

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.

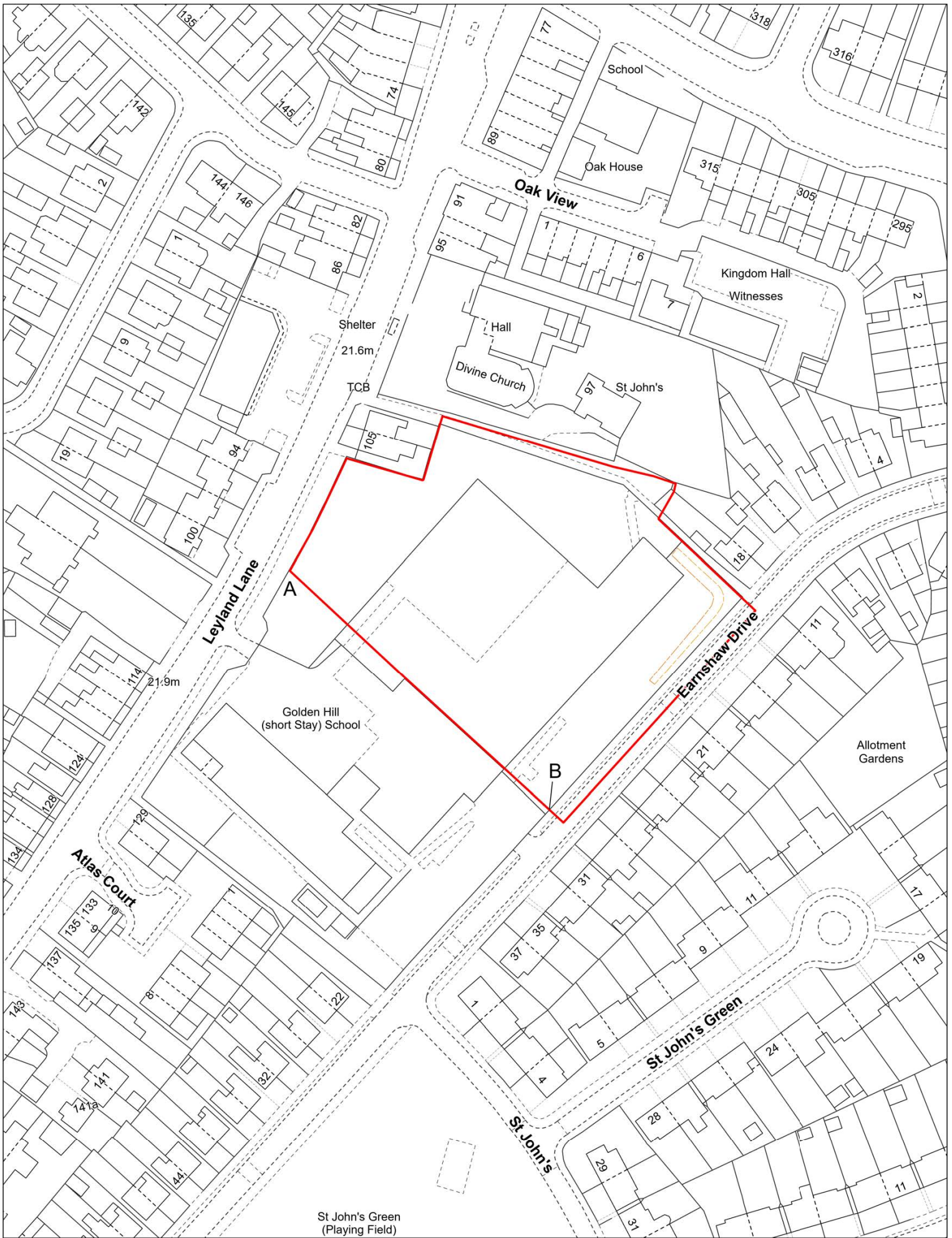
Give full name(s).

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

1	Title number(s) out of which the property is transferred: LAN78441
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	Property: Land at Golden Hill (Short Stay) School, Earnshaw Drive/Leyland Land, Leyland, Lancashire, PR25 1QS comprising:- (i) the land edged red on the attached plan ref v1.15p to the extent that it is contained within title number LAN78441; and (ii) all the Transferor's estate, right, title and interest (if any) in the land shown coloured green on the attached plan ref: v1.16p. The property is identified ☒ on the attached plan ref v1.15p and shown: edged red ☐ on the title plan(s) of the above titles and shown:
4	Date:
5	Transferor: The Lancashire County Council <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: [] <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:





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.

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.

<u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:	
7	Transferee's intended address(es) for service for entry in the register: []
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): [] (£[]) ☐ 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 The covenants implied under the LPMPA1994 are modified so that: (a) words "at his cost" in section 2(1)(b) of the LPMPA 1994 shall be replaced by "at the Transferee's cost"; and (b) the covenant set out in section 2(1)(b) of the LPMPA 1994 shall not extend to costs arising from the Transferee's failure to: (i) make proper searches; or (ii) raise requisitions on title or on the results of the Transferee's searches; and (c) covenants implied by Section 3(3) of the LPMPA 1994 apply only to charges or encumbrances created by the Transferor.
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:

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

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 The following definitions and rules of interpretation apply in this transfer

LPMPA 1994: the Law of Property (Miscellaneous Provisions) Act 1994;

Boundary Fence: an anti-climb wire mesh security boundary fence at a height of at least 2.4 metres located between the points marked A-B on the attached plan ref v1.15p;

Retained Land: the remainder of the land (excluding the Property) registered at HM Land Registry under title number LAN78441.

