

DATE

16 October 2024

REPORT ON TITLE
RELATING TO
SITE AT BLUEBELL CLOSE, LEWISHAM
FOR
LEWISHAM COUNCIL

SHARPE PRITCHARD

NC/JP/2383.36

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1. INTERPRETATION

The following terms are used in this report:

Benefits	any right, easement, restriction, stipulation, restrictive covenant, mining or mineral right, franchise or other interest that benefits the Property.
Incumbrances	any right, easement, restriction, stipulation, restrictive covenant, mining or mineral right, franchise or other interest to which the Property is subject.
Property	The property described in paragraph 4 of this report.

2. SCOPE OF THE REVIEW AND LIMITATION OF LIABILITY

- 2.1 This report has been prepared for the sole benefit of you, The Mayor and Burgesses of the London Borough of Lewisham ("**the Council**"), in connection with your proposed development of the Property and for no other purpose.
- 2.2 The contents of this report are private and confidential. It must not be relied on by or made available to any other party without our written consent.
- 2.3 We understand that the Council are considering redeveloping the Property. We have not at this stage been provided with any plans showing the proposed redevelopment.
- 2.4 The report is based on our review of the title documents and local search results only. We have not been provided with any other documents to review by the Council.
- 2.5 The Council should be aware that this report only addresses rights which are revealed in the official copy titles for the Property. Rights over the Property may have been acquired by other means, for instance, they might be implied (for example, by necessity), by prescription (for example, long use of over 20 years), or by way of unregistered leases, tenancies and licences. The Council should conduct a thorough site investigation and review internal deeds packets / property files to see whether any such rights may exist, as part of viability / pre-development due diligence.
- 2.6 Where the Property forms part of a large geographical area, where a Benefit or Burden revealed on the title is unlikely to affect the Property, we have not recorded it within this report or we have made clear that the interest is not likely to affect the Property.

- 2.7 Where the provisions of documents are summarised, the wording of the provisions has been shortened. This report should not be used as a substitute for reading the actual title documents and search results.
- 2.8 We have not inspected the Property and are unable to advise on the physical condition of the Property. We would advise you to arrange for a survey of the Property to be carried out, if this has not already been arranged.
- 2.9 We have not made any enquiries of the actual occupiers of the Property.
- 2.10 We express no opinion on the commerciality of any proposed development and we are unable to advise on the value of the Property.
- 2.11 The contents of this report are private and confidential.

3. EXECUTIVE SUMMARY

This is a summary of the key issues that we think should be brought to your attention:

- 3.1 **The Property is subject to an unknown covenant which restricts the development of land. See paragraph 7.2.**

4. THE PROPERTY

- 4.1 The Property is known as land off Bluebell Close, Lewisham. We have been provided with a plan showing the Property edged with a red line by the Council. This is attached at Annex A. Please check the plan carefully to ensure that it accurately reflects the extent of the land that you understand may be developed. The plan may not show the exact location of the boundaries of the Property. You should inspect the Property and let us know if there are any discrepancies between the plan and the site inspection.

5. INDEX MAP SEARCH

- 5.1 We commissioned an index map search of the plan attached at Annex A with the Land Registry. An index map search (SIM) confirms whether a property is registered at the Land Registry (and, if so, the title number(s) under which it is registered). If a property is not registered, a SIM will show whether a property is subject to any pending applications for registration or any cautions against first registration.

- 5.2 The result of our SIM is dated 23 August 2024. **It confirms that the Property forms part of two freehold titles: LN207883 and SGL142365.**

- 5.3 There are applications pending against these freehold titles as follows:

LN207883:

- Dispositionary First Lease of 9th floor submitted on 4 October 2023
- Dispositionary First Lease at 12 Cambria House submitted on 25 August 2023

SGL142365:

- Dispositionary First Lease - 31 Shamrock House, submitted on 13 October 2023
- Dispositionary First Lease - Flat E, The Wood, 16 Sydenham Hill submitted on 26 July 2023

The title register for LN207883 has been backdated to 25 August 2023 and the title register for SGL142365 has been backdated to 26 July 2023. As such, the title registers show a snap-shot of title issues as of that date. Once these applications

have been processed by the Land Registry, new title registers will be issued showing the changes made to them. Copies of the title register, title plan and documents referred to in this report can be found at Annex A.

The applications appear to be for the registration of new leases. We have extracted the only information available from the Land Registry above concerning these applications. **These leases do not appear to affect the Property.**

5.4 **The registered proprietor of both titles is the Council.**

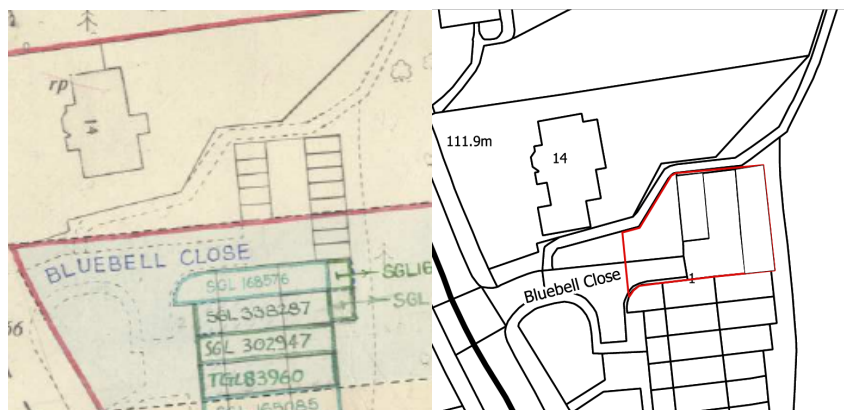
5.5 The class of title for the titles is absolute freehold title. Absolute title is the best class of title available.

