

**These are the notes referred to on the following official copy**

Title Number SY693505

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# Transfer of part of registered title(s)

## HM Land Registry

EX-100-1  
(9)

(if you need more room than is provided for in a panel, use continuation sheet CS and staple to this form)

### 1. Stamp Duty



SEQ82



SY693505



Place "X" in the box that applies and complete the box in the appropriate certificate.

It is certified that this instrument falls within category  L in the Schedule to the Stamp Duty (Exempt Instruments) Regulations 1987

It is certified that the transaction effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of

£

### 2. Title number(s) out of which the Property is transferred (leave blank if not yet registered)

SY351642

### 3. Other title number(s) against which matters contained in this transfer are to be registered (if any)

### 4. Property transferred (insert address, including postcode, or other description of the property transferred. Any physical exclusions, e.g. mines and minerals, should be defined. Any attached plan must be signed by the transferor and by or on behalf of the transferee.)

Land adjoining Woodcote Millennium Green Woodcote Green Road Epsom Surrey

The property is defined: (place "X" in the box that applies and complete the statement)

on the attached plan and shown (state reference e.g. "edged red")  
edged red

on the Transferor's filed plan(s) and shown (state reference e.g. "edged and numbered 1 in blue")

### 5. Date

31st January 2000

### 6. Transferor (give full names and Company's Registered Number if any)

E.G. HARWOOD & CO LIMITED (Company Registered Number 290817)

### 7. Transferee for entry on the register (Give full names and Company's Registered Number if any; for Scottish Co. Reg. Nos., use an SC prefix. For foreign companies give territory in which incorporated.)

CHRISTOPHER JOHN PROST

PETER FREDERICK GOSS

Trustees for Woodcote Millennium Green Trust (Registered Charity No 1075872)

Unless otherwise arranged with Land Registry headquarters, a certified copy of the transferee's constitution (in English or Welsh)

will be required if it is a body corporate but is not a company registered in England and Wales or Scotland under the Companies Acts.

### 8. Transferee's intended address(es) for service in the U.K. (including postcode) for entry on the register

48 SUNNYBANK, EPSOM, SURREY KT18 7DX

### 9. The Transferor transfers the Property to the Transferee.

L RTP1/1

10. Consideration (Place "X" in the box that applies. State clearly the currency unit if other than sterling. If none of the boxes applies, insert an appropriate memorandum in the additional provisions panel.)

The Transferor has received from the Transferee for the Property the sum of (in words and figures)

(insert other receipt as appropriate)

The Transfer is not for money or anything which has a monetary value

11. The Transferor transfers with (place "X" in the box which applies and add any modifications)

full title guarantee  limited title guarantee

12. Declaration of trust Where there is more than one transferee, place "X" in the appropriate box.

The Transferees are to hold the Property on trust for themselves as joint tenants.

The Transferees are to hold the Property on trust for themselves as tenants in common in equal shares.

The Transferees are to hold the Property (complete as necessary)  
on trust for Woodcote Millennium Green Trust (Registered Charity No 1075872)

13. Additional Provisions

1. Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- other agreed provisions
- required or permitted statements, certificates or applications.

2. The prescribed subheadings may be added to, amended, repositioned or omitted.

Definitions

**Charities Act Statement**

The property transferred will as a result of this transfer be held by or in trust for Woodcote Millennium Green Trust a non-exempt charity and the restrictions on disposition imposed by section 36 of the Charities Act 1993 will apply to the Property (subject to section 36 (9) of that Act)

**Rights granted for the benefit of the Property**

TOGETHER WITH all rights over the Woodcote Green Estate which the Property would enjoy if it and the Woodcote Green Estate had been in separate ownership for the past 20 years

Rights reserved for the benefit of other land *(the land having the benefit should be defined, if necessary by reference to a plan)*  
Rights Excepted and Reserved:

Full right and liberty for the Transferors and their successors in title the owners and occupiers for the time being of the Woodcote Green Estate and their servants and licensees in common with all other persons having the like right:

(a) of free and uninterrupted passage and running of water and soil in and through the sewers drains and channels that are now laid upon through or under the Property and serving the Woodcote Green Estate

(b) to enter the Property to clean maintain repair alter or renew the said sewers drains and channels doing as little damage as possible to the Property and immediately making good all damage caused by the exercise of this right

