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Official copy of register of title

Title number TGL257583

Edition date 01.12.2022

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- Issued on 12 Oct 2023.
- 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, Telford Office.

A: Property Register

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

GREENWICH

- 1 (27.06.2005) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land at Woolwich Station, London (SE18 4QA).

NOTE 1: The land tinted green on the title plan is not included in the title.

NOTE 2: As to the highways included in this title the surface and subsoil (if any) forming part of a highway maintainable at public expense is excluded from the registration.

- 2 (27.06.2005) The land has the benefit of the following rights reserved by a Conveyance of land at the junction of Artillery Place and John Wilson Street dated 27 January 1964 made between (1) Her Majesty's Principal Secretary of State for The War Department (Vendor) and (2) The Mayor Aldermen and Councillors of The Metropolitan Borough of Woolwich (the Council) :-

"The free passage of electricity gas water and soil from and to the retained land through the cables wires pipes drains sewers and channels (if any) which are now in over or under the property hereby conveyed with all easements rights and privileges proper for repairing maintaining and re-instating the same"

- 3 (27.06.2005) The land has the benefit of the rights reserved by a Conveyance of Connaught Barracks dated 1 March 1966 made between (1) The Secretary of State for Defence and (2) The Mayor Aldermen and Burgesses of the London Borough of Greenwich.

NOTE: Copy filed under SGL25421.

- 4 (27.06.2005) The land has the benefit of the following rights reserved by a Conveyance of land at the junction of Nightingale Place and Brookhill Road dated 2 August 1978 made between (1) The Secretary of State for Defence (vendor) and (2) The Mayor and Burgesses of the London Borough of Greenwich (Purchasers):-

"RESERVING in fee simple out of this conveyance for the benefit of so much of the adjoining or neighbouring land of the Vendor as is shown edged green on the said plan (hereinafter called "the retained land") and the estate owner or owners for the time being of the retained land

A: Property Register continued

and the occupiers thereof the following things and rights that is to say:-

The right to continue to enjoy any existing services used by the Vendor in connection with their use of the retained land and the use of the cables wires pipes drains and channels (if any) in or over the property hereby conveyed and serving the retained land and the right to the free passage of electricity gas water and soil through the same to and from the retained land together with all appropriate easements rights and privileges for repairing maintaining renewing and removing the same."

- 5 (27.06.2005) The land has the benefit of the following rights reserved by a Conveyance of 6 Francis Street dated 17 January 1980 made between (1) The Secretary of State for Defence (Vendor) and (2) The Mayor and Burgesses of the London Borough of Greenwich (the Council):-

"RESERVING in fee simple out of this Conveyance for the benefit of the adjoining or neighbouring land of the Vendor (hereinafter called "the retained land") part whereof is shown edged green on the said plan and the estate owner or owners for the time being of the retained land and the occupiers thereof the cables wires pipes drains and channels (if any) in or over the property hereby conveyed and serving the retained land and the right to the free passage of electricity gas water and soil through the same to and from the retained land together with all appropriate easements rights and privileges for repairing maintaining renewing and removing the same."

- 6 (27.06.2005) The land has the benefit of the following rights reserved by a Conveyance of The Royal Herbert Hospital dated 13 August 1982 made between (1) The Secretary of State for Defence (Vendor) and (2) The Secretary of State for Social Services (Purchaser):-

"RESERVING in fee simple out of this Conveyance for the benefit of so much of the adjoining or neighbouring land of the Vendor part of which is shown edged green on the said plan (hereinafter called "the retained land") and the estate owner or owners for the time being of the retained land and the occupiers thereof the following things and rights that is to say the drains in the approximate positions shown by the brown lines MN, OP and QR on the said plan and all other cables wires pipes drains and channels (if any) (but not the said disused drain mentioned above) in or over the property hereby conveyed and serving the retained land and the right to the free passage of electricity gas water and soil through the same including in particular the right to drain into the drain connects with the Local Authority drain at approximate part marked S on the plan annexed hereto together with all appropriate easements rights and privileges for repairing maintaining renewing and removing the same.".

