

Title Number : AV96024

This title is dealt with by Land Registry, Gloucester Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he suffers loss by reason of a mistake in an official copy.

This extract shows information current on 29 JAN 2005 at 15:37:01 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: AV96024
Address of Property	: Wesleyan Church, Blackhorse Road, Kingswood, (BS15 2PZ)
Price Stated	: Not Available
Registered Owner(s)	: OPERWEALD LIMITED of 10 Apsley Road, Clifton, Bristol BS8 2SP
Lender(s)	: ALLIED DUNBAR AND COMPANY PLC

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 29 JAN 2005 at 15:37:01. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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TITLE NUMBER : AV96024
A PROPERTY REGISTER

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

SOUTH GLOUCESTERSHIRE

- 1 (12 January 1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Wesleyan Church, Blackhorse Road, Kingswood, (BS15 2PZ).
- 2 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 The land has the benefit of the rights granted by but is subject to the exceptions and reservations contained in a Transfer dated 27 September 1984 made between (1) Rarolte Limited and (2) Syston Securities Limited.

-NOTE: Copy in Certificate.

- 4 The land has the benefit of the following rights excepted and reserved by the Transfer dated 21 December 1984 referred to in the Charges Register:-

"Except and Reserving unto the Vendor and the Vendor's predecessors in title and their respective successors in title and the owner or owners for the time being of the remainder of the land originally comprised in the title number AV76821 and each and every part thereof a right to the free passage and running of gas water soil and electricity to and from the remainder of the land originally comprised in the aforementioned title or any part thereof through and along the existing gutters sewers drains pipes wires and cables running in on or under the property hereby agreed to be sold within a period of 80 years from the date hereof subject to the Vendor or the Vendor's predecessors in title and their respective successors in title from time to time contributing a fair proportion towards the cost of cleansing inspecting repairing and renewing the same and the right to enter upon the land hereby transferred as often as may be necessary with or without workmen for the purpose of connecting with cleansing inspecting repairing maintaining and renewing the said gutters sewers drains pipes and cables the Vendor and the Vendor's predecessors in title or their respective successors in title (as the case may be) causing as little damage as possible and making good all damage thereby caused PROVIDED THAT such connection of any new gutters sewers drains pipes wires and cables shall not be laid in the position which shall require any excavation to be carried out beneath any building or other permanent structure upon the land hereby agreed to be sold."

END OF A REGISTER

TITLE NUMBER : AV96024
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 (14 November 1985) Proprietor(s): #OPERWEALD LIMITED# (Co Regn No 1907167) of 10 Apsley Road, Clifton, Bristol BS8 2SP.
- 2 The Transfer to the proprietor(s) contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 3 (16 January 1995) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered without the consent of the proprietor of the Charge dated 3 January 1995 in favour of Lloyds Bank PLC referred to in the Charges Register.

END OF B REGISTER

TITLE NUMBER : AV96024
C CHARGES REGISTER

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

- 1 A Conveyance of the land in this title and other land dated 24 November 1982 made between (1) The Trustees for Methodist Church Purposes (The Board) (2) The Reverend Ian Thomas White and others (The Managing Trustees) and (3) Roland John Tanner (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 The land is subject to the following rights granted by a Transfer of the land edged and numbered AV99299 in green on the filed plan dated 21 December 1984 made between (1) Syston Securities Limited (Vendors) and (2) D J Plummer (Construction) Limited (Purchasers):-

"TOGETHER WITH THE RIGHT for the Purchaser and its successors in title to enter upon the three areas of land shown coloured brown at anytime with or without workmen for the purposes of repairing rebuilding and renewing the property hereby transferred causing as little damage as possible and making good all damage thereby caused."

NOTE:-The land hatched blue on the filed plan comprises part of the land coloured brown.
- 3 (14 November 1985) REGISTERED CHARGE dated 10 October 1985 to secure the moneys therein mentioned.
- 4 (14 November 1985) Proprietor(s): #ALLIED DUNBAR AND COMPANY PLC#3 of 9 Sackville Street, London, W1X 1DE.
- 5 (16 January 1995) REGISTERED CHARGE dated 3 January 1995 to secure the moneys including the further advances therein mentioned.
- 6 (16 January 1995) Proprietor: #LLOYDS BANK PLC# (Co. Regn. No. 2065) Dept. No. 9572 Bristol Regional Securities Centre, P.O. Box 853, Unit 8, City Business Park, Easton Road, Bristol BS99 5HZ.

