

Land Registry

Transfer of part of registered title(s)

TP1

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.

Leave blank if not yet registered.

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

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

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.

Give full name(s) of **all** 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 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	Title number(s) out of which the property is transferred: CYM608975
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	Property: Land lying to the north of Velindre Road, Whitchurch, Cardiff The property is identified <input checked="" type="checkbox"/> on the attached plan and shown: edged red <input type="checkbox"/> on the title plan(s) of the above titles and shown:
4	Date:
5	Transferor: Velindre University National Health Service Trust <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:
6	Transferee for entry in the register: Cardiff & Vale University Local Health Board <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 12.

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*:

7 Transferee's intended address(es) for service for entry in the register:

University Hospital of Wales, Health Park, Cardiff CF14 4XW

8 The transferor transfers the property to the transferee

9 Consideration

The transferor has received from the transferee for the property the following sum (in words and figures):

Seven million and five thousand pounds (£7,005,000)

The transfer is not for money or anything that has a monetary value

Insert other receipt as appropriate:

10 The transferor transfers with

full title guarantee

limited title guarantee

limited title guarantee

10.1 The Transferor shall not be liable under any of the covenants sets out in section 2(1)(a) and section 3 of the Law of Property (Miscellaneous Provisions) Act 1994 in respect of any information provided in written form by the Transferor or its agents or the Transferor's solicitors to the Transferee or its agents or the Transferee's solicitors prior to the date of this Transfer

10.2 For the purposes of Section 6(2)(a) of the Law of Property (Miscellaneous Provisions) Act 1994, all matters now recorded in registers open to public inspection are to be considered within the actual knowledge of the Transferee notwithstanding section 6(3) of the 1994 Act.

11 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:

- 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.

12 Additional provisions

Definitions

12.1 Definition

"Retained Land" means the land comprised in the Title Number (excluding the Property)

12.2 Agreements and declarations

The Property will not, by virtue of this transfer, have any rights, easements or the benefit of any other matters over the Retained Land any adjoining or neighbouring land 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 will not apply to this transfer.

12.3 Transferee's Restrictive Covenants

- 12.3.1 **Use of the Property** - Not to use or permit the Property to be used in a manner which may become a nuisance (whether or not amounting to a legal nuisance), annoyance, disturbance, or cause damage to the owners of the Retained Land PROVIDED THAT the Transferor acknowledges that the redevelopment of the Property will not be in breach of this covenant.

12.4 Transferor's Restrictive Covenants

- 12.4.1 **Use of the Retained Land** - Not to use or permit the Retained Land to be used in a manner which may become a nuisance (whether or not amounting to a legal nuisance), annoyance, disturbance, or cause damage to the owners of the Property PROVIDED THAT the Transferee acknowledges that the redevelopment of the Retained Land will not be in breach of this covenant.

12.5 Rights reserved for the benefit of the Retained Land

- 12.5.1 **Support** - the right of support for the Retained Land and any buildings on it from the Property;
- 12.5.2 **Light and air** - the right of uninterrupted and unimpeded access of light and air over the Property to any buildings from time to time on the Retained Land.

12.6 Rights granted for the benefit of the Property

- 12.6.1 **Support** - the right of support for the Property and any buildings on it from the Retained Land;
- 12.6.2 **Light and air** - the right of uninterrupted and unimpeded access of light and air over the Retained Land to any buildings from time to time on the Property

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

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 11 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.

Remember to date this deed in panel 4.

13 Execution

Executed as a deed by the)
 affixing of the common)
 seal of **VELINDRE**)
UNIVERSITY NATIONAL)
HEALTH SERVICE
TRUST:

Signature

Name
(block capitals)

Authorised signatory

Signature

Name
(block capitals)

Authorised signatory

Executed as a deed by)
CARDIFF & VALE)
UNIVERSITY LOCAL)
HEALTH BOARD:)



Signature

A handwritten signature in blue ink, appearing to be 'A. Richards', written over a dashed line.

Name
(block
capitals)

**Authorised
signatory**

Signature

A handwritten signature in black ink, appearing to be 'O. Jones', written over a dashed line.