6. LN207883

6.1 The part of the Property falling within title number LN207883 does not enjoy any Benefits or is subject to any Incumbrances as set out in the title register.



7. SGL142365



7.1 MATTERS BURDENING THE PROPERTY (FORMING PART OF SGL142365)

The Property is subject to the following Incumbrances:

7.2 The land shown coloured blue on the title plan (the Property forms part of this area of land) is subject to the following restrictive covenants contained in a Conveyance of this land made between The Right Honourable Henry William Baron Forster (1) (Vendor), Arthur Francis Forster and Samuel Eustance Forster (2) and William Thomas Morris (3) and dated 9 January 1924 (the "1924 Conveyance"):

- *not carry on any trade or business on the premises and to use it as private dwellinghouses only*
- *not to erect any buildings on the **land between the existing buildings marked on the plan and Sydenham Hill***
- *not to use the land or any part thereof for the display of advertisements and do anything on the land which is a nuisance or annoyance to the Vendor or the owner or occupiers of adjoining property.*

We are unable to confirm the location of the “existing buildings marked on the plan” (if any) as the Land Registry does not have a copy of the 1924 Conveyance. As it is not possible to know if any development may breach this covenant, we would recommend obtaining indemnity insurance to protect the Council against a breach of an unknown covenant. Please let us know if you would like further information about this and any assistance.

8. GENERAL NOTE

- 8.1 Both titles LN207883 and SGL142365 are subject to various reserved rights contained in a number of registered Right to Buy leases. **The Property does not form part of the nearby estates - Longledge House and Cambria House.**

9. SEARCHES

We have not been asked to carry out any searches on the Property at this stage, however the Council have provided us with a copy of the following search results:

- 9.1 Local land charges search dated 25 September 2024

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 result of the search revealed that the following local land charges are registered against the Property:-

- A Smoke Control Order made under Section 18 of the Clean Air Act 1993. The result also contains the following additional information -“the Council has confirmed the proposal for a consolidate smoke control area affecting this property and the operative date of the order is 19/1/2011”.
- The Property is affected by a Direction made under Article 4(1) of the Town and Country Planning Act 1995 (General Permitted Development) Order 1995 which allows a local authority to remove permitted development rights including changes of use from an area or a particular property in certain limited situations where it is necessary to protect local amenity or the well-being of an area.

ANNEX A: PLAN OF THE PROPERTY, TITLE DOCUMENTS AND SEARCH RESULTS

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number LN207883

Edition date 20.04.2023

- This official copy shows the entries on the register of title on 25 AUG 2023 at 12:06:18.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 01 Oct 2024.
- 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.

LEWISHAM

- 1 (11.05.1961) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 14 Sydenham Hill.
- 2 A new filed plan based on the latest revision of the Ordnance Survey Map has been substituted for the original plan.
- 3 (26.08.1998) 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.

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 (11.05.1961) PROPRIETOR: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF LEWISHAM of Lewisham Town Hall, Catford, London SE6 4RU.

C: Charges Register

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

- 1 The land is subject to such rights of way, user of common parts, passage and running of water, soil, gas and electricity, support, shelter, protection, entry and other rights as are granted by the leases specified in the schedule of leases hereto.
- 2 The Leases specified in the Schedule of Leases hereto which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights specified in paragraph 2 of Schedule 6 of the Housing Act 1985.
- 3 (31.10.2006) 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.

C: Charges Register continued

- 4 (31.10.2006) The parts of the land affected thereby are subject to the rights granted by a Lease of part of the land numbered 1 on the title plan dated 14 July 1977 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under TGL281633 .

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	11.11.1986 1 (Part of)	16 Cambria House (Fourth Floor Flat)	29.09.1986 From 29.9.1986 to 29.9.2111	SGL472061
2	05.07.1989 2 (Part of)	37 Cambria House (Ninth floor flat)	10.04.1989 From 10.4.1989 to 28.9.2111	TGL22900
3	30.10.1989 2 (Part of)	25 Cambria House (Sixth floor flat)	25.09.1989 From 25.9.1989 to 28.9.2111	TGL29446
4	31.10.1989 3 (Part of)	15 Cambria House (Fourth floor flat)	02.10.1989 From 2.10.1989 to 28.9.2111	TGL29531
5	25.04.1990 2 (Part of)	2 Cambria House (Ground floor flat)	09.04.1990 From 19.4.1990 to 28.9.2111	TGL41517
6	12.04.1991 4 (Part of)	10 Cambria House (Second Floor Flat) and Store shed 64 (Ground Floor)	25.02.1991 From 25.2.1991 to 28.9.2111	TGL58103
7	31.10.2006 1 (Part of)	Electricity substation	14.07.1977 60 years from 25.3.1968	TGL281633

NOTE: See Charges Register for rights granted by the lease.