TITLE NUMBER : AV96024
SCHEDULE OF RESTRICTIVE COVENANTS

- 1 The following are details of the covenants contained in the Conveyance dated 24 November 1982 referred to in the Charges Register:-

"THE Purchaser for himself and the persons deriving title under him hereby covenants with the Board and Managing Trustees as follows:-

(a) Not to use the said property:-

(i) for the manufacture distribution or sale or supply of intoxicating liquors nor for any purpose in connection with the organisation or practice of gambling in any of its forms nor as a public dance hall

(ii) for religious purposes except with the consent of the Board of the Property Division of the Methodist Church Manchester given under the hand of its General Secretary or any other person authorised by such Board

(b) Not to effect any change in the user of such part of the property as is now disused Burial Ground without first obtaining at his own expense all consents or orders necessary to effect such a change and will keep the Board and the Managing Trustees indemnified against all actions proceedings costs claims and demands whatsoever in consequence of any such change of user and until any such change of user will keep the

disused Burial Ground neat and tidy as an open space."

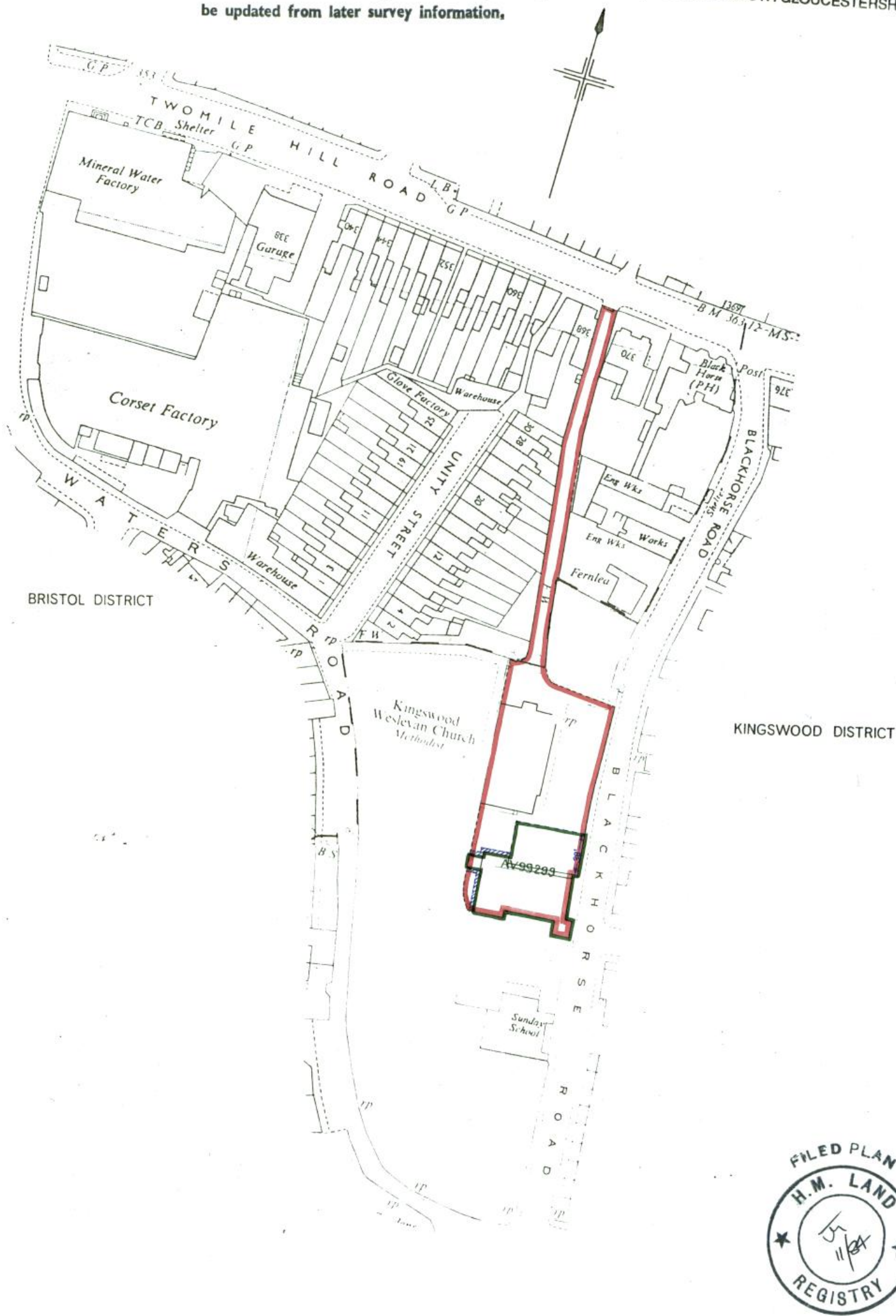
END OF REGISTER

NOTE: The date at the beginning of an entry is the date on which the entry was made in the Register.

H.M. LAND REGISTRY		TITLE NUMBER AV96024
ORDNANCE SURVEY PLAN REFERENCE	ST6473	Scale 1/1250
COUNTY AVON	DISTRICT BRISTOL AND KINGSWOOD	© Crown copyright 19

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.

ADMINISTRATIVE AREA SOUTH GLOUCESTERSHIRE



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