(c) all rights and quasi-rights and easements and quasi-easements of light air way drainage passage of water and soil drip and other privileges of a continuous nature heretofore used and enjoyed by the owners and occupiers of the Woodcote Green Estate in through and over the Property as if such rights and quasi-rights and easements and quasi-easements had been acquired by prescription while the dominant and serviant tenements were in separate ownership

Restrictive covenants by the Transferee *(include words of covenant)*

The Transferees for themselves and their successors in title covenant with the Transferors and their successors in title for the benefit of the adjoining property known as the Woodcote Green Estate now or formerly belonging to the Transferors that they the Transferees


(a) will at all times hereafter maintain the Property in accordance with principles of good woodland and common grassland management

(b) will not (without the consent of the Transferors or their successors in title) construct or erect upon in or under any part of the Property any permanent building or structure of any description whatsoever or allow any such building or structure to be constructed or erected other than structures to enhance the use and enjoyment of the Property permitted by Clause 4.2 of the Transferee's Trust Deed dated 23rd March 1999 a copy of which is set out in the Schedule hereto

Restrictive covenants by the Transferor *(include words of covenant)*

14. The Transferors and all other necessary parties (including the proprietors of all the titles listed in panel 3) should execute this transfer as a deed using the space below and sign the plan. Forms of execution are given in Schedule 3 to the Land Registration Rules 1925. If the transfer contains transferees' covenants or declarations or contains an application by them (e.g. for a restriction), it must also be executed by the Transferees.

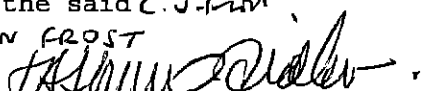
~~SIGNED AS A DEED BY  
THE COMMON SEAL of E.G.  
HARWOOD & CO LIMITED was  
hereunto affixed in the  
presence of: acting by  
two Directors.~~



 Director:

R E H

 Director:  
Secretary

L J H

SIGNED as a Deed by the said C.J. Frost.  
CHRISTOPHER JOHN FROST  
in the presence of:   
JOHN ALWYN SHEPPARD FIDLER  
3 SUNNYBANK EPSOM.

SIGNED as a Deed by the said   
PETER FREDERICK GOSS  
in the presence of:   
JOHN ALWYN SHEPPARD FIDLER  
3 SUNNYBANK EPSOM.

SCHEDULE

(Clause 4.2 of the Transferee's Trust Deed dated 23rd March 1999)

4.2 The Trustees shall not at any time lay any surface or create or erect any building or structure on the Millennium Green or permit or suffer the same save that subject to any specific requirements or limitations in the Millennium Green Conditions

4.2.1 Any building, facility or artificial surfacing existing on or at the Property at the date of imposition of Millennium Green Conditions may be retained and maintained or altered to fulfil some other purpose consistent with the Objects

4.2.2 A lockable storage building may be constructed for any equipment reasonably needed to maintain the Property

4.2.3 Children's play equipment and any associated surfacing may be provided to complement the opportunities for informal play on the remainder of the Property

4.2.4 One or more special features (which may include bandstands and like constructions but not buildings) may be provided on the Property to mark the arrival of the new Millennium

4.2.5 Surfaced paths as the Trustees consider appropriate may be provided

4.2.6 A small area of informal car parking space for up to 2 cars for use by people with mobility problems may be provided

But provided that

4.2.6.1 The total ground area of the Property occupied by any such structures and surfacing, taken together, shall not exceed 300 square metres

4.2.6.2 Such planning and other necessary consents as are required to be obtained shall be obtained for and prior to commencement of any such works

4.2.6.3 Save for any storage buildings, no part of the Property shall be dedicated for use by one particular group of inhabitants or visitors in such a way as to exclude other inhabitants or visitors from using that part of the land on foot at any time

4.2.6.4 Nothing in this clause shall prevent the erection and use of structures or equipment for short events that are open to the whole community provided that the structures and equipment are removed at the end of each such event



Between points A and B a line running parallel, at a distance of 2 metres, from the north western edge of the roadway from Pine Hill to pathway coloured blue defines the boundary.

At Point C the distance from the north western corner of no. 1 Woodcote House Court to the boundary is 14 metres.

At Point D the distance from the south western corner of the garage block between flats nos. 2 and 22 Axwood to the boundary is 7 metres.

At Point E the distance from the north western corner of the barn to the boundary is 11.7 metres.

At Point F the distance from the north eastern corner of No. 1 Axwood to the boundary is 15 metres.

C. J. Grant