NOTE: Copy plan filed.

- 7 (27.06.2005) The land has the benefit of the following rights reserved by a Transfer of land at the junction of Ha Ha Road and Woolwich Common. dated 14 February 1985 made between (1) The Secretary of State for Defence (Transferor) and (2) Greater London Council (the Council) :-

"Except and reserving in fee simple out of this transfer for the benefit of the adjoining or neighbouring land retained by the Transferor (hereinafter called 'the retained land') and the estate owner or owners for the time being of the retained land and the occupiers thereof all cables wires pipes drains and channels (if any) in on or over the property hereby transferred and serving the retained land and the right to the free passage of electricity gas water and soil through the same to and from the retained land together with all the appropriate easement rights and privileges for repairing maintaining renewing and removing the same"

- 8 (27.06.2005) The land has the benefit of the following rights reserved by a Conveyance of Greenhill Court dated 15 March 1985 made between (1) The Secretary of State for Defence (Vendor) and (2) Sensemove Limited (Purchaser):-

"RESERVING nevertheless unto the Vendor in fee simple out of this Conveyance for the benefit of the adjoining or neighbouring land of the

A: Property Register continued

Vendor (hereinafter called "the retained land") part of which is shown edged green on the said plan and the estate owner or owners for the time being of the retained land and the occupiers thereof the following things and rights that is to say:-

(a) A right of way on foot and with vehicles over the way hatched black on the plan.

(b) A right of way on foot only over the way coloured blue on the plan

(c) All cables wires pipes drains and channels (if any) in or over the property conveyed and serving the retained land and the right to the free passage of electricity gas water and soil through the same to and from the retained land together with all appropriate easements rights and privileges for repairing maintaining renewing and removing the same.

NOTE: The land edged green referred to forms part of the land in this title. The land hatched black is hatched brown and the land coloured blue is tinted brown on the title plan.

- 9 (27.06.2005) The land has the benefit of the rights reserved by but is subject to the rights granted by a Conveyance of Rushgrove House dated 27 January 1986 made between (1) The Secretary of State for Defence and (2) Harchand Singh Deusi and Jeet Kaur Deusi.

NOTE: Copy filed under TGL46329

- 10 (27.06.2005) The land has the benefit of the following rights reserved by a Conveyance of Adair House dated 7 January 1987 made between (1) The Secretary of State for Defence (Vendor) and (2) The Mayor and Burgesses of the London Borough of Greenwich (Purchaser) :-

"RESERVING in fee simple out of this Conveyance for the benefit of so much of the adjoining or neighbouring land of the Vendor as is in part shown edged green on the said plan (hereinafter called "retained land") and the estate owner or owners for the time being of the retained land and the occupiers thereof the drain in the approximate position shown by the brown line LO, on the said plan and all other cables wires pipes drains and channels (if any) in or over the property hereby conveyed and serving the retained land and the right to the free passage of electricity gas water and soil through the same to and from the retained land together with all appropriate easements rights and privileges for repairing maintaining renewing and removing the same.".

NOTE: The brown line referred to is shown by a blue broken line on the title plan.

- 11 (27.06.2005) The land has the benefit of the following rights reserved by a Conveyance of Alanbrook House dated 15 June 1994 made between (1) The Secretary of State for Defence (Vendor) and (2) Brickstem Limited (Purchaser):-

"RESERVING in fee simple out of this Conveyance for the benefit of the adjoining or neighbouring land of the Vendor and every part thereof as is in part shown edged green on the Plan (hereinafter called "the Retained Land") and the estate owner or owners for the time being of the Retained Land and the occupiers thereof the following things and rights that is to say

(a) the right to use the master aerial and ancillary equipment and cables wires pipes drains and channels (if any) in or over the property and serving the Retained Land and for the free passage of television signals electricity gas water and soil through the same to and from the Retained Land together with all appropriate easements rights and privileges for repairing maintaining renewing and removing the same.

