit any successors in title of the Transferee to the Property. <input type="checkbox"/> limited title guarantee
11	Declaration of trust. The transferee is more than one person and <input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants <input type="checkbox"/> 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:

In accordance with the terms of the Deed of Trust (establishing the Beauchamp Family SASS) dated 2 May 2023 made between (1) Power System Services Limited and (2) Paul Benjamin Beauchamp and Josephine Beauchamp.

12 Additional provisions

12.1 Definitions

12.1.1 In this transfer:-

12.1.1.1. **Plan** means the plan annexed to this transfer.

12.1.1.2. **Retained Land** means the land and buildings known as Land on the southwest side of Carrwood Road, Sheepbridge, Chesterfield as shown edged in blue on the Plan, being the land and buildings retained by the Transferor and being that part of the Property comprised in title number DY307822 excluding the Property.

12.1.1.3. **Services** means water, soil, effluent, gas, fuel, oil, electricity, telephone, telephonic signals, television, visual, audio, fax, electronic mail, data, information, communications and other services

12.1.1.4. **Service Media** means sewers, drains, channels, pipes, watercourses, gutters, wires, cables, ducts, flues, conduits, laser optic fibres, electronic data or impulse communication transmission or reception systems and other conducting media and associated equipment.

12.1.2 Words importing one gender shall be construed as importing any other gender.

12.1.3 Words importing the singular shall be construed as importing the plural and vice versa.

12.1.4 Words importing persons shall be construed as importing a corporate body and/or a partnership and vice versa.

12.1.5 Where any party comprises more than one person the obligations and liabilities of that party under this

transfer shall be joint and several obligations and liabilities of those persons.

12.1.6 The panel and clause headings do not form part of this transfer and shall not be taken into account in its construction or interpretation.

12.1.7 Any reference to a clause is to one so numbered in this panel unless otherwise stated.

12.1.8 Any reference to a colour or letter is to one on the Plan.

12.2 Incumbrances

The Property is transferred subject to and with the benefit of the rights, covenants and other matters contained or referred to in Property and Charges Registers of the above title DY307822 as at the date of this transfer (save for any financial charges) but only insofar as those matters are still subsisting and capable of taking effect and relate to or affect the Property.

12.3 Rights granted for the benefit of the Property.

12.3.1 The Property is transferred together with the following rights granted out of the Retained Land to the Transferee and its successors in title the owners or occupiers for the time being of the Property for the benefit of the Property and any part thereof.

12.3.1.1. A right to free and uninterrupted passage and running of the Services to and from the Property through over and along the Service Media that are now laid or will be laid in over or under the Retained Land for the use and enjoyment of the Property or any part of the Property.

12.3.1.2. A right, to the extent reasonably necessary upon reasonable prior notice (save in case of emergency where no notice is required) to enter on unbuilt parts of the Retained Land for the purposes of:

(a) laying, repairing, maintaining, replacing and inspecting any Service Media used by, or to be used by, the Property;

(b) undertaking any development of the Property or renewing, replacing or inspecting any structure which may be built upon the Property;

subject to the Transferee making good all damage which may be done in the exercise of such powers as specified in this sub-clause at their own cost and without unnecessary delay.

12.3.1.3. The right to build on, develop or alter any part of the Property even if the building or development reduces the access of light

or air to the Retained Property.

12.3.1.4. A right of support, shelter and protection from the Retained Land.

12.4 Rights reserved for the benefit of the Retained Land

12.4.1 There are reserved out of the Property for the benefit of the Transferor its successors in title the owners or occupiers for the time being of the Retained Land or any part thereof and each and every part of the Retained Land the following rights:

12.4.1.1. A right to free and uninterrupted passage and running of services to and from the Retained Land through over and along the Service Media that are now laid or will be laid in over or under the Property for the use and enjoyment of the Retained Land and any part of the Retained Land.

12.4.1.2. A right to the extent reasonably necessary upon reasonable prior notice (save in case of emergency where no notice is required) to enter on unbuild parts of the Property for the purposes of:

(a) laying, repairing, maintaining, replacing and inspecting any Service Media used by, or to be used by, the Retained Land;

(b) undertaking any development of the Retained Land or renewing, replacing or inspecting any structure which may be built upon the Retained Land;

subject to the Transferor making good all damage which may be done in the exercise of such powers as specified in this sub-clause at its own cost and without unnecessary delay.

12.4.1.3. A right of support, shelter and protection from the Property.

12.5 Restrictive covenants by the Transferee

12.5.1 The Transferee covenants with the Transferor to observe and perform the restrictions contained in clause 12.5.2 (the **Restrictions**) and it is agreed and declared that:

12.5.1.1. the benefit of this covenant is to be attached to and enure for each and every part of the Retained Land.

12.5.1.2. the burden of this covenant is intended to bind and binds each and every part of the Property into whosoever hands it may come but not so as to render the

Transferee personally liable for any breach of this covenant arising after the Transferee has parted with all interest in the Property or the part of the Property on which such breach is committed.

