

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. This form should only be used where the same transferor transfers **all the titles** to the same transferee.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Enter 'U' in column 1 if the land is unregistered.

In column 2 enter 'W' for a transfer of whole of a registered title, or 'P' for a transfer of part of a registered title. Leave blank if the land is unregistered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue' in column 3. For transfers of part you must either attach a plan and state the reference used to identify the land transferred, for example 'edged red' or refer to an existing reference on the transferor's title plan. Any attached plan must be signed by the transferor.

In column 4 include information that cannot conveniently be included in another panel, such as whether the title is freehold or leasehold, apportioned consideration, differing title guarantees.

1	Title number of the property	(W) or (P)	Property	Other information
	SF92922		● Butler Street, Stoke-On-Trent, ST4 1●	✓
	SF238174		● Chetwynd Street, Stoke-On-Trent, ST6 1●	✓
	SF75223		● Bond Street, Stoke-On-Trent, ST6 5●	✓
	SF99617		● Broadhurst Street, Stoke-On-Trent, ST6 1●	✓
	SF139475		● Chetwynd Street, Stoke-on-Trent ST6 1●	✓
	SF166356		● Exmouth Grove, Stoke-On-Trent, ST6 2●	✓
	SF79338		● Sandbach Road, Stoke-On-Trent, ST6 2●	✓
	SF227587		● St Edmund's Avenue, Stoke-On-Trent, ST5 0●	✓

SF46177	● Compton Street, Stoke-On-Trent, ST1 4●	✓
SF160339	● Copeland Street, Stoke-On-Trent, ST4 1●	✓
SF498155	● Stanley Street, Stoke- On-Trent, ST6 6●	✓
SF77317	● Dyke Street, Stoke- On-Trent, ST1 2●	✓
SF279661	● Kingsdale Close, Stoke-On-Trent, ST3 7●	✓
SF117215	● Gerrard Street, Stoke- On-Trent, ST4 7●	✓
SF342514	● Stanfield Road, Stoke-On-Trent, ST6 1●	✓
SF217764	● Longport Road, Stoke-On-Trent, ST6 4●	✓
SF186748	● Macclesfield Street, Stoke-On-Trent, ST6 1●	✓
SF160601	● Kinver Street, Stoke- on-Trent ST6 1●	✓
SF122697	● Clare Street, Stoke- On-Trent, ST4 6●	✓
SF25703	● King William Street, Stoke-On-Trent, ST6 6●	✓
SF381450	● Grangewood Road, Stoke-On-Trent, ST3 7●	✓
SF163830	● Mayer Street, Stoke- On-Trent, ST1 2●	✓
SF525824	● Duke Street, Stoke- On-Trent, ST4 3●	✓
SF590989	● Oldfield Street, Stoke- On-Trent, ST4 3●	✓
SF129610	● Derwent Street, Stoke-On-Trent, ST1 5●	✓ dec
SF84059	● Oldfield Street, Stoke- On-Trent, ST4 3●	✓

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

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.

SF451818	4 ● Corporation Street, Stoke-On-Trent, ST4	✓
SF139475 SF200963	6 ● King William Street, Stoke-On-Trent, ST6	✓
SF564491	6 ● Pinnox Street, Stoke-On-Trent, ST6	✓
SF93946	2 ● Victoria Road, Stoke-On-Trent, ST4	✓
SF57554	5 ● Furlong Road, Stoke-On-Trent, ST6	✓
SF103860	6 ● Birches Head Road, Stoke-On-Trent, ST1	✓
SF198826	8 ● Whitfield Road, Stoke-On-Trent, ST6	✓
SF170469	5 ● London Road, Stoke-On-Trent, ST4	✓
SF225874	5 ● London Road, Stoke-On-Trent, ST4	
2 Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:		
3 Date: 2nd December 2020		
4 Transferor: Pathway Homes Group SPV1 Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 12935972 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:		

Give full name(s) of all of 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 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.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.
Add any modifications.

5 Transferee for entry in the register:
Pathway Homes Group (Stoke) Limited

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

12836668

For overseas companies

(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:
6th Floor, Bastion House, 140 London Wall, London, EC2Y 5DN

7 The transferor transfers the property in panel 1 to the transferee

8 Consideration

- ☒ The transferor has received from the transferee for the property the following sum (in words and figures):
~~Six million five thousand nine hundred and twenty eight pounds and sixty pence (£6,005,928.60)~~ FIVE MILLION EIGHT HUNDRED AND FIFTY EIGHT THOUSAND SEVEN HUNDRED AND TWO POUNDS
(£5,858,702.00)
- ☐ 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

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

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

☐ they are to hold the property on trust:

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.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

11 Additional provisions

Definitions:
None.

Rights granted for the benefit of the property
None.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Rights reserved for the benefit of other land
None.

Include words of covenant.

Restrictive covenants by the transferee
None.

Include words of covenant.

Restrictive covenants by the transferor:
None.

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

Other
None.

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 (e.g. 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.

12 Execution

Executed as a deed by
PATHWAY HOMES GROUP SPV1 LIMITED
Acting by a Director

Signature.....

in the presence of:

Signature of witness:

Full Name: VINCENTS DOROTA DOMINIKA ESTKOWSKA

Address: Solicitors
Guild Chambers
4 Winckley Square
4 PRESTON PR1 3JJ

Occupation: Solicitor

Executed as a deed by
PATHWAY HOMES GROUP (STOKE) LIMITED
Acting by a Director

Signature.....

in the presence of:

Signature of witness:

Full Name: VINCENTS

Address: Solicitors
Guild Chambers
4 Winckley Square
PRESTON PR1 3JJ

Occupation: Solicitor

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.