- 12 (27.06.2005) The land has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance of Queen Elizabeth Military Hopital dated 30 August 1995 made between (1) The Secretary of State for Defence and (2) Greenwich Healthcare National Health Service Trust.

NOTE: Copy filed under TGL122100

A: Property Register continued

- 13 (05.09.2005) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land at Master Gunner's Place dated 5 November 1996 made between (1) The Secretary of State for Defence and (2) Annington Property Limited.

NOTE: Copy filed under TGL127561

- 14 (27.06.2005) A Lease of Academy Place dated 5 November 1996 made between (1) The Secretary of State for Defence and (2) Annington Property Limited for a term of 999 years from 5 November 1996 contains agreements and declarations reservations and other matters as therein mentioned.

- 15 (27.06.2005) By a Deed of Release and Variation dated 28 May 1998 made between (1) Greenwich Healthcare National Health Service Trust and (2) The Secretary of State for Defence certain rights reserved by the Conveyance dated 30 August 1995 referred to above were released. The Deed also grants new rights in substitution thereof.

NOTE: Copy filed under TGL122100.

- 16 (05.09.2005) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of 9-32 Brookhill Place dated 27 August 1998 made between (1) The Secretary of State for Defence and (2) Annington Property Limited.

NOTE: Copy filed under TGL150836

- 17 (27.06.2005) The land has the benefit of the following rights reserved by a Transfer of Government House dated 23 October 1998 made between (1) The Secretary of State for Defence (Transferor) and (2) Paul Ravn and Tomiko Ravn (Transferees) :-

"The following rights are reserved out of this Transfer for the Transferor and his successors in title and all persons authorised by him or them (in common with the Transferee and his successors in title and all persons for the time being being similarly entitled)

The free and uninterrupted passage and running of water soil gas electricity and telecommunications services and electrical impulses from and to the Retained Land through and by means of all cables pipes wires drains and channels (if any) in on or over the Property and serving the Retained Land together with all appropriate easements rights and privileges for repairing maintaining renewing and removing the same"

- 18 (27.06.2005) The land has the benefit of the following rights reserved by a Conveyance of the site of the former NAAFI stores, Master Gunners Place dated 5 July 2000 made between (1) The Secretary of State for Defence (Seller) and (2) Peabody Unite (One) Limited (Buyer) :-

"There is excepted and reserved to the Seller exercisable for the benefit of the Retained Land and the estate owner or owners for the time being and the occupiers thereof (notwithstanding any development or enlarged user thereof) and also (in the event of adoption) for the benefit of the statutory undertakers and all properties which may now or within 80 years from the date hereof (which shall be the perpetuity period applicable thereto) be served by them of the right to connect to mains or other electricity telephone gas water and foul or surface water drainage subject to the prior consent as to route position and manner of laying of the Buyer (such consent not to be unreasonably withheld) PROVIDED THAT the Seller shall have all appropriate easements rights and privileges for repairing maintaining exchanging renewing connecting to and removing the Services and such connections causing as little inconvenience as possible to the occupiers of the Property and all damage thereby caused shall be made good to the reasonable satisfaction of the Buyer."

- 19 (27.06.2005) The land has the benefit of the following rights reserved by a Transfer of land adjoining The Gatehouse, Repository Road dated 7 July 2000 made between (1) The Secretary of State for Defence (Transferor) and (2) Jennifer Pearl Sherrell (Transferee) :-

"There are EXCEPTED AND RESERVED out of the land hereby transferred for

A: Property Register continued

the benefit of the adjoining or neighbouring land of the transferor being the land edged green on the plan annexed hereto (hereinafter called "the Retained Land") the things and rights set out in the First Schedule hereto

.....
..

