

REPORT PC26.055 Longhedge Land Transfer
LAVERSTOCK AND FORD PARISH COUNCIL
Author: Trudi Deane, Deputy Clerk
Date: 5th May 2026

1. BACKGROUND

A report to councillors regarding the transfer of a strip of land between Longhedge and Old Sarum.

2. SUMMARY

As part of Wiltshire Highways planning for the construction of the 'second link path' between Old Sarum and Longhedge, it was discovered that a narrow strip of land (identified as the 'red land' on plan attached Annex One) had not been included in the sale to developers of the Longhedge estate land. The red land remained in the ownership of the original landowner.

On the south eastern side of the red land lies a one metre 'ransom strip' retained by the original owner of the Old Sarum estate land. To the south east of the 'ransom strip' is public open space land owned and managed by the Parish Council. To the northwest of the red land lies the eastern boundary land of the Longhedge development, which is due to be transferred to the Parish Council, following resolution of the outstanding issues there by Vistry.

The boundaries of these multiple areas are very difficult to establish onsite. There is some historic fencing, but in general it is a mix of trees and hedging. As the Parish Council does, or will, own land either side (excepting the ransom strip), in February 2020, the Parish Council agreed to accept transfer of red land from the owner, who requires no payment for it.

As Wiltshire Council require this problem to be resolved in order that the second link path can be constructed, they have agreed to meet all legal fees for both the Parish Council and the owner to complete the transfer.

Under Standing Order 23, two councillors may sign, on behalf of the Parish Council, any legal deed if authorised by a resolution.

3. RECOMMENDATION

That the council resolves to approve the signing of transfer deeds (draft version shown in Annex Two) and any attached plans for the land at Longhedge, identified in Annex One of this report, by any two parish councillors in accordance with Standing Order 23.

ANNEX ONE



HM Land Registry
 Transfer of part of registered title(s)

TP1

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.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

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.

1	Title number(s) out of which the property is transferred:
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property:</p> <p>Land at Longhedge Farm, Salisbury being part of the land comprised in a conveyance dated 4 October 1963 made between (1) Cecil Grenville Vowles and Dorothy Grace Whitty Bradshaw and (2) Peter Martin Devenish Bradshaw ("the Conveyance")</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown: coloured pink</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>

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** of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

4 Date:

5 Transferor:

Peter Martin Devenish Bradshaw

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

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.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

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 email address.

6	<p>Transferee for entry in the register:</p> <p>Laverstock and Ford Parish Council</p> <p><i>For UK incorporated companies/LLPs</i> Registered number of company or limited liability partnership including any prefix:</p> <p><i>For overseas entities</i> (a) Territory of incorporation or formation:</p> <p>(b) Overseas entity ID issued by Companies House, including any prefix:</p> <p>(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:</p>
7	<p>Transferee's intended address(es) for service for entry in the register:</p> <p>care of the Clerk to Laverstock and Ford Parish Council, 3 Pilgrims Way, Laverstock, Salisbury, SP1 1RZ</p>
8	<p>The transferor transfers the property to the transferee</p>

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.

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:

Place 'X' in any box that applies.

10 The transferor transfers with

- full title guarantee
- limited title guarantee

Add any modifications.

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

1 Declaration of trust. The transferee is more than one person and

1

- 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.

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.

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

Any other land affected should be defined by reference to a plan and the title numbers

1
2

Additional provisions

Definitions

None.

Rights granted for the benefit of the property

None.

Rights reserved for the benefit of other land

None.

referred to in panel 2.

Include words of covenant.

Restrictive covenants by the transferee

None.

Include words of covenant.

Restrictive covenants by the transferor

None.

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

Other

Indemnity Covenant

- 12.1. The Transferee covenants on behalf of the Transferee and the Transferee's successors in title by way of indemnity only to observe and perform the charges, incumbrances, covenants and restrictions contained or referred to in the Conveyance in so far as they relate to the Property and the covenants on the part of the Transferee contained in this transfer in so far as they are subsisting and capable of taking effect and will keep the Transferor indemnified against all proceedings, costs, claims and expenses arising from any failure to do so.

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 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.

Examples of the correct form of execution are set out in [practice guide 8: execution of deeds](#).

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3

Execution

Signed as a deed by

**Peter Martin
Devenish Bradshaw** }

.....
Signature

in the presence of:

.....
Witness Signature

.....
.....
.....
.....

Witness name

Address

Occupation

Signed as a deed by

**Laverstock and Ford
Parish Council** }

acting by

.....
...

and

Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 4.

.....
.....
.....	<i>Signature</i>
.....
.....
.....	<i>Signature</i>

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.