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

There is an/are application(s) pending in HM Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form CI), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form CI), but this may not be reflected in the register at this stage.

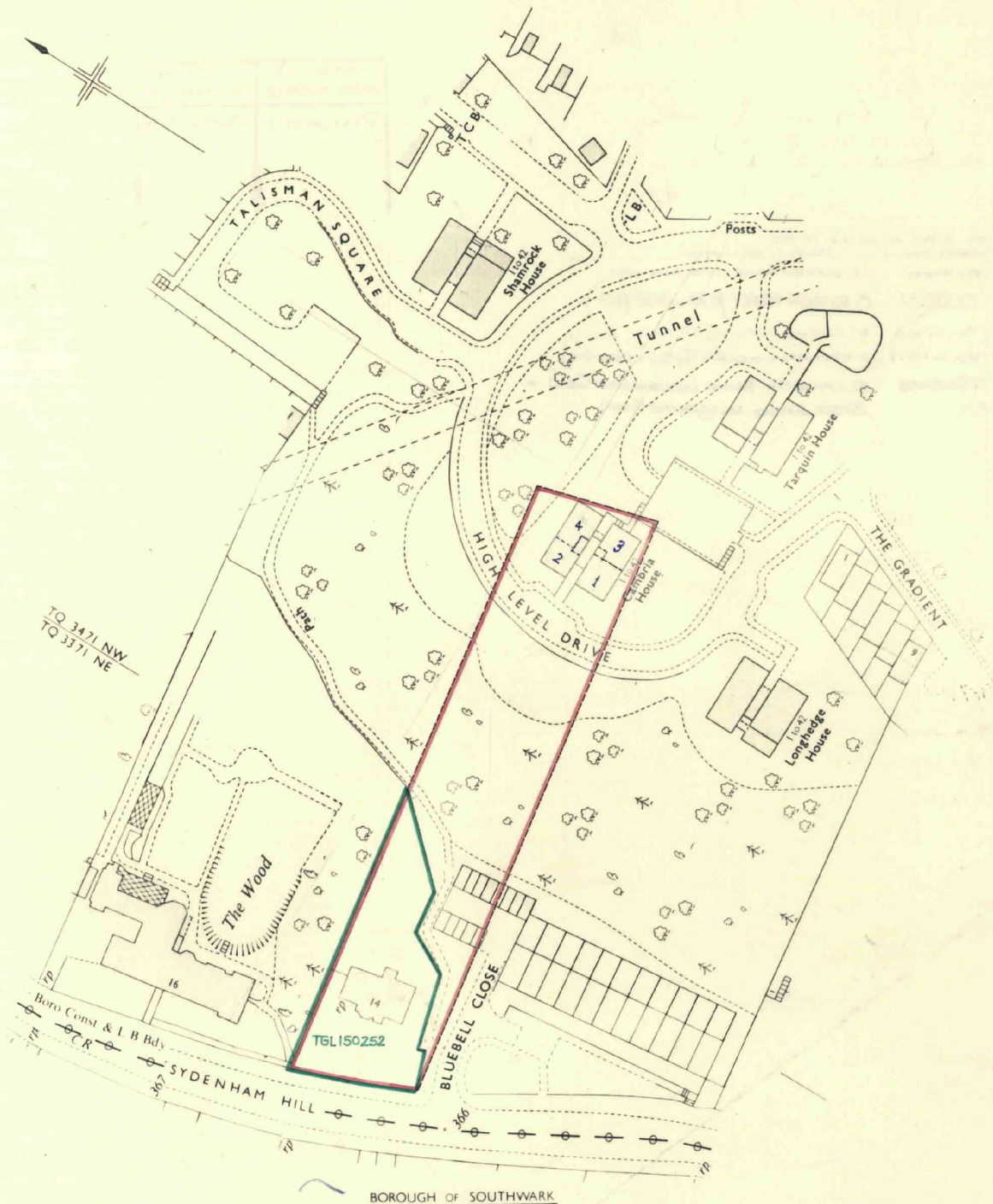
This official copy is issued on 01 October 2024 shows the state of this title plan on 25 August 2023 at 12:06:18. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Telford Office .

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H.M. LAND REGISTRY		TITLE NUMBER	
		LN207883	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	GREATER LONDON		TQ 3471
			SECTION
			R
Scale: 1/1250		© Crown copyright 1972	

BOROUGH OF LEWISHAM

Old Reference LN XV 17 J



The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number SGL142365

Edition date 25.04.2023

- This official copy shows the entries on the register of title on 26 JUL 2023 at 14:41:19.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 01 Oct 2024.
- 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.

