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**Paul Barnett**

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**From:** Jonathan Lant <jonathan.lant@turnersparksgroup.com>  
**Sent:** 07 May 2019 15:37  
**To:** Paul Barnett  
**Subject:** Site licence - The Forge

Dear Mr Barnett

As discussed on the phone just now please accept this email as official confirmation that Turners Regency Parks Limited sold the above park on 10/04/19 and therefore we no longer require the site licence for that particular park, as it is now under new ownership.

Just let me know if you need anything else.

Regards

Jonathan Lant  
Group Accountant  
01638 722232

*Martysse*

*Residential*



## Paul Barnett

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**From:** Rhianna Cleary <rhianna.cleary@wga.co.uk>  
**Sent:** 07 May 2019 12:23  
**To:** Paul Barnett  
**Subject:** The Forge Branch Road The Reddings Cheltenham GL51 6RH  
**Attachments:** Official Copy of Register - EDOC REGISTRATION - GR166581-RC20190507122230724.pdf; Registration Completion Sheet - EDOC REGISTRATION - GR166581-RC20190507122230802.pdf

Dear Paul

I understand you require from us, some form of evidence that the above park has been sold in order to transfer the Licence over. Attached is a copy of our client's title confirming this.

If you require any further information please let me know.

Kind regards

**Rhianna  
Cleary**  
Secretary

T: 01553  
660033  
F: 01553  
771930

E: [rhianna.cleary@wga.co.uk](mailto:rhianna.cleary@wga.co.uk)  
W: [www.wga.co.uk](http://www.wga.co.uk)  
3 Regis Place King's Lynn Norfolk PE30 2JN



**Ward Gethin Archer**  
SOLICITORS AND NOTARIES



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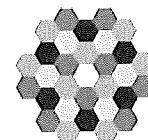
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Your personal data will be processed in connection with provision of legal and associated services and related business activities. Please view our [privacy notice](#) for further information.

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WARD GETHIN ARCHER  
DX57813  
KINGS LYNN

Date  
01 May 2019

Your Ref  
SDW/T26411-1-9/49790

Our Ref  
RCS/GR166581

HM Land Registry  
Gloucester Office  
PO Box 75  
Gloucester  
GL14 9BD

DX 321601  
Gloucester 33

Tel 0300 006 1111  
gloucester.office@  
landregistry.gov.uk

[www.gov.uk/land-registry](http://www.gov.uk/land-registry)

## Completion of registration

Title number	<b>GR166581</b>
Property	<b>1 The Forge, Branch Road, The Reddings, Chelte...</b>
Registered proprietor	<b>The Forge Residential Park Limited</b>

Your application lodged on 30 April 2019 has been completed. An official copy of the register is enclosed. No amendment has been made to the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owners property is probably their most valuable asset so its important to protect it from the risk of fraud. Please read our property fraud advice at [www.gov.uk/protect-land-property-from-fraud](http://www.gov.uk/protect-land-property-from-fraud)

### Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

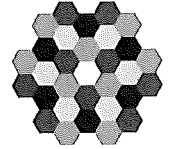
Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see [www.gov.uk/government/publications/updating-registered-owners-contact-address](http://www.gov.uk/government/publications/updating-registered-owners-contact-address) on GOV.UK (or search for COG1) or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 6pm.

If you require this correspondence in an alternative format, please let us know.





# Official copy of register of title

Title number GR166581

Edition date 30.04.2019

This official copy shows the entries on the register of title on 01 May 2019 at 14:59:26.

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 01 May 2019.

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 Gloucester Office.

## A: Property Register

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

GLOUCESTERSHIRE : CHELTENHAM

- 1 (23.08.1994) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 The Forge, Branch Road, The Reddings, Cheltenham (GL51 6RH).
- 2 (23.08.1994) The land has the benefit of the following rights granted by a Transfer of the land in this title dated 3 August 1994 made between (1) Frederick Arthur Barnes and Gwenie Emily Mary Barnes (Transferors) and (2) David Michael Stevens and Julia Mary Stevens (Transferees):-  
  
"Together with a right of way for the benefit of the Property at all times and for all purposes over and along the roadway coloured green on the plan annexed hereto to its junction with the public highway known as Badgeworth Road."
- NOTE: The roadway coloured green referred to is the part of Branch Road leading from the eastern boundary of the land in this title into Badgeworth Road.
- 3 (02.04.2008) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 4 (02.04.2008) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 5 (02.04.2008) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered GR319632 in green on the title plan dated 28 March 2008 made between (1) Haulfryn Group Limited and (2) Mark Philip Robins and Abigail Elise Lomax.  
  
-NOTE: Copy filed under GR319632.
- 6 (29.06.2009) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered GR335580 in green on the title plan dated 15 June 2009 made between (1) Haulfryn Group Limited and (2) Mark Philip Robins and Abigail Elise Lomax.

Title number GR166581

## A: Property Register continued

-NOTE: Copy filed under GR335580.

## 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 (30.04.2019) PROPRIETOR: THE FORGE RESIDENTIAL PARK LIMITED (Co. Regn. No. 10695083) of Tennyson House, Cambridge Business Park, Cowley Road, Cambridge CB4 0WZ.
- 2 (30.04.2019) The price stated to have been paid on 10 April 2019 was £940,000.
- 3 (30.04.2019) A Transfer dated 10 April 2019 made between (1) Turners Regency Parks Limited and (2) The Forge Residential Park Limited contains purchaser's personal covenants.  
  
-NOTE: Copy filed.
- 4 (16.04.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 10 April 2019 in favour of HSBC UK Bank PLC referred to in the Charges Register.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (16.04.2019) REGISTERED CHARGE dated 10 April 2019.
- 2 (16.04.2019) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Securities Processing Centre, P.O. Box 6304, Coventry CV3 9JY.

End of register



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**Paul Barnett**

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**From:** harriet thorpe <harriethorpe12@gmail.com>  
**Sent:** 30 April 2019 13:49  
**To:** Paul Barnett  
**Subject:** forge park branch road cheltenham

hello mr barnett, since our conversation last week i have spoken to my solicitor he has advised me to send you a copy of completion statement for the forge residential park any questions please give me a call on 07860173471 i shall pop by your office tomorrow and leave you the completion statement regards john thorpe

Handwritten marks and symbols in the top right corner, possibly a date or initials.

A small handwritten mark or symbol in the upper middle section.

A small handwritten mark or symbol on the right side.

A small handwritten mark or symbol on the right side.

**COMPLETION STATEMENT**  
**The Forge Residential Park Limited**

**Completion Date:**

**Purchase of The Forge Branch Road The Reddings Cheltenham GL51 6RH**

Reference: T26411-1-9

**Purchase Price**

**Add:**

Arrears

Stamp Duty Land Tax

Land Registry Fee

Legal Fees and Disbursements re Purchase (Estimated)

**Less:**

Search Fees received from you

Net Mortgage Advance from HSBC

**Balance due from you**

Note: To prevent delay, funds should be electronically transferred directly to our client account, details of which are below:

Sort-Code: 53-61-38

Account Number: 66739896

Account Name: Ward Gethin Archer - King's Lynn Client Account

Bank: Natwest Bank Plc, 4 Tuesday Market Place, King's Lynn, Norfolk, PE30 1YY

Reference: H26697-2-2/SDW

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