

# MEMORANDUM

**To:** Setufe Selasi – Be First  
**Date:** 20<sup>th</sup> September 2023  
**From:** Edidiong Smith  
Legal Practice  
**Re:** Report on Title – Site at Fambridge Road West (the Site) (ES/029612)

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This report relates to land at Fambridge Road West 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 EGL331359, the register and title plan for which is also attached. The land edged and numbered in green on the title plan no longer forms part of the title.

## **Rights and matters affecting the land in the title**

There is a restriction on the register.

Restriction: Except under an order of the registrar no disposition by the proprietor of the land is to be registered unless made in accordance with the Education Act, 1921, or some other Act or Authority.

## **Other documentation**

None seen.

## **Access**

The highway plan shows the adopted highway coloured purple. Also, the highway plan shows public rights of way coloured green.

## **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