LEWISHAM

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Hillcrest Estate.
- 2 A Railway Tunnel passes under the land in the approximate position marked "Tunnel" on the filed plan and this registration takes affect subject to such rights and easements in respect of the said tunnel as may be still subsisting and capable of taking effect.
- 3 By a Conveyance dated 31 March 1959 made between (1) The Forster Estate Development Company and (2) The London County Council the land tinted mauve was expressed to be conveyed together with the mines and minerals (other than Coal or mines of coal as defined by the Coal Act 1938) in or under the same. For the purpose of claiming indemnity pursuant to Section 83 of the Land Registration Act 1925 such mines and minerals are not deemed to be included in this registration.
- 4 A Conveyance of the land tinted yellow on the filed plan dated 4 July 1960 made between (1) The Mayor Commonalty and Citizens of the City of London (Corporation) and (2) The London County Council (Council) contains the following provision:-

"IT IS HEREBY DECLARED that the Council shall not become entitled to any easement or right of light or air or other easement or right which would in any manner diminish or interfere with the free and unrestricted user of any adjoining or neighbouring property belonging to the Corporation for building or any other purpose"
- 5 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.
- 6 The Transfers of those parts edged and numbered in green on the filed plan which were made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 took effect with the benefit of and subject to the easements and other rights prescribed by paragraph 2 of Schedule 2 of that Act.
- 7 The transfers of those parts edged and numbered in green on the title plan which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights prescribed by paragraph 2 of Schedule 6 of that Act.

A: Property Register continued

- 8 (20.02.2001) The land has the benefit of the following rights reserved by the Transfer dated 18 December 2000 referred to in the Charges Register:-
- "There are excepted and reserved out of the Property for the benefit of the Transferor and the Retained Land and each and every part thereof the Reserved Rights:-
- The Reserved Rights shall mean the following:-
- 8.1 The right to build, rebuild or execute any other works upon the Retained Land notwithstanding any interference with light and air to or in respect of the Property.
- 8.2 All rights of light and air and other easements and rights now or hereafter belonging to or enjoyed by the Retained Land from or over the Property.
- 8.3 The free and uninterrupted passage and running of water, soil, gas and electricity and other services in and through the sewers, drains, pipes, wires, channels, watercourses and other conducting media lying in or above the Retained Land at the date hereof which serve the Property of any part thereof.
- 8.4 The Right, at any time after giving reasonable prior written notice (except in the case of emergency) to enter the Property with or without appliances or equipment to repair the Retained Land or any part thereof PROVIDED THAT the Transferor shall only exercise this right if it is not reasonably practicable to carry out works or repair from the Retained Land and in any event after the exercise of such rights shall make good all damage done to the Property in the exercise of the rights.
- 8.5 The right to support from the Property so far as the same is enjoyed at the date hereof."
- NOTE 1: The Retained Land referred to above is the land remaining in this title
- NOTE 2: The "Property" referred to above is the land in title number TGL185486.
- 9 (11.09.2006) The title plan has been amended as the extent shown edged and numbered TGL194090 in green thereon.

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 PROPRIETOR: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF LEWISHAM of Lewisham Town Hall, Catford, London SE6 4RU.

C: Charges Register

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

- 1 A Conveyance of the land tinted blue on the filed plan dated 9 January 1924 made between (1) The Right Honourable Henry William Baron Forster (Vendor) (2) Arthur Francis Forster and Samuel Eustace Forster and (3) William Thomas Morris (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted brown on the filed plan dated 8 July 1938 made between (1) The Forster Estate Development Company (Vendor) and (2) John Robert Attwell (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

C: Charges Register continued

- 3 A Conveyance of the land tinted pink on the filed plan and other land dated 11 July 1938 made between (1) The Forster Estate Development Company (Company) and (2) Domewood Lake Estates Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 The access paths included in the title are subject to rights of way on foot only.
- 5 The roadways included in the title are subject to rights of way.
- 6 The land is subject to rights of drainage and rights in respect of water gas and electricity supply services.
- 7 The Gradient is subject to the following rights granted by a Transfer of 6 The Gradient dated 29 November 1982 made between (1) The Mayor and Burgesses of the London Borough of Lewisham and (2) Stanley Ring and Mary Anne Ring:-
- "The right for the Transferee and the successors in title of the Transferee the owners and occupiers of the property hereby transferred with or without workmen plant and materials from time to time to enter upon the adjoining property known as 5 The Gradient for the purpose of inspecting repairing maintaining renewing or cleaning the property the person(s) exercising such right giving reasonable notice to the owners and occupiers of the said adjoining property and making good any damage occasioned by such entry to their reasonable satisfaction"
- 8 The parts of the land respectively affected thereby which adjoin the parts edged and numbered in green on the filed plan are subject to rights of support, air, light and rights of entry for the purpose of inspecting repairing maintaining renewing cleaning buildings erected on the parts so edged and numbered.
- 9 The land is subject to rights of way, user of common parts, passage and running of water, soil, gas and electricity support, shelter, protection, entry and other rights as are granted by the leases specified in the schedule of leases annexed.
- 10 The leases specified in the schedule of leases annexed which were made pursuant to Chapter 1 of Part 1 of the Housing Act 1980 took effect with the benefit of and subject to the easements and other rights prescribed in paragraph 2 of Schedule 2 of that Act.
- 11 The land is subject, for the term of 99 years from 8 July 1985, to the rights of drainage granted by a Lease of easements dated 8 July 1985 made between (1) The Mayor and Burgesses of The London Borough of Lewisham and (2) Farmer Developments Limited.