THE FIRST SCHEDULE

Reservations

1. The cables wires pipes drains and channels (if any) in or over the land hereby transferred and serving the Retained Land and the right to the free passage of electricity gas water soil and telecommunications and other media through the same to and from the Retained Land together with all appropriate easements rights and privileges for repairing maintaining renewing and removing the same 2. The right to enter upon so much of the land hereby transferred as is coloured brown on the attached plan with workmen machinery and materials in order to repair maintain renew and replace the Transferor's boundary wall abutting the northern boundary of the said land coloured brown.

NOTE: The land coloured brown referred to is edged in brown on the title plan.

- 20 (27.06.2005) The land has the benefit of the following rights reserved by a Conveyance of land at the junction of Repository Road and Hillreach dated 4 January 2001 made between (1) The Secretary of State for Defence (Vendor) and (2) Latchworth Limited (Purchaser) :-

"There is excepted and reserved to the Seller exercisable for the benefit of the Retained Land and the estate owner of owners for the time being and the occupiers thereof (notwithstanding any development of enlarged user thereof) and also (in the event of adoption) for the benefit of the statutory undertakers and all properties which may now or within 80 years from the date hereof which shall be the perpetuity period applicable thereto be served by them of:-

4.1 the right of support 4.2 the right to the free passage of telecommunications electricity water and soil through all (if any) of the Services now in or over or under the Property to and from or serving the Retained Land 4.3 the right free of charge to lay inspect repair maintain improve renew and remove the Services in or over or under the Property and to connect to mains or other electricity telephone gas water and foul or surface water drainage subject to the prior consent as to route position and manner of laying of the Buyer (such consent not to be unreasonably withheld"

- 21 (27.06.2005) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land at Lord Roberts Terrace and Brook Hill Close dated 9 January 2001 made between (1) The Secretary of State for Defence and (2) Annington Property Limited.

NOTE: Copy filed under TGL184285.

- 22 (27.06.2005) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of 22 to 62 and 63 to 97 Gunner Lane dated 23 May 2002 made between (1) The Secretary of State for Defence and (2) Annington Property Limited.

NOTE: Copy filed under TGL204042.

- 23 (27.06.2005) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of 1 to 6 Greenhill Terrace dated 10 January 2003 made between (1) The Secretary of State for Defence and (2) Annington Property Limited.

NOTE: Copy filed under TGL214229.

- 24 (12.04.2006) 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 TGL271154 in green on the title plan dated 28 March 2006 made between (1) The Secretary of State for Defence and (2) Kenneth Arthur Berry.

NOTE: Copy filed under title TGL271154

A: Property Register continued

25 (07.12.2011) 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.

26 (07.12.2011) 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 TGL356433 in green on the title plan dated 25 November 2011 made between (1) The Secretary of State for Defence and (2) VSM Estates Limited.

NOTE: Copy filed under TGL356433.

27 (07.12.2011) 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 TGL356091 in green on the title plan dated 30 November 2011 made between (1) The Secretary Of State For Defence and (2) Heritage Of London Trust Operations Limited.

NOTE: Copy filed under TGL356091.

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 (27.06.2005) PROPRIETOR: THE SECRETARY OF STATE FOR DEFENCE of Property Legal Team, Ministry of Defence, Defence Infrastructure Organisation, mailpoint 2216, Poplar 2 Abbey Wood, Bristol BS34 8JH and of Property Legal Team, Ministry of Defence, Defence Infrastructure Organisation, Main Building Horse Guards Avenue, Whitehall, London SW1A 2HB and of Property Legal Team, Ministry of Defence, Defence Infrastructure Organisation, Bazalgette Pavilion, RAF Wyton, Huntingdon PE28 2EA.

C: Charges Register

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

1 (27.06.2005) The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.

2 (27.06.2005) The roadways, accessways, footpaths and passageways included in the title are subject to rights of way.

3 (27.06.2005) The land is subject to rights relating to two sewers in the approximate position shown by broken red lines on the filed plan granted by a Deed dated 25 May 1908 made between (1) His Majesty's Principal Secretary of State for the War Department and (2) The London County Council.

