

Land Registry

Transfer of whole of registered title(s)

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.

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'.

Give full name(s).

Complete as appropriate where the transferor is a company.

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.

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	Title number(s) of the property: EX883045
2	Property: Ticket House, 110 East Street, Southend on Sea, SS2 6LH
3	Date: 10 th December 2013
4	Transferor: Tickfield Avenue Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 07937113 <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: South Essex Community School Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 07954295 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
6	Transferee's intended address(es) for service for entry in the register: 85 Ambleside Drive, Southend on Sea, SS1 2FY
7	The transferor transfers the property to the transferee

WE CERTIFY THAT THIS IS A
TRUE COPY OF THE ORIGINAL
DOCUMENT 12/12/13

BOND DICKINSON LLP

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.

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 Land Registry's Public Guide 18 – *Joint property ownership* and Practice Guide 24 – *Private trusts of land* for further guidance. These guides are available on our website www.landregistry.gov.uk

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

8 Consideration

☒ The transferor has received from the transferee for the property the following sum (in words and figures):
Two hundred and fifty thousand pounds (£250,000)

☐ 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

Save that the operation of sub-section 3(1) of the Law of Property (Miscellaneous Provisions) Act 1994 is limited by the deletion of the words 'and could not reasonably be expected to' in that sub-section and will not extend as mentioned in sub-section 3(2).

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

11.1 Charities Act Statement

The land transferred will as a result of this Transfer be held by South Essex Community School Limited ~~(a non-exempt charity, and the restrictions on dispositions imposed by Section 117 of the Charities Act 2011 will apply to the land (subject to Section 117(3) of that Act). Pursuant to Section 12(4) of the Academies Act 2010 South Essex Community School will become an exempt charity such that the provisions of Section 117~~

BD 25/11/13

~~of the Charities Act 2011 will no longer apply.~~

11.2 Application for Restriction

The Transferee hereby applies to the Chief Land Registrar to enter in the Proprietorship Register of the title for the Property a restriction in Form N as prescribed by Rule 91 and Schedule 4 of the Land Registration Rules 2003 in the following terms:-

"No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction is to be registered without a written consent signed by the Secretary of State for Education, of Sanctuary Buildings, Great Smith Street, London SW1P 3BT."

11.3 Title Indemnity

The Transferee will observe and perform all the stipulations covenants and provisions contained or referred to in the registers of the title EX883045 and will fully and effectually indemnify and keep indemnified the Transferor and the estate and effects of the Transferor against all actions claims demands costs losses and liabilities arising out of any future breach or non observance or non performance of them.

~~11.4 [Planning Obligation]~~

60251113 .
The Transferee covenants with the Transferor that it will indemnify and keep indemnified the Transferor against any and all liabilities costs and fees howsoever arising under the Agreement[s] dated [] and made between [].] *[Drafting note: Only required where the Transferor is required to enter into one or more planning obligations pursuant to the contract.]*

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.

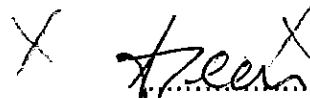
If there is more than one transferee and panel 10 has been completed, each transferee may also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Land Registry's Public Guide 18 – *Joint property ownership* and Practice Guide 24 – *Private trusts of land* for further guidance.

12 Execution

EXECUTED as a Deed by
TICKFIELD AVENUE LIMITED
acting by:

X 

.....
Director

X 

.....
Director/Secretary

EXECUTED as a Deed by
SOUTH ESSEX COMMUNITY
SCHOOL LIMITED
acting by:



.....
Director



.....
Director/Secretary

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.