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Title Number WK312543

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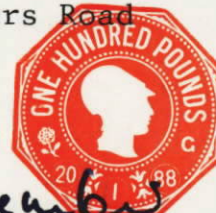
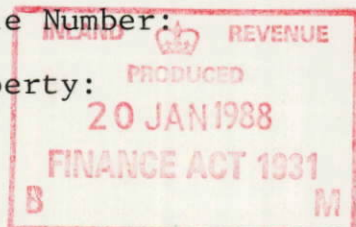
H. M. LAND REGISTRY

LAND REGISTRATION ACTS 1925 to 1986

County and District: WARWICKSHIRE: RUGBY

Title Number: WK 210197

Property: Land forming part of 25 Somers Road  
Rugby



THIS TRANSFER dated the Thirteenth day of December  
One thousand nine hundred and eighty-seven is made between  
(1) "The Transferor" ANDREWS CARVELL DEVELOPMENTS LIMITED  
whose registered office is at The Stables The Poplars High Street  
Pitsford Northamptonshire (2) "The Transferees"  
HAROLD HERBERT JOHN THOMPSON and DAVID GEORGE SALISBURY both  
care of 25 Somers Road Rugby Warwickshire

1. IN CONSIDERATION of the sum of SIXTY-TWO THOUSAND POUNDS  
(£62,000.00) which the Transferor has received the  
Transferor as Beneficial Owner HEREBY TRANSFERS to the  
Transferees the property edged red on the annexed plan ("the  
Property") being part of the land comprised in the title  
referred to above
2. THE Property is transferred with the benefit of the  
rights set out in the First Schedule hereto
3. THE Transferor reserves out of the Property the rights  
set out in the Second Schedule hereto
4. FOR the benefit of the remainder of the land registered  
under the above title number ("the Retained Property") and  
every part of it the Transferees JOINTLY AND SEVERALLY  
COVENANT with the Transferor in the terms set out in the  
Third Schedule hereto



5. ANY wall dividing any building on the Property from any building on any other part of the Retained Property is a party wall

6. THE Transferees shall not become entitled to any right of light or air over or in respect of any adjacent or neighbouring property which the Transferor now owns

7. TO afford to the Transferor a complete indemnity but for no other purpose the Transferees JOINTLY AND SEVERALLY COVENANT with the Transferor from now on to observe and perform the covenants referred to in the entries on the Register so far as they relate to the Property and are capable of being enforced and to indemnify the Transferor and the estates and effects of the Transferor against all costs claims and demands arising by reason of any failure to observe or perform them

THE FIRST SCHEDULE before referred to

Appurtenant Rights

(1) The right of way at all times and for all purposes over the road coloured brown on the plan subject to the contribution of a fair proportion of the cost of maintaining the same

(2) The right of way on foot in the case of emergency only over the land coloured mauve on the plan

(3) The right of support of all buildings on the Property from the Retained Property

(4) The right to use and maintain the pipes wires gutters and drains now or at any time within eighty years laid or running through under or over any parts of the Retained

Property for the passage of gas water electricity or soil to and from the Property the person exercising the right contributing a fair proportion of the cost of cleansing maintaining repairing and replacing any pipe wire gutter or drain used in common for the benefit of the Property and the Retained Property

(5) The right to enter upon other parts of the Retained Property at all reasonable times on giving at least seven days' notice (except in the case of emergency) with or without workmen scaffolding an appliances to inspect cleanse maintain repair and replace any building on the Property the person exercising the right promptly making good all damage occasioned

(6) The right to erect an appropriate sign to be determined by the Transferor (for the purpose of indicating the occupier of the Property) on the land coloured yellow on the plan

THE SECOND SCHEDULE before referred to

(1) The right to pass and repass with or without vehicles over the land coloured blue on the plan

(2) The right to pass and repass in the case of emergency only over the land coloured orange on the plan

(3) The right to maintain and use the pipes wires gutters and drains now or at any time within eighty years from now laid or running through under or over the Property for the passage of water gas electricity and soil to and from the Retained property

(4) The right of support of the Property and the buildings

on it to the Retained Property

(5) The right to enter any part of the Property which is not built upon at all reasonable times on giving at least seven days' notice (except in the case of emergency) with or without scaffolding and appliances to lay drains sewers and pipes and to inspect cleanse maintain repair and replace the same or any building on any other part of the Retained Property the person exercising the right promptly making good all damage occasioned

THE THIRD SCHEDULE before referred to

Covenants

(1) Not to obstruct in any manner the roadway coloured blue and brown on the plan

(2) Not to deposit any rubbish on the land coloured green on the plan and to keep the same in a neat and tidy condition

(3) Not to do anything on the Property that will be or become a nuisance or annoyance to the Transferor or the occupiers of the Retained Property or any part

(4) Not to carry out any noisy or noxious trade or business on the Property which would include uses under The Town and Country Planning (Used Classes) Order 1987 B3 B4 B5 B6 and B7 PROVIDED that nothing herein contained shall prevent the use of the property for general industrial purposes including the fabrication of metals and forging annealing and re-heating in connection therewith


