

These are the notes referred to on the following official copy

Title Number ND175611

The electronic official copy of the document follows this message.

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HM Land Registry

Transfer of whole of registered title(s)

TR1

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.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

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 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.

1	Title number(s) of the property: ND175611
2	Property: Bankfoot, Melkridge, Haltwhistle, Northumberland, NE49.0LP
3	Date: 30th June 2025
4	Transferor: CARTMELL SHEPHERD TRUST COMPANY LIMITED <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 12554496 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
5	Transferee for entry in the register: ALISON BRUAR LOWNDES <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <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 11.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

6	Transferee's intended address(es) for service for entry in the register: Lane Cottage, Warcop, Appleby-In-Westmorland, CA16 6PF
7	The transferor transfers the property to the transferee
8	Consideration ☒ The transferor has received from the transferee for the property the following sum (in words and figures): £160,000.00 (one hundred and sixty thousand pounds zero pence) ☐ The transfer is not for money or anything that has a monetary value ☐ Insert other receipt as appropriate:
9	The transferor transfers with ☐ full title guarantee ☐ limited title guarantee ☒ no title guarantee
10	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:
11	Additional provisions 1.1 The following definitions apply in this transfer. LPMPA 1994: the Law of Property (Miscellaneous Provisions) Act 1994. 2. The disposition effected by this transfer is subject to: 2.1 any matters contained or referred to in the entries or records made in

registers maintained by HM Land Registry on 23rd April 2025 at 14:26:23 under title number ND175611;

- 2.2 any matters discoverable by inspection of the Property before [DATE OF CONTRACT], 2025
- 2.3 any matters which the Transferor does not and could not reasonably know about;
- 2.4 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;
- 2.5 any notice, order or proposal given or made by a body acting on statutory authority;
- 2.6 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.
3. 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.
4. 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.
5. The liability of the Transferor in respect of any breach of the Transferor's obligations under the terms of this Transfer is to be limited to the amount of the realisable value of the assets vested in the trustees of the Audrey Coleman Will Trust from time to time and nothing contained in this Transfer entitles the Transferee to any right or remedy against any estate property effects or assets for the time being vested in Cartmell Shepherd Trust Company Limited that are not part of the assets of the Audrey Coleman Will Trust.

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 10 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.

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 3.

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.

12 Execution

Executed as a deed by **Cartmell Shepherd Trust Company Limited**
acting by:

Signed by:
Jonathan Carroll
.....
F68D1955D4F64F5...

Director/Secretary/Authorised Person

Signed by:
Deborah Helen Flynn
.....
860F0467A75D468...

Director/Secretary/Authorised Person

Signed as a deed by
ALISON LOWNDES
ALISON LOWNDES

in the presence of:

.....
SIGNATURE OF WITNESS

NAME,

ADDRESS

OF WITNESS

THE ELECTRONIC DEED OF WHICH
THIS IS A PRINT OUT IS
AMENDED THIS 15th DAY OF AUGUST
2025 TO INSERT THE MIDDLE NAME
OF THE TRANSFEREE IN PANEL
12.

CARTMELL SHEPHERD
SOLICITORS
4 MAIN STREET
COCKERMOUTH
CUMBRIA
CA13 9LQ

HOLLY BENWICK
SOLICITOR.

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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