NOTE: Copy filed.

- 12 The parking areas are subject to rights of user.
- 13 The Leases specified in the Schedule of Leases hereto which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights specified in paragraph 2 of Schedule 6 of the Housing Act 1985.

NOTE: Each Lease is referenced by edging and numbering in blue on the filed plan unless otherwise stated in the Schedule of Leases.

- 14 (20.02.2001) The land is subject to the following rights granted by a Transfer of the land edged and numbered TGL185486 in green on the filed plan dated 18 December 2000 made between (1) The Mayor and Burgesses of The London Borough of Lewisham and (2) Hyde Housing Association Limited:-

"The rights granted shall mean the following:-

9.1 All rights of light and air and other easements and rights now or hereafter belonging to or enjoyed by the Property from or over the Retained Land.

.....

C: Charges Register continued

..

9.3 The free and uninterrupted passage and running of water, soil, gas, electricity, and other services in and through the sewers, drains, pipes, wires, channels, watercourses and other conducting media lying in or above the Property at the date hereof which serve the Retained Land or any part thereof.

9.4 The right to support from the Retained Land, if applicable, so far as the same is enjoyed at the date hereof."

- 15 (11.09.2002) The land is subject to the rights granted by a Deed of Grant dated 23 January 2002 made between (1) The Mayor and Burgesses of the London Borough of Lewisham and (2) Winifred Gladys Norton.

NOTE: Original filed under SGL171640.

- 16 (31.10.2006) 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.

- 17 (31.10.2006) The parts of the land affected thereby are subject to the rights granted by a Lease of part of the land edged and numbered 13 in blue on the title plan dated 14 July 1977 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under TGL281630 .

- 18 (31.10.2006) The parts of the land affected thereby are subject to the rights granted by a Lease of part of the land edged and numbered 12 in blue on the title plan dated 14 July 1977 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under TGL281631 .

- 19 (31.10.2006) The parts of the land affected thereby are subject to the rights granted by a Lease of part of the land edged and numbered 6 in blue on the title plan dated 14 July 1977 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under TGL281632 .

- 20 (07.11.2006) The parts of the land affected thereby are subject to the rights granted by a Lease of an electricity sub-station on part of the land edged and numbered 2 in blue on the title plan dated 14 July 1977 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under TGL281930 .

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 9 January 1924 referred to in the Charges Register:-

"The Purchaser hereby covenants with the Vendor his successors in title and assigns that he the Purchaser and the persons deriving title under him will not carry on any trade or business on the premises hereby conveyed or upon any buildings to be erected thereon but will use the said messuage and any other buildings to be erected thereon as private dwellinghouses only and that neither he nor they will erect any buildings on the said land between the existing buildings marked on the plan and Sydenham Hill and that neither he nor they will use the land or any part thereof for the display of advertisements and that neither he nor they will suffer to be done on the premises anything which shall be a nuisance or annoyance to the Vendor or the owners or occupiers of adjoining property"

- 2 The following are details of the covenants contained in the Conveyance dated 8 July 1938 referred to in the Charges Register:-

"The Purchaser (for the benefit of such part or parts of the Forster Estate in or near Sydenham Hill in the Parish of Lewisham and County of London (hereinafter called "the Forster Estate") as shall for the time

Schedule of restrictive covenants continued

being remain unsold or as shall be sold by the vendors or their successors with the express benefit of the covenant by this Clause agreed to be given and to the intent and so as to bind the said land into whosoever hands the same may come but not so as to render the purchaser or the persons deriving title under him personally liable in damages for any breach of a negative covenant after he shall have parted with all interest in the said land) hereby covenants with the vendors not to erect or suffer to be erected any buildings on the said land except private dwellinghouses or suitable flats having regard to the value of the other houses erected in Sydenham Hill and not carry on any trade or business on the premises but to use the same as private dwellinghouses or flats only"

- 3 The following are details of the covenants contained in the Conveyance dated 11 July 1938 referred to in the Charges Register:-

"THE Purchasers with intent and so as to bind the property hereby conveyed into whosoever hands the same may come for the benefit of such part or parts of the Forster Estate in or near Sydenham Hill in the Parish of Lewisham and County of London as shall for the time being remain unsold or as shall be sold by the Company or its successors in title with the express benefit of this covenant but not so as to render the Purchasers or the persons deriving title under them personally liable in damages for any breach of a negative covenant after they shall have parted with all interest in the property in respect of which such breach shall occur hereby covenant with the Company not to erect or suffer to be erected any buildings on the property hereby conveyed except private dwellinghouses or suitable flats having regard to the value of the other houses erected in Sydenham Hill and not to carry on any trade or business on the premises but to use the same as private dwellinghouses or flats only"

