

**SMALL SITES**



**SMALL BUILDERS**

# PORTTREE STREET

# LEGAL INFORMATION

**LAND AT PORTTREE STREET, POPLAR, E14 0HT**

Navigate this pack using the links below or the pdf bookmarks

**Report on Title and Annexures**

**Searches**

**Official Copies (Register and Title Plan)**

**CPSE Replies**

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# Report on title on land at Portree Street, Poplar, London

## 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.

**Owner:** Transport for London of Windsor House 42 – 50 Victoria Street, London SW1H 0TL.

**VAT:** value added tax chargeable under the Value Added Tax Act 1994.

## 2. SCOPE OF THE REVIEW AND LIMITATION OF LIABILITY

### 2.1

This report has been prepared for the sole benefit of you, Transport for London, in connection with your proposed development and/or disposal of the Property and for no other purpose.

### 2.2

This report is addressed to the Owner for its exclusive use. It must not be relied on by or made available to any other party without our written consent.

### 2.3

The report is based on our review of the title documents, search results, planning documents and replies to pre-contract enquiries you have provided.

### 2.4

We have not inspected the Property and are unable to advise on the physical condition of the Property.

### 2.5

We have made no enquiries of the actual occupiers of the Property and have not taken any steps to verify independently the information supplied by you in replies to enquiries.

### 2.6

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.

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### 3. EXECUTIVE SUMMARY

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

#### 3.1

There is a restriction noted on the title preventing dispositions without a certificate from Transport for London's solicitor or consent from the Secretary of State. Please see Paragraph 6.1 for more detail. Transport for London as Owner will procure delivery of the relevant certificate where appropriate.

#### 3.2

There are restrictive covenants preventing the Property to be used for the business of an alehouse keeper or seller of beer wines or spirits, or any trade of a dangerous noisy or offensive nature (please see paragraphs 6.2 and 6.3 for more detail). To the extent that these restrictions may have an impact on the use of the Property, we would recommend that restrictive covenant indemnity insurance is put in place.

#### 3.3

The drainage and water search results indicate that there is a public sewer, disposal main or lateral drain within the boundaries of the Property, as shown on plan 1 at *Annex B*.

There are also water mains, resource mains or discharge pipes within the boundaries of the Property, as shown on plan 2 at *Annex B*. Please see Paragraph 7.4 for more detail.

#### 3.4

The BT Infrastructure search shows that BT plant and cabling including BT Joint Boxes are located within the Property as shown on the plan at *Annex C*. Please see Paragraph 7.7 for more detail.

### 4. THE PROPERTY

#### 4.1

The Property is part of the freehold land known as land to the west of Lanrick Road, London.

#### 4.2

A plan showing the Property edged in red is attached as plan 1 at *Annex A*.

#### 4.3

The Property is registered at the Land Registry under title number EGL432990.

The class of title for the above title number is absolute freehold title. Absolute title is the best class of title available.

#### 4.4

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The registered owner of the freehold Property is the Owner.

## **5. MATTERS BENEFITTING THE PROPERTY**

There are no matters benefitting the Property.

## **6. MATTERS BURDENING THE PROPERTY**

The Property is subject to the following Incumbrances:

### **6.1**

There is a restriction noted on the title preventing any dispositions except where:

- (a) a certificate by a solicitor acting for Transport for London is provided confirming that the disposition is not subject to section 163 and/or paragraph 12(1) of Schedule 11 to the Greater London Authority Act 1999; or
- (b) if the disposition is subject to the above provisions, where the necessary consent of the Secretary of State and/or opinion of the Mayor of London has been obtained.

Transport for London as Owner will procure delivery of the relevant certificate where appropriate.

### **6.2**

A conveyance dated 11 July 1919 made between (1) Edwin Alexander Abbott and (2) George William Smith contains the following restrictive covenant in respect of the land edged and numbered 3 in blue on plan 2 at *Annex A*:

Not to carry out the business of an alehouse keeper or seller of beer wines or spirits, or any trade of a dangerous noisy or offensive nature.

To the extent that these restrictions may have an impact on the proposed use of the Property, we would recommend that restrictive covenant indemnity insurance is put in place.

### **6.3**

A conveyance dated 15 January 1920 made between (1) Edwin Alexander Abbott and others and (2) James Harry Pattman contains the following restrictive covenants in respect of the land edged and numbered 1, 2 and 4 in blue on plan 2 at *Annex A*:

Not to carry out the business of an alehouse keeper or seller of beer wines or spirits, or any trade of a dangerous noisy or offensive nature.

To the extent that these restrictions may have an impact on the proposed use of the Property, we would recommend that restrictive covenant indemnity insurance is put in place.

---

## 7. SEARCH RESULTS

### 7.1

#### Index map search

An index map search 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, 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 4.3* of this report.

### 7.2

#### 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 Tower Hamlets on 16 June 2017. The result of the search did not show any entries that adversely affect the Property.

### 7.3

#### Local authority search (including any optional and additional enquiries)

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.

The local authority search was provided by London Borough of Tower Hamlets on 3 July 2017. The result of the search did not show any entries that adversely affect the Property and revealed the following information:

Lanrick Road, Portree Street and East India Dock Road are highways maintainable at public expense.

No part of the Property is registered as common land or as a town or village green. Even if land is not registered as common land or a town or village green at the date of the search, it is possible for common land or new town or village greens to be registered in some circumstances.

### 7.4

#### 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.

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Replies to the drainage and water enquiries were provided by Thames Water on 16 June 2017. The replies revealed the following information:

The Property is stated to be believed to be a plot of land or recently built property, so it is recommended that drainage proposals are checked with the developer.

The search results indicate that there is a public sewer, disposal main or lateral drain within the boundaries of the Property, as shown on plan 1 at *Annex B*.

There are also water mains, resