

MEMORANDUM

To: Setufe Selasi – Be First
Date: 20th September 2023
From: Edidiong Smith
Legal Practice
Re: Report on Title – Site at Highland Avenue (the Site) (ES/029609)

This report relates to land at Highland Avenue shown edged red on the site plan attached relating to an innovative sites programme.

In the preparation of this report, I have reviewed the title entries at the Land Registry and the schedule of the property documents retained by the Land Registry.

Ownership

The site comes within the Council freehold title EGL400720, the register and title plan for which is also attached. The land edged in green on the title plan no longer forms part of the title.

Rights and matters affecting the land in the title

The title entries note easements and other rights relating transfers of adjoining properties and made pursuant to the Right to Buy provisions of the Housing Acts 1980/1985.

The entries also note that transfers of neighbouring properties by the Council or by the Greater London Council contain agreements and declarations as to party walls, their maintenance and access thereto. However, there are no further details of such matters.

The land is subject to any rights of way, support, rights of entry for the purpose of repair and maintenance and rights of drainage and rights in respect of water, gas and electricity supply services granted by various transfers made pursuant to the Housing Acts 1980/1985.

Other documentation

None seen.

Access

The highway plan shows the adopted highway coloured purple.

Comments

No searches have been undertaken to establish statutory utilities. These can be arranged if required, but no doubt relevant utility companies will need to be consulted regarding the development proposals.

Exclusion of liability

This report is based on the information revealed by office copy entries from the Land Registry.

I have not inspected the Site, nor have I made any enquiry of anyone in occupation of the property.

This report is addressed to and is solely for the benefit of Be First in connection with the proposed development of the Site mentioned above and has been prepared as an information document only.

The contents of this report are private and confidential and must not be relied on by or made available to any third party without the prior written consent of the Director of Law and Governance of the Council.

Edidiong Smith

Legal Services