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	07.12.1983 1 (Part of)	16 Pemberton House (Fourth Floor Flat)	20.06.1983 125 years from 25.3.1983	SGL391420
2	12.01.1989 2 (Part of)	16 Shamrock House (Fourth Floor Flat)	05.12.1988 125 years from 5.12.1988	TGL13773
3	23.02.1989 3 (Part of)	38 Longhedge House (Ninth Floor Flat)	30.01.1989 125 years from 30.1.1989	TGL16092
4	30.05.1989 4 (Part of)	37 Longhedge House (Ninth Floor Flat)	24.04.1989 From 24.4.1989 to 29.1.2114	TGL21011
5	16.06.1989 5 (part of)	17 Pemberton House (Fourth Floor Flat)	05.06.1989 From 5.6.1989 to 4.6.2114	TGL121965
6	20.07.1989 2 (Part of)	32 Shamrock House (Eighth Floor Flat)	26.06.1989 From 26.6.1989 to 4.12.2113	TGL23923
7	14.11.1989 6 (Part of)	39 Pemberton House (Tenth Floor Flat)	16.10.1989 From 16.10.1989 to 24.3.2108	TGL30419
8	27.11.1989 7 (Part of)	34 Shamrock House (Eighth Floor Flat)	18.09.1989 From 18.9.1989 to 4.12.2113	TGL31235
9	04.05.1990 3 & 4 (Part	33 Longhedge House (Eighth Floor Flat)	26.03.1990 From 26.3.1990	TGL42113

Schedule of notices of leases continued

	Registration date and plan ref. of)	Property description	Date of lease and term	Lessee's title
			to 29.1.2114	
10	11.09.1990 4 (Part of)	30 Longhedge House (Seventh Floor Flat)	30.07.1990 From 30.7.1990 to 29.1.2114	TGL48979
11	19.09.1990 6 (Part of)	3 Pemberton House (First Floor Flat)	02.07.1990 From 5.6.1989 to 4.6.2114	TGL49340
12	18.02.1991 8 (Part of)	35 Shamrock House (Ninth Floor Flat)	28.01.1991 From 28.1.1991 to 4.12.2113	TGL56003
13	24.04.1991 9 (Part of)	18 Pemberton House (Fifth Floor Flat)	25.03.1991 From 5.6.1989 to 4.6.2114	TGL58665
14	30.04.1991 7 (Part of)	38 Shamrock House (Ninth Floor Flat)	11.02.1991 From 11.2.1991 to 10.2.2116	TGL58920
15	22.05.1991 7 (Part of)	6 Shamrock House (First Floor Flat)	29.04.1991 From 29.4.1991 to 4.12.2113	TGL59767
16	18.06.1991 4 (Part of)	42 Longhedge House (Tenth Floor Flat)	20.05.1991 From 20.5.1991 to 19.5.2116	TGL60758
17	30.09.1991 5 (Part of)	9 Pemberton House (Second Floor Flat)	11.03.1991 From 11.3.1991 to 4.6.2114	TGL64705
18	06.12.1991 2 (Part of)	40 Shamrock House (Tenth Floor Flat)	28.10.1991 From 28.10.1991 to 4.12.2113	TGL67493
19	12.05.1992 4 (Part of)	10 Longhedge House (Second Floor Flat)	30.03.1992 From 30.3.1992 to 29.1.2114	TGL73116
20	07.07.1992 10 (Part of)	25 Shamrock House (Sixth Floor Flat)	15.06.1992 From 15.6.1992 to 4.12.2113	TGL75043
21	23.09.1992 6 (Part of)	15 Pemberton House (Fourth Floor Flat)	24.08.1992 From 24.8.1992 to 4.6.2114	TGL78314
22	13.11.1992 9 (Part of)	2 Pemberton House (First Floor Flat)	02.11.1992 From 2.11.1992 To 4.6.2114	TGL80296
23	11.02.1997 9 (part of)	14 Pemberton House (Fourth Floor Flat)	03.02.1997 From 3.2.1997 to 4.6.2114	TGL129131
24	27.04.1999 9 (part of)	30 Pemberton House (eighth floor flat)	12.04.1999 from 12.4.1999 to 11.4.2124	TGL159093
25	27.07.2001 3 & 4 (Part of)	17 Longhedge House (Fourth Floor Flat)	02.07.2001 From 2.7.2001 to 29.1.2001	TGL191468
26	01.08.2001 7 (Part of)	26 Shamrock House (sixth floor flat)	02.07.2001 From 2.7.2001 to 4.12.2113	TGL191634
27	31.08.2001	3 Shamrock House (First	13.08.2001	TGL192823