NOTE: Copy filed under LN241187.

4 (27.06.2005) The land is subject to the rights granted by a Deed dated 29 October 1938 made between (1) Her Majesty's Principal Secretary of State for The War Department and (2) The Metropolitan Water Board.

NOTE: Copy filed.

5 (27.06.2005) The land is subject to the rights granted by a a Deed dated 7 October 1966 made between (1) The Secretary of State for Defence and (2) Her Majesty's Postmaster General.

NOTE: Copy filed.

6 (27.06.2005) The land is subject to the rights granted by a Deed dated 16 February 1972 made between (1) The Secretary of State for Defence and (2) South Eastern Gas Board.

The said Deed also contains restrictive covenants by the grantor.

C: Charges Register continued

NOTE: Copy filed.

- 7 (27.06.2005) The land is subject to the rights granted by a Deed dated 17 July 1972 made between (1) The Secretary of State for Defence and (2) South Eastern Gas Board.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 8 (27.06.2005) The land is subject to the rights granted by a Deed of Grant dated 30 January 1989 made between (1) The Secretary of State for Defence and (2) Sensemove Limited.

NOTE: Copy filed.

- 9 (27.06.2005) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

- 10 (27.06.2005) The land is subject for a term of 20 years from 1 August 2003 to the easements granted by the Lease dated 15 March 2005 referred to in the schedule of leases .

NOTE: Copy filed.

- 11 (20.10.2009) The parts of the land affected thereby are subject to the rights granted by a Lease dated 15 April 2009 referred to in the schedule of leases hereto.

The said deed also contains restrictive covenants by the grantor.

NOTE: Copy lease filed under TGL325635.

- 12 (26.02.2010) UNILATERAL NOTICE affecting the ground floor of the land edged and numbered 7 and 8 in blue on the title plan in respect of a Lease dated 10 August 2009 made between (1) Secretary of State for Defence and (2) Metropolitan Police Authority for a term of 2 years from 1 September 2008.

NOTE: Copy filed.

- 13 (26.02.2010) BENEFICIARY: Metropolitan Police Authority of Director of Property Services, 12th Floor Empress State Building, Empress Approach, Lillie Road, London SW6 1TR.

- 14 (07.06.2016) The land is subject to any rights that are granted by a Deed dated 18 May 2016 made between (1) The Secretary of State for Defence and (2) Thames Water Utilities Limited and affect the registered land.
The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 15 (17.09.2019) The land is subject to any rights that are granted by a Deed dated 13 September 2019 made between (1) The Secretary Of State For Defence and (2) Southern Gas Networks Plc and affect the registered land.
The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	27.06.2005 edged and numbered 2 in blue	land at Greenhill Terrace	05.11.1996 999 years	TGL126665

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	NOTE 1: The lease contains an option to purchase the reversionary estate upon the terms therein mentioned			
	NOTE 2: The lease includes also other land			
2	27.06.2005 edged and numbered 1 in blue	part of Brookhill Close, Roberts Terrace, Gunner lane and Mill Lane	05.11.1996 999 years	TGL126666
	NOTE 1: The lease contains an option to purchase the reversionary estate upon the terms therein mentioned			
	NOTE 2: The lease includes also other land			
3	27.06.2005 edged and numbered 3 in blue	the site of a Transformer Chamber at Artillery Place	15.03.2005 20 years from 1/8/2003	TGL254963
4	25.01.2007 Edged and numbered 6 in blue	Car Park at Stadium Road	25.08.2006 From 25.8.2006 to 31.12.2012	
	NOTE: The grant of the rights in the above lease has not been completed by registration in accordance with section 27 of the Land Registration Act 2002 and so does not operate at law.			
5	20.10.2009 Edged and numbered 9 in blue	Electricity substation, Royal Artillery Barracks	15.04.2009 99 years from 20/10/2009	TGL325635
	NOTE: See entry in the Charges Register relating to the rights granted by this lease.			

End of register