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|  | TR1 |

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.

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| --- | --- | --- |
| Leave blank if not yet registered. | 1. 1
 | Title number(s) of the property:GR252017 |
| Insert address, including postcode (if any), or other description of the property, for example 'land adjoining 2 Acacia Avenue'. | 1. 3
 | Property:Unit 1 & Car Park, St Ivel Way, Tower Lane, Warmley, Bristol, BS30 8WB. |
|  | 1. 4
 | Date: |
| Give full name(s). Complete as appropriate where the transferor is a company.  | 1. 5
 | Transferor: Threadneedle Pensions LimitedFor UK incorporated companies/LLPsRegistered number of company or limited liability partnership including any prefix: Company No. 984167For overseas companies(a) Territory of incorporation:(b) Registered number in the United Kingdom including any prefix: |
| Give full name(s). Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with 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. 6
 | Transferee for entry in the register: JOHN ROLAND COLDRICK and MARGARET ISOBEL COLDRICK ("the First Transferees") and ALASTAIR STUART LEFLAIVE and LLOYD HAMILTON ("the Second Transferees")For UK incorporated companies/LLPsRegistered number of company or limited liability partnership including any prefix: For overseas companies(a) Territory of incorporation:(b) Registered number in 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. | 1. 7
 | Transferee’s intended address(es) for service for entry in the register:10 Feeder Road, St Philips, Bristol, BS2 0SB. |
|  | 1. 8
 | The transferor transfers the property to the transferee |
| 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 11. | 1. 9
 | Consideration |
|  |  | [x]  The transferor has received from the transferee for the property the following sum (in words and figures): £965,000 (nine hundred and sixty five thousand pounds) plus VAT of £168,875 (one hundred and sixty eight thousand eight hundred and seventy five pounds) |
|  |  | [ ]  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. | 1. 10
 | The transferor transfers with |
|  |  | [x]  full title guarantee |
|  |  | [ ]  limited title guarantee |
|  |  | Title modifications: |
|  |  | * 1. The words "at his own cost" in the Law of Property (Miscellaneous Provisions) Act 1994 (**1994 Act**) section 2(1)(b) are replaced by "at the Transferee's cost"
 |
|  |  | * 1. For section 6(2)(a) of the 1994 Act, the Transferee’s actual knowledge includes:
 |
|  |  | * + 1. the entries in any public register; and
 |
|  |  | * + 1. public requirements (as defined in the Standard Commercial Property Conditions (Second Edition)).
 |
| Where the transferee is more than one person, place 'X' in the appropriate box. |  | 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 |
| Complete as necessary |  | X they are to hold the property on trust: as a thirty five per cent for the First Transferees and as to the remaining sixty five per cent for the Second Transferees pursuant to the terms of a Trust Deed of even date |
| Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on. |  | Additional provisions* 1. **Definitions and interpretation**

In this transfer: |
|  |  | * + 1. words importing one gender shall be construed as importing any other gender;
 |
|  |  | * + 1. words importing the singular shall be construed as importing the plural and vice versa;
 |
|  |  | * + 1. words importing persons shall be construed as importing a corporate body or unincorporated body and vice versa;
 |
|  |  | * + 1. where any party comprises more than one person the obligations and liabilities of that party under this transfer will be joint and several obligations and liabilities of those persons;
 |
|  |  | * + 1. the panel and clause headings do not form part of this transfer and shall not be taken into account in its account in its construction or interpretation; and
 |
|  |  | * + 1. any reference to a clause is one so numbered in this panel unless otherwise stated.
 |
|  |  | * 1. **Indemnity covenant**
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|  |  | The Transferee covenants with the Transferor to comply with the obligations contained or referred to in the Property Proprietorship and Charges registers of the title above referred to and to indemnify the Transferor against claim, loss, liability or expense it suffers or incurs as a result of any failure to do so. |
|  |  | * 1. **Contracts (Rights of Third Parties) Act 1999**
 |
|  |  | Unless the right of enforcement is expressly provided, it is not intended that a third party should have the rights to enforce any terms of this transfer pursuant to the Contracts (Rights of Third Parties) Act 1999 but this does not affect any rights that are available apart from that Act. |
| 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. | 1. [22]
 | ExecutionExecuted as a deed by )**Threadneedle Property** )**Investments Limited** ) …………………………………..as attorney for and on behalf of ) Authorised Signatory **Threadneedle Pensions** )**Limited** )pursuant to a Power of Attorney ) …………………………………..dated or with effect from ) Authorised Signatory 1 January 2005 by: )**Signed** as a **Deed** by the said**JOHN ROLAND COLDRICK**in the presence ofSignature of WitnessName (in block capitals)Address**Signed** as a **Deed** by the said**MARGARET ISOBEL COLDRICK**in the presence ofSignature of WitnessName (in block capitals)Address**Signed** as a **Deed** by the said**ALASTAIR STUART LEFLAIVE**in the presence ofSignature of WitnessName (in block capitals)Address**Signed** as a **Deed** by the said**LLOYD HAMILTON**in the presence ofSignature of WitnessName (in block capitals)Address |
| WARNINGIf 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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