**DATED**

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Report on title

1A Recreation Road, Southall.

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1. Interpretation

The following terms are used in this report:

1. Benefits: any right, easement, restriction, stipulation, restrictive covenant, mining or mineral right, franchise or other interest that benefits the Property.
2. Incumbrances: any right, easement, restriction, stipulation, restrictive covenant, mining or mineral right, franchise or other interest to which the Property is subject.
3. Property**:** The property described in paragraph 5 of this report.
4. Seller: The Council of the London Borough of Ealing
5. VAT: value added tax chargeable under the Value Added Tax Act 1994.
6. Scope of the review and limitation of liability
   1. The report is based on our review of the title documents, search results and planning documents.
   2. We would advise you to arrange for a survey of the Property to be carried out, if this has not already been arranged.
   3. We express no opinion on the commerciality of the transaction. We are unable to advise on the value of the Property. We recommend that you have the Property professionally valued. You should ensure that the valuer is aware of the matters mentioned in this report, as they may affect the value.
7. The Property
   1. The Property is the freehold land and buildings known as 1A Recreation Road, Southall.
   2. A plan showing the Property edged in red is attached at ANNEX A.
   3. The Property is registered at the Land Registry under title number MX459894. The class of title is absolute freehold title.
8. Matters benefiting the Property

None save for any matters that are noted on the title.

1. Matters burdening the Property

The Property is subject to the following Incumbrances:

* 1. Covenants contained in a conveyance of the land tinted pink the in OCE title plan dated 31 December 1925. Indemnity insurance up to £1.8m is on risk in respect of any claims by a third party with the benefit of these covenants.
  2. Covenants contained in a conveyance of the land tinted pink the in OCE title plan dated 13 October 1926 that are identical to the covenants contained in the conveyance referred to at 5.1. Indemnity insurance up to £1.8m is on risk in respect of any claims by a third party with the benefit of these covenants.
  3. A right contained in a transfer dated 5 August 1966 in relation to the land tinted yellow on the OCE title plan of access over the property for the purposes of maintaining shop premises at 106 Regina Road if such maintenance cannot be carried out without access provided that the right shall not be exercised without giving at least two days notice on each occasion and shall be exercised in accordance with the requirements of Borough Architect and all damage caused to any property shall immediately be made good.
  4. A restriction stipulating that except under an order of the registrar no disposition is to be registered unless made in accordance with the Housing Act 1957 or some other Act or authority.
  5. **Index map search**

An index map search confirms whether a property is registered at the Land Registry (and, if so, the title number under which it is registered). If a property is not registered, an index map search will show whether a property is subject to any pending applications for registration or any cautions against first registration.

The result of our index map search confirmed that the Property is registered under the title number stated in paragraph 3.3 of this report.

* 1. **Local land charges search**

A search of the local land charges register shows matters such as compulsory purchase orders, tree preservation orders, planning enforcement notices and financial charges registered against a property. You should note that the search result provides a snapshot of the register on the date of the search. Local land charges registered after the date of the search will still bind a property.

The local land charges search was provided by London Borough of Ealing on 24 October 2024 and a copy of the search has been provided. The result of the search did not show any entries that adversely affect the Property.

**Local authority search**

A local authority search reveals important information about a property, such as planning permissions and building regulation consents, proposals for road schemes, environmental and pollution notices and whether any part of the property is registered as common land or as a town or village green. A local authority search only reveals matters that affect the property being searched against. It will not disclose matters that affect neighbouring properties. If you require information about neighbouring properties, you should let us know so that further enquiries can be made.

The local authority search was provided by Ealing Borough Council on 24 October 2024 and a copy has been provided. The result of the search revealed the following information:

* Regina Road is a highway maintainable at public expense.
* The footpath behind the property is shown as a right of way.
  1. **Drainage and water enquiries**

The replies to drainage and water enquiries show whether a property is connected to the mains water supply and mains drainage. The replies may also show the location of public sewers within the boundary of a property and other such matters that may restrict development.

Replies to the drainage and water enquiries were provided by Thames Water on 1 November 2024 and a copy of the search has been provided.

* 1. **Environmental search**

If a local authority determines that land is contaminated, and the party who caused or knowingly permitted the contamination cannot be found, the current owner or occupier of the land may be required to remedy the contamination. This can be an expensive process, so it is important to assess the risk of land being contaminated before committing to buy a property.

An environmental data search can be used to establish the risk of land being contaminated, by collating information from regulatory bodies, floodplain data and a review of current and historic land uses. This type of search is also known as a "desktop search". An environmental data search does not include a site visit or testing of soil or groundwater samples.

The environmental data search was provided by Dye and Durham on 14 October 2014. The result of the search showed that the Property is unlikely to be classed as contaminated land.

**Flood risk search**

A flood risk search gives a high level assessment of the risk to the Property from the four main types of flooding (river, coastal, groundwater and surface water). It is important to know this information before committing to buy a property, as it can affect the value of the Property and the terms of your buildings insurance for Property.

The flood risk was included in the environmental search provided by Dye and Durham on 14 October 2014. The result of the search showed that the Property is unlikely to be at risk from flooding.

* 1. **Chancel repair search**

A chancel repair search shows whether the owner of a property may be liable to contribute towards the cost of repairs to the chancel of a parish church. We would advise you not to contact any parish churches directly in relation to chancel repair liability as this may limit the availability of indemnity insurance.

The chancel repair search was provided by ChancelCheck on 9 October 2024. The result of the search showed that the Property is within the historical boundary of a parish which continues to have a potential chancel repair liability.

Indemnity insurance for chancel repair liability with a limit of £1.8m has been obtained.

1. Annex A: Plan of the Property