12.2 words importing one gender shall be construed as importing any other gender.

12.3 words importing the singular shall be construed as importing the plural and vice versa.

12.4 where any party comprises more than one person the obligations and liabilities of that party under this Transfer shall be joint and several obligations and liabilities of those persons.

12.5 the panel clause and paragraph headings do not form part of this Transfer and shall not be taken into account in its construction or interpretation.

12.6 any reference to a clause is one so numbered and in this panel unless otherwise stated.

12.7 the expressions “the Transferor” and the “the Transferee” shall where the context so permit include their respective successors in title.

12.8 any references to any statutes statutory instruments of provisions thereof shall be taken to include and refer to any statutes statutory instruments or provisions thereof which (from time to time and for the time being in force) amend modify consolidate or replace (as the case may be) those expressly referred to in this Transfer.

12.9 any obligations by the Transferee contained or referred to in this Transfer not to do something includes an obligation not to permit or suffer that act to be done by another person.

12.10 The disposition effected by this transfer is subject to:

- (a) any matters contained or referred to in the entries or records made in registers maintained by HM Land Registry as at 20 July 2026 at 13:17:20 under title number LAN78441;
- (b) any matters discoverable by inspection of the Property before the *[date of the contract]*;
- (c) any matters which the Transferor does not and could not reasonably know about;
- (d) 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;
- (e) any notice, order or proposal given or made by a body acting on statutory authority; and
- (f) any matters which are unregistered interests which override registered dispositions under Schedule 3 to the Land Registration Act 2002.

12.11 Whenever the consent or approval of the Transferor is required, Transferor includes the Transferors successors in title

12.12 A reference to writing or written excludes fax and email.

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

12.13 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.

12.14 Rights reserved for the benefit of other land

The right for the Transferor the owner or owners and occupiers for the time being of the Retained Land and each and every part or parts of the Retained Land and all other persons having the like right or similar rights: of all easements quasi-easements liberties privileges rights and advantages

now or heretofore enjoyed by the Retained Land and each and every part or parts of the Retained Land and that land over or in respect of the Property or which would be implied by statute or by reason of severance in favour of a purchaser of the Retained Land and each and every part or parts of the Retained Land and that land if the same had been transferred to such purchaser and the Property had been retained by the Transferor.

Include words of covenant.

12.15 Restrictive Covenants by the Transferee

The Transferee covenants with the Transferor, for the benefit of the Retained Land and each and every part of it with the intention of binding the Property and each and every part of it not to use the Property for any purpose other than residential use and development and ancillary purposes.

Include words of covenant.

12.16 Restrictive Covenants by the Transferor

None

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

12.17 Other

12.17.1 The Transferee covenants by way of indemnity, on behalf of the Transferee and the Transferee's successors in title, to observe and perform the charges, incumbrances, the covenants restrictions and other matters contained or referred to in the property and charges register of registers of the title number LAN78441 so far as the same relate to or affect the Property and are still subsisting and are capable of taking effect and will indemnify and keep the Transferor and its successors in title indemnified against all actions proceedings damages costs claims charges and expenses that may be suffered or incurred by the Transferor or its successors in title in respect of any failure to do so.

12.17.2 The Transferee shall not by virtue of this Transfer, be entitled to any rights or easements or the benefit of any other matters over any 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 any land retained by the Transferor except as expressly mentioned in or created by this transfer.

12.17.3 Nothing contained or implied in this Transfer shall prejudice the rights powers duties and obligations of the Transferor in the exercise of its functions as a local authority and under all or any public and private statute byelaws orders and regulations which may be fully and as effectually exercised by the Transferor as if the Transferor were not a party to this Transfer.

12.17.4 All agreements and covenants of the Transferor in this Transfer are from the Transferor acting in its capacity as landowner and not as any regulatory authority.

12.17.5 Nothing in this Transfer shall fetter the Transferor in exercising any statutory function or prevent any disclosure of information required by the Freedom of Information Act 2000 or the Data Protection Act 2018 or any other statutory requirement.

12.17.6 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.

12.17.7 Where the Transferee is more than one person all covenants agreements and obligations on the part of the Transferee herein contained shall be deemed to have been made jointly and severally by such persons with the Transferor so that the said covenants agreements and obligations may be enforced by the Transferor against such Transferee either jointly or severally and in such order as the Transferor may in its absolute discretion think fit.

12.17.8 Unless the right of enforcement is expressly granted it is not intended that a third party should have the right to enforce a provision of this Transfer under the Contracts (Rights of Third Parties) Act 1999.

