

**Town Clerk | Swaffham Town Council**

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**From:** Berridge, Heather <Heather.Berridge@Breckland-Sholland.gov.uk>  
**Sent:** 03 March 2020 11:24  
**To:** Town Clerk | Swaffham Town Council  
**Subject:** Transfer of land to Swaffham Town Council  
**Attachments:** TR1.doc; Official Copy (Register) - NK391233.pdf; Official Copy (Title Plan) - NK391233.pdf

Hello

I have been instructed to transfer a small area of land in the Market Place, Swaffham to the Town Council. This transfer is for nil value. My instructing officer is Catherine Rix.

To that end please find enclosed:-

- Draft transfer
- The Council's title

Please note that Breckland District Council does not own the land over which you will need access to the above land. I am presuming that the land surrounding this transfer land is owned by the Town Council, but if it is not we will need to think again about the transfer.

Kind regards

**Heather Berridge** | Lawyer | **Breckland Council and South Holland District Council**  
Council Offices, Priory Road, Spalding, Lincs PE11 2XE  
DDI : 01775 764507 | Mobile : 07870 814203  
[www.sholland.gov.uk](http://www.sholland.gov.uk)  
[www.breckland.gov.uk](http://www.breckland.gov.uk)  
My working days are Tuesday to Friday inclusive



**ACHIEVEMENT  
AWARDS 2017**  
**WINNER** **MJ**

**Breckland Council**  
Winner of Commercialism in the  
Property Estate Award

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The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



# Official copy of register of title

Title number NK391233

Edition date 27.08.2009

- This official copy shows the entries on the register of title on 18 JUN 2018 at 14:03:31.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 18 Jun 2018.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Kingston Upon Hull Office.

## A: Property Register

This register describes the land and estate comprised in the title.

NORFOLK : BRECKLAND

- 1 (27.08.2009) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Market Place, Swaffham.

## B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (27.08.2009) PROPRIETOR: BRECKLAND DISTRICT COUNCIL of Elizabeth House, Walpole Loke, Dereham, Norfolk NR19 1EE.