Name
(block
capitals)

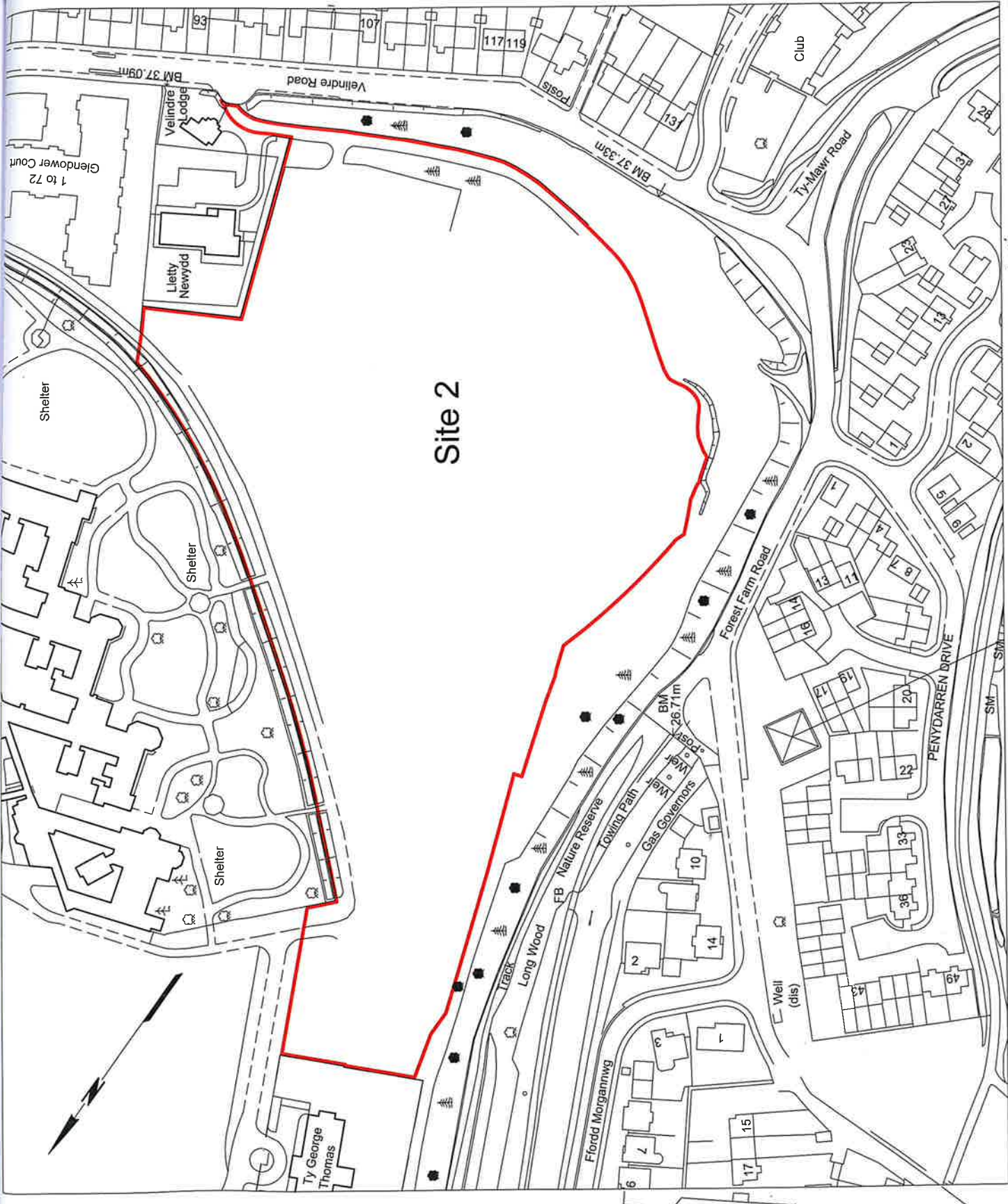
**Authorised
signatory**

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.



Site 2

Richard
AM


 Partneriaeth
 Cydwasaethau
 CYMRU
 NHS
 Shared Services
 Partnership
 WALES

NH Davies
 BSc (Hons) Dip. Planning (RICS)
 MRSA, MRCS, FRI, FEM
 Director
 Specialist Estates Services

Crown copyright and database rights 2011
 Ordnance Survey [100025847]
 Hawlfraint y Goron a hawliau cronfa ddata 2011
 Arolwg Ordnans [100025847]

ORDANCE SURVEY TILE OS Tile Ref. No.
 NATIONAL GRID REFERENCE OS Tile Ref. No.

Clive Ball BSc (Hons) MRICS
 Head of Property
 Specialist Estates Services

Title
 Whitchurch Hospital
 Site 2

Scale
 1:1250 @ A3

Produced by	Drawing Number
MM	W55_22S /1
Date Issued	Date Created
MM 4/9/20	4/9/20