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	8 (Part of)	Floor Flat)	From 13.8.2001 4.12.2113	
28	04.01.2002 1 (part of)	4 Pemberton House (First Floor Flat)	01.10.2001 From 1.10.2001 to 4.6.2114	TGL197744
29	16.01.2001 4 (part of)	18 Longhedge House (Fourth Floor Flat)	29.10.2001 From 29.10.2001 to 29.1.2114	TGL198231
30	19.07.2002 11 (part of)	Flat D, 16 Sydenham Hill (Ground Floor Flat and Basement)	27.05.2002 From 27.5.2002 to 26.5.2127	TGL205608
31	22.10.2002 12 (part of)	Flat 15, Longhedge House (Fourth floor)	30.09.2002 From 30.9.2002 to 29.1.2114	TGL210102
32	15.06.2004 11 (part of)	Flat F, 16 Sydenham Hill (First Floor Flat and Basement)	24.05.2004 From 24.5.2004 to 26.5.2127	TGL238674
33	06.12.2004 3 (Part of); 4 (Part of)	9 Longhedge House (Second Floor Flat)	15.11.2004 From 15.11.2004 to 29.1.2114	TGL248758
34	31.10.2006 Edged & Numbered 12 in blue NOTE: See Charges Register for rights granted by the lease.	Electricity substation	14.07.1977 60 years from 25.12.1965	TGL281631
35	31.10.2006 Edged & Numbered 6 in blue NOTE: See Charges Register for rights granted by the lease.	Electricity substation	14.07.1977 60 years from 25.12.1965	TGL281632
36	07.11.2006 Edged and numbered 2 in blue (part of) NOTE: See Charges Register for rights granted by the lease.	Electricity sub-station, Shamrock House (ground floor)	14.07.1977 60 years from 25 March 1966	TGL281930
37	20.09.2011 13	1 and 2 High Level Drive	14.07.2011 From 14 July 2011 to 13 July 2032	TGL352703
38	04.05.2018 1 (part of)	28 Pemberton House (Seventh Floor Flat)	02.04.2018 From and including 2 April 2018 to and including 1 April 2143	TGL500032
39	09.07.2018 5 (part of)	25 Pemberton House (Sixth Floor Flat)	25.06.2018 From and including 25 June 2018 to and including 24 June 2143	TGL504335
40	12.07.2019 5 (part of)	41 Pemberton House (Eleventh Floor Flat)	01.07.2019 From and including 1 July 2019 to and including	TGL529243

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
			30 June 2144	
41	02.03.2021 7 (part of)	18 Shamrock House (Fourth Floor Flat)	01.02.2021 from and including 1 February 2021 to and including 31 January 2146	TGL559684
42	27.07.2021 12 (part of)	Flat 7, Longhedge House (Second floor)	05.07.2021 from and including 5 July 2021 to and including 4 July 2146	TGL567897
43	15.12.2021 2 (part of)	24 Shamrock House (Sixth floor flat)	18.10.2021 from and including 18 October 2021 to and including 17 October 2146	TGL575587

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

There is an/are application(s) pending in HM Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form CI), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form CI), but this may not be reflected in the register at this stage.

This official copy is issued on 01 October 2024 shows the state of this title plan on 26 July 2023 at 14:41:19. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Telford Office .

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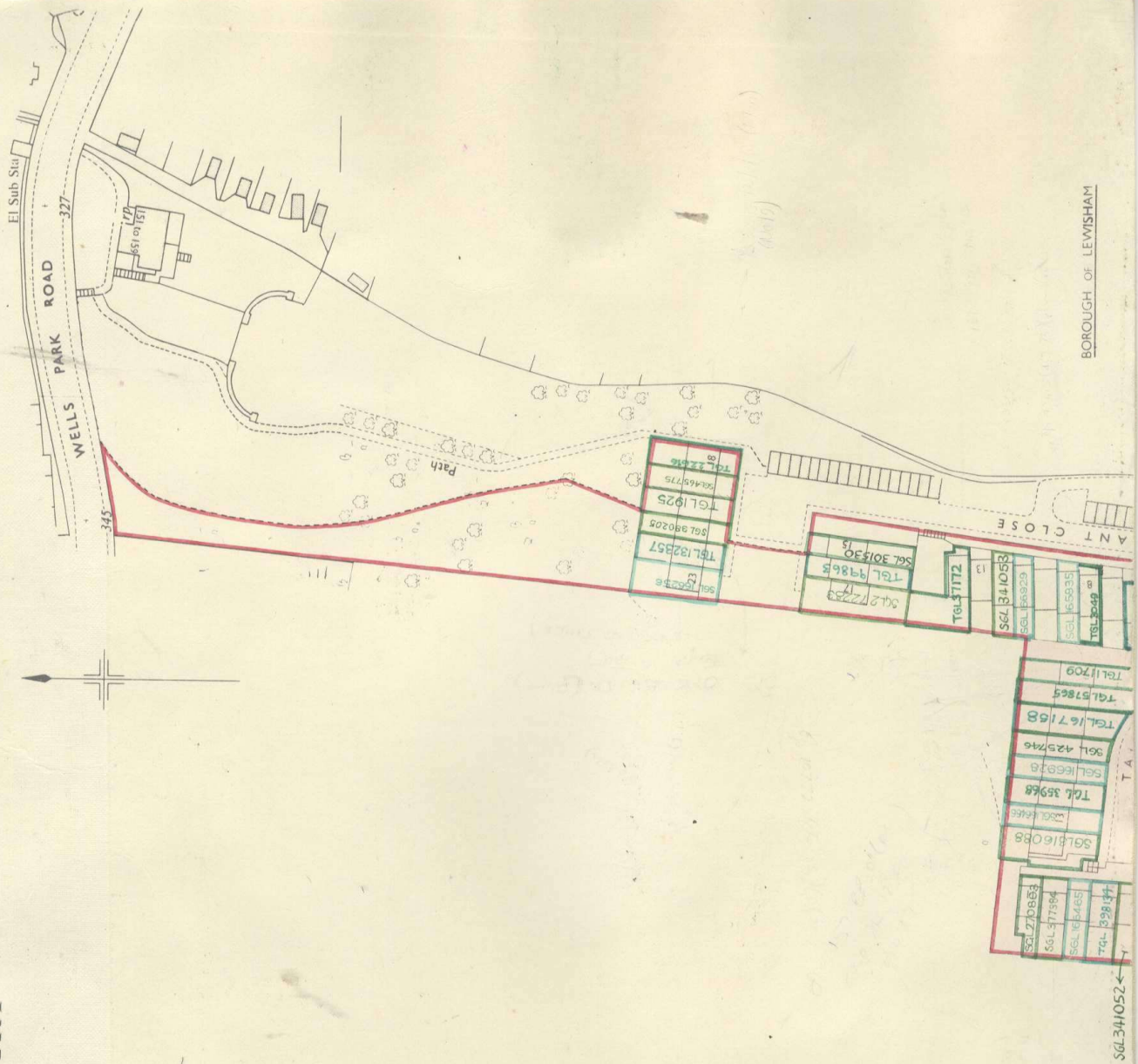
H. M. LAND REGISTRY