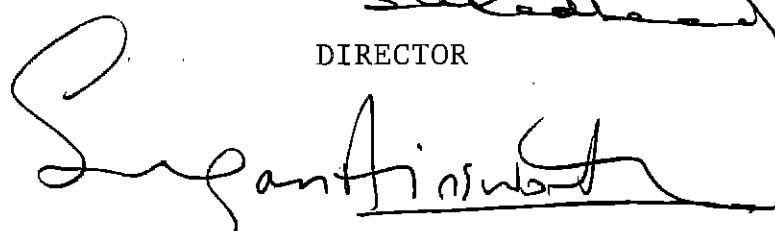
(5) Not to allow any deleterious or noxious effluent to drain into the drains or sewers serving the Property

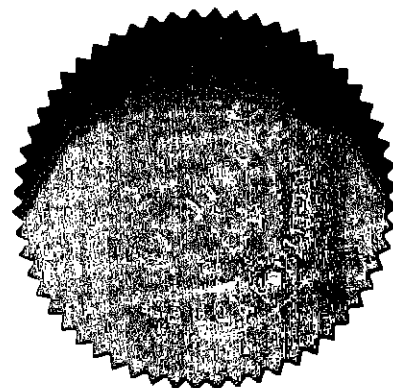
(6) To pay and contribute a fair proportion of the cost of maintaining and repairing the roadway coloured blue and brown on the plan

THE COMMON SEAL of ANDREWS CARVELL)

DEVELOPMENTS LIMITED was hereunto )

affixed in the presence of:- )

  
DIRECTOR  
  
SECRETARY



SIGNED SEALED AND DELIVERED by )

the said HAROLD HERBERT JOHN )

THOMPSON in the presence of:- )

*H. Thompson*

*M. S. Stewart*  
*23 Warwick Street*  
*Rugby.*  
*Solicitor's Secretary.*

SIGNED SEALED AND DELIVERED by )

the said DAVID GEORGE SALISBURY)

in the presence of:- )

*David George Salisbury*

*M. S. Stewart*  
*23 Warwick Street*  
*Rugby.*  
*Solicitor's Secretary.*



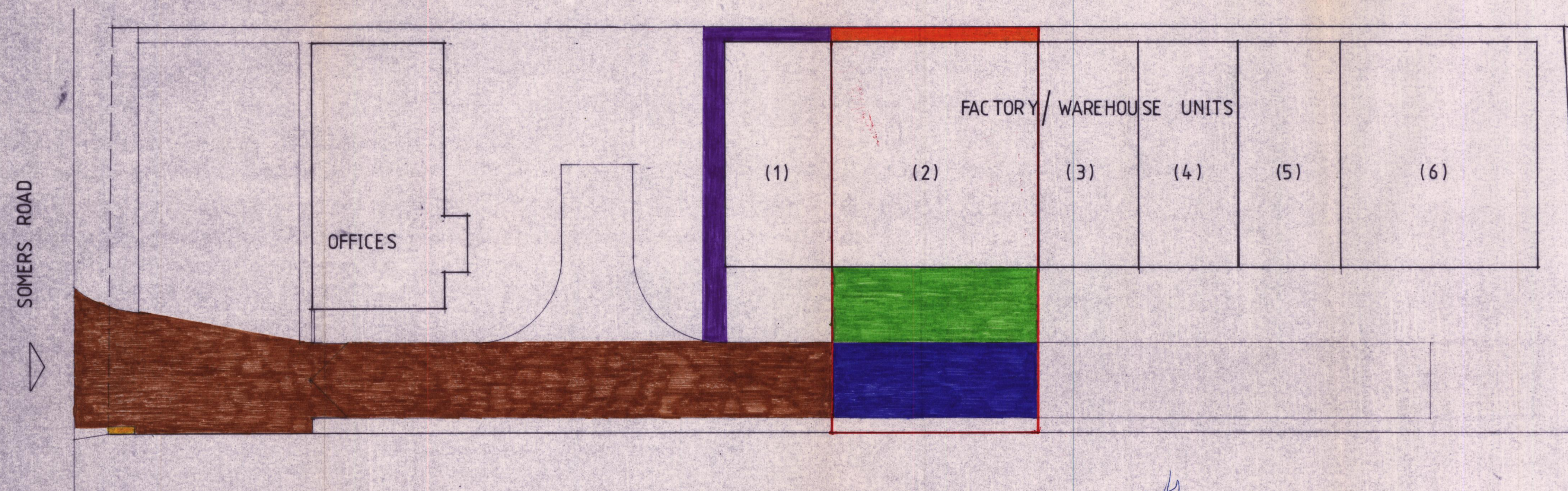


contractors must verify all dimensions on site before commencing work or preparing shop drawings.

Sgt. Redman

*Wilson & Partners*

scale	date	drawn	checked
1:200	OCT 87	R.W.G	



## SITE PLAN

Paul G. Harkness  
J. Harkness