12.5.1.3. an obligation in the Restrictions not to do any act or thing includes an obligation not to permit or suffer that act or thing to be done by another person.

12.5.2 The Restrictions are the following:

12.5.2.1. not to do anything or suffer anything to be done upon the Property that might adversely affect the purity or flow of water passing through the Service Media;

12.5.2.2. not to allow the Service Media under the Property to fall into disrepair;

12.5.2.3. not to suffer to be done in or upon the Property anything that may be or may grow to be a legal nuisance to the Transferor, its successors in title the owners and occupiers for the time being of the Retained Land or any part thereof.

12.6 **Restrictive covenants by the Transferor**

12.6.1 The Transferor covenants with the Transferee to observe and perform the restrictions contained in clause 12.6.2 (the **Transferor's Restrictions**) and it is agreed and declared that:

12.6.1.1. the benefit of this covenant is to be attached to and enure for each and every part of the Property.

12.6.1.2. the burden of this covenant is intended to bind and binds each and every part of the Retained Land into whosoever hands it may come but not so as to render the Transferor personally liable for any breach of this covenant arising after the Transferor has parted with all interest in the Retained Land or the part of the Retained Land on which such breach is committed.

12.6.1.3. an obligation in the Transferor's Restrictions not to do any act or thing includes an obligation not to permit or suffer that act or thing to be done by another person.

12.6.2 The Transferor's Restrictions are the following:

12.6.2.1. not to allow or suffer anything to be done on the Retained Land that might adversely affect the purity or flow of water passing through the Service Media;

12.6.2.2. not to allow the Service Media on or under the Retained Land to fall into disrepair;

12.6.2.3. not to do or suffer to be done in or upon the Retained Land anything that may grow to be a legal nuisance to the Transferee its successors in title or owners or occupiers for the time being of the Property or any part thereof.

12.7 Agreements and declarations

It is agreed and declared as follows:-

12.7.1 The Transferee and his successors in title shall not be entitled to any right of access of light and air or any other easement or right which would restrict or interfere with the free use of the Retained Land for building, development or any other purpose.

12.7.2 The Transferee shall not be entitled to the continuance of, nor shall he by virtue of this transfer or of the Law of Property Act 1925 Section 62 acquire, any easement, right, privilege or advantage over or in respect of the Retained Land or acquire any appurtenant right referred to in the property register of the title above-mentioned or be entitled to the benefit (which benefit is exclusively reserved to the Transferor) of or to enforce or to have enforced or to prevent the release or modification of any covenant, agreement or condition entered into by any person with the Transferor or his predecessors in title to the Retained Land save in so far as is specifically granted in this transfer.

12.7.3 All boundary walls and fences between the Property and the Retained Land shall be party walls and maintained accordingly.

12.8 Indemnity Covenants

The Transferee covenants with the Transferor that the Transferee will observe and perform the covenants and conditions contained or referred to in the Property and Charges Registers of the title above referred to so far as the same affect the Property and are still subsisting and capable of being enforced and will indemnify and keep the Transferor and the Transferor's successors in title fully and effectively indemnified against all actions proceedings damages costs claims and expenses which may be suffered or incurred by the Transferor or the Transferor's successors in title in respect of any future breach or non-observance or non-performance of those covenants and conditions.

12.9 Limitation of Liability

The Transferor and the Transferee hereby agree that notwithstanding any provision to the contrary herein the liability of the Transferee as a result of non-contractual and contractual claims shall not be personal and shall be limited to the net value of the assets held by Paul Benjamin Beauchamp and Josephine Beauchamp on behalf of the Beauchamp Family SSAS in their possession from time to time.

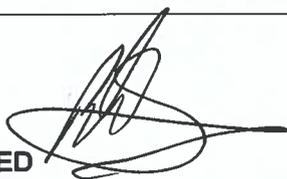
The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application 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.

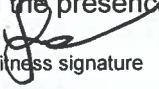
Remember to date this deed in panel 4.

13 Execution

EXECUTED as a Deed by
POWER SYSTEM SERVICES LIMITED
acting by a director in the presence of:-


Witness signature **Sanjeev Batra**
Witness name **Solicitor**
Witness address **BRM Solicitors**
Gray Court
99 Saltergate
Chesterfield S40 1LD
Witness occupation

Signed as a Deed by
PAUL BENJAMIN BEAUCHAMP
in the presence of:-


Witness signature **Sanjeev Batra**
Witness name **Solicitor**
Witness address **BRM Solicitors**
Gray Court
99 Saltergate
Chesterfield S40 1LD
Witness occupation

Signed as a Deed by
JOSEPHINE BEAUCHAMP
in the presence of:-

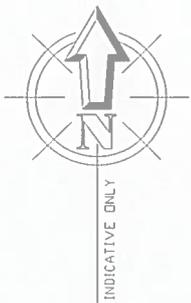

Witness signature **Sanjeev Batra**
Witness name **Solicitor**
Witness address **BRM Solicitors**
Gray Court
99 Saltergate
Chesterfield S40 1LD
Witness occupation

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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Plan Referred to
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