NATIONAL GRID PLAN TQ 3471

GREATER LONDON

Scale 1/1250

TQ 3371 NE TQ 3472 SW
TQ 3471 NW



BOROUGH OF LEWISHAM

nst, GL Asly Const & LB Bdy

16

The Wood

111.9m

14

Bluebell Close

1

to 9

13

artments

Syden

Bluebell Close
Scale 1:500 @A4



Local Land Charges

3rd Floor
Laurence House
1 Catford Road
London
SE6 4RU

Email: landcharges@lewisham.gov.uk

Direct Line
020 8314 6262
Date
25 September 2024

Your reference

Please Quote
LC/24/03935

Contact
Lorraine Patel

Dear Sir/Madam

GARAGES ADJACENT TO, 1 BLUEBELL CLOSE, LONDON

Please find enclosed a search reply for the above property, your official receipt for £44.00 in payment for the search is enclosed.

If you wish to make additional enquiries concerning the above property, please quote our reference in any correspondence.

Yours faithfully

Signed by

A handwritten signature in black ink, appearing to read "Nick Fenwick".

**Nick Fenwick
Director of Planning**

Lewisham Legal Services
Third Floor
Town Hall
SE6 4RU

Part 3 - Planning Charges

Description: Town & Country Planning Act 1990
Town & Country Planning (General Permitted Development) Order 2015 (as amended)
Direction made under Article 4(1) of the Town & Country Planning (General Permitted Development) Order 1995
Dated 11/1/23

This Direction is made under Article 4 (1) of the said Order and shall come into force on 19th January 2024

Date of Registration: 11/01/2024
Originating Authority: London Borough of Lewisham
Place of inspection: London Borough of Lewisham
Planning Information Office
Catford Library, 1 Catford Road
London SE6 4RU

Email: Planning@lewisham.gov.uk

Part 4 - Miscellaneous Charges

Description: Order under Section 18 of the Clean Air Act, 1993

The Council has confirmed the proposal for a consolidate smoke control area affecting this property and the operative date of the order is the 19/1/2011

Date of Registration: 19/01/2011
Originating Authority: London Borough of Lewisham
Place of inspection: London Borough of Lewisham
Planning Information Office
Catford Library, 1 Catford Road
London SE6 4RU

Email: Planning@lewisham.gov.uk

Lewisham London Borough Council
Planning Services
5th Floor Laurence House,
1 Catford Road
Catford
London SE6 4SW

Register of local land charges

Requisition for search and official certificate of search

Requisition for search

(A separate requisition must be made in respect of each parcel of land except as explained overleaf)

An official search is required in Part(s) _____ of 1 the register of local land charges kept by the above-named registering authority for subsisting registrations against the land [defined in the attached plan and] 2 described below.

Description of land sufficient to enable it to be identified

GARAGES ADJACENT TO, 1 BLUEBELL CLOSE, LONDON

Name and address to which certificate is to be sent

Lewisham Legal Services
Third Floor
Town Hall
SE6 4RU

Signature of applicant (or his solicitor)

Date
25/09/2024

Telephone number
0208 314 3414 (ext. 46790)

Reference

Enclosure

Cheque / Money Order / Postal Order

Official certificate of search

It is hereby certified that the search requested above reveals the 2 registrations described in the Schedule hereto up to and including the date of this certificate.

Signed by



Nick Fenwick
Director of Planning

Date

25/09/2024

1 Delete if inappropriate. Otherwise insert Part(s) in which search is required.

2 Delete if inappropriate. (A plan should be furnished in duplicate if it is desired that a copy should be returned.)

3 Delete inapplicable words. (The Parts of the Schedule should be securely attached to the certificate and the number or registrations disclosed should be inserted in the space provided. Only Parts which disclose subsisting registrations should be sent.)

on behalf of the London Borough of Lewisham