12.17.9 This Transfer and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

12.17.10 The Transferee covenants with the Transferor, for the benefit of the Retained Land and each and every part of it and pursuant to Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 with the intent to bind so far as may be possible the Property and each and every part thereof and all persons who shall for the time being be the owner of any estate or interest in or the occupier of the Property or any part or parts thereof hereby covenants with the Transferor:-

12.17.10.1 to ensure a Boundary Fence of a size, type and design to be approved in advance by the Transferor in writing is erected within the earliest of (a) six months from the date hereof or (b) commencement of any development works at

the Property and thereafter to keep the Boundary Fence maintained at all times; and
12.17.10.2 not to create any openings or apertures at any point in the Boundary Fence.

12.17.11 If the Transferee fails to comply with clause 12.17.10, the Transferor may upon giving not less than 10 days' prior written notice enter the Property with its agents, employees and contractors and carry out any works it deems necessary to remedy the breach of covenant.

12.17.12 The Transferee shall pay to the Transferor on demand all costs and expenses incurred by the Transferor in exercising the rights contained in clause 12.17.11 and such costs shall be recoverable as a debt.

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 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.

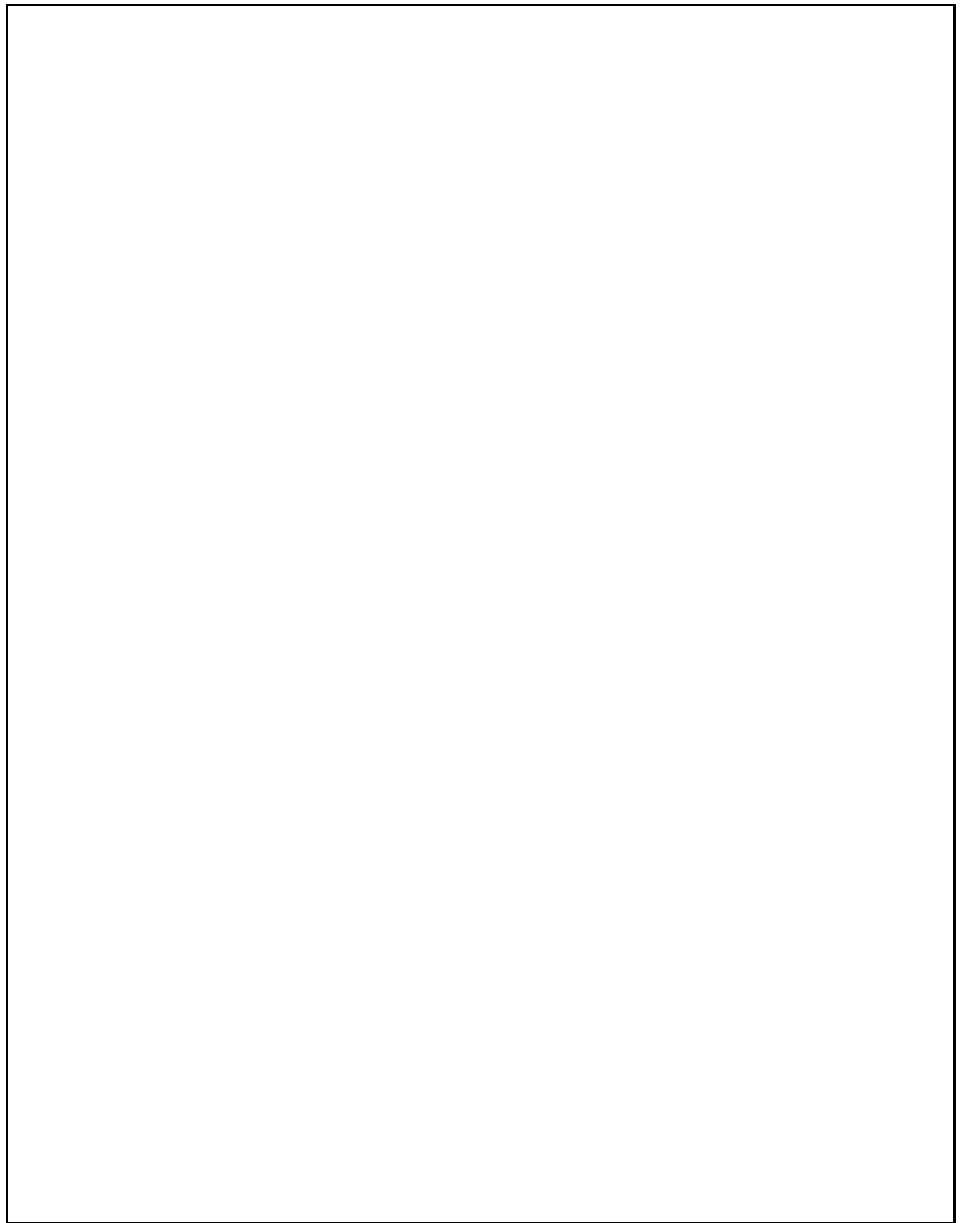
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Execution

THE COMMON SEAL
of **THE LANCASHIRE**
COUNTY COUNCIL
was affixed to this deed
in the presence of:

Authorised Signatory

[*Transferee's Execution Clause*]



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.