End of register

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

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

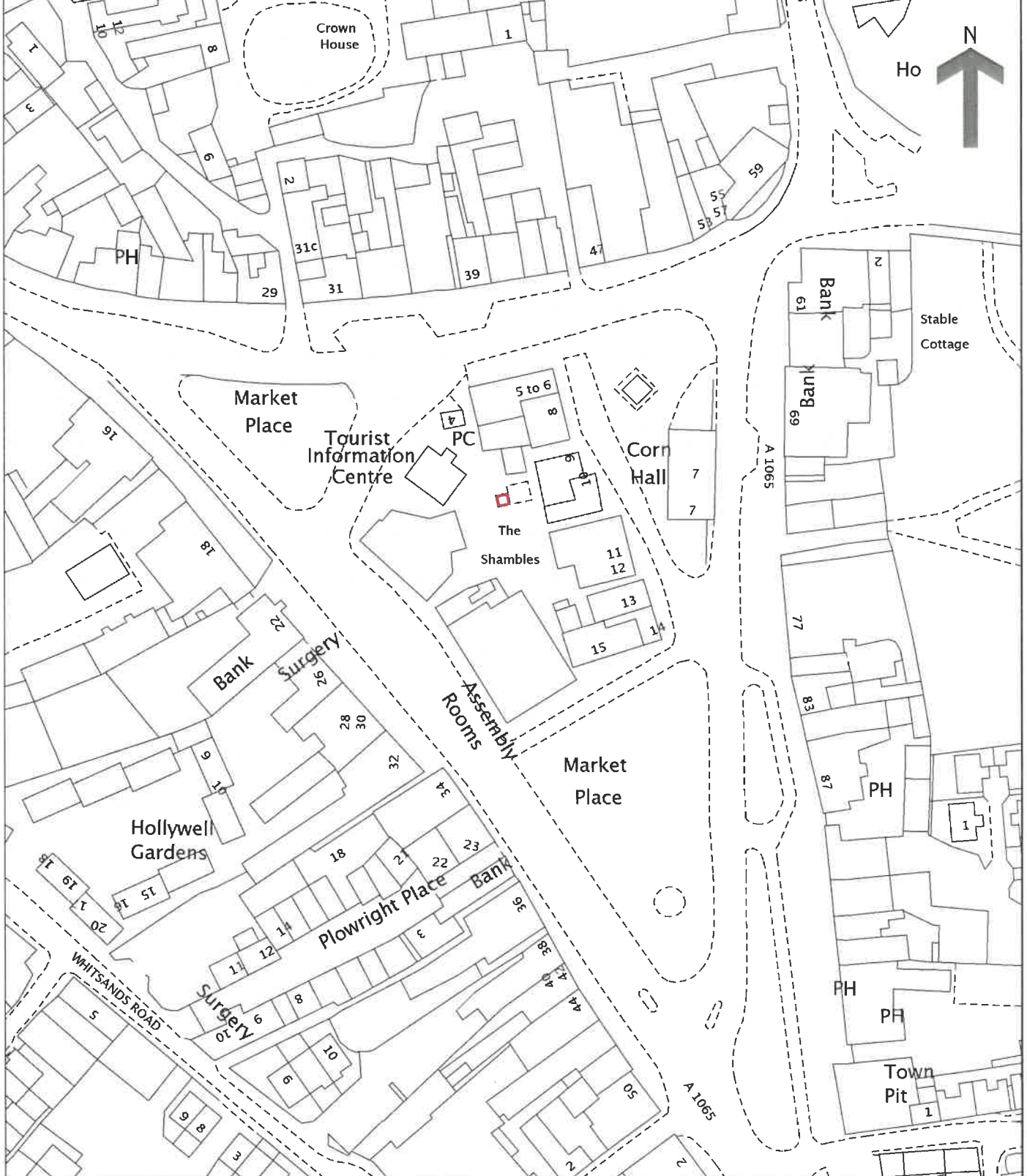
This official copy is issued on 18 June 2018 shows the state of this title plan on 18 June 2018 at 14:03:31. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Kingston Upon Hull Office .

# HM Land Registry Official copy of title plan

Title number **NK391233**  
Ordnance Survey map reference **TF8109SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Norfolk : Breckland**



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**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.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

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 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 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.

1	Title number(s) of the property: <b>NK391233</b>
2	Property: <b>Land at Market Place, Swaffham</b>
3	Date:
4	Transferor: <b>Breckland District Council</b>  <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:
5	Transferee for entry in the register: <b>Swaffham Town Council</b>  <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's intended address(es) for service for entry in the register: <b>Town Hall, 4 London Street, Swaffham, Norfolk PE37 7DQ</b>
7	The Transferor transfers the Property to the Transferee

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.

8 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:

Place 'X' in any box that applies.

Add any modifications.

9 The Transferor transfers with

- full title guarantee
- limited title guarantee

9.1 The covenant to be implied by section 2(1)(b) of the Law of Property Act 1994 ("the 1994 Act") is amended by deleting the words "his own cost" and substituting the words "the cost of the person to whom the disposition of the Property is made"

9.2 The Transferor shall not be liable under the covenants set out in section 3(1) of the 1994 Act in respect of any matter which is evident or ascertainable from the documents of title to the Property or any public register and notwithstanding section 6(3) of the 1994 Act any such matters shall be deemed to be within the actual knowledge of the Transferee for the purposes of section 6(2)(a) of the 1994 Act

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

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:

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.



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 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 3.

### 13 Execution

Executed as a deed by affixing the  
Common Seal of  
**BRECKLAND DISTRICT COUNCIL**  
in the presence of:

\_\_\_\_\_  
Mark Stinson/Sarah Wolstenholme-Smy

Executed as a deed by affixing the  
Common Seal of  
**SWAFFHAM TOWN COUNCIL**  
in the presence of:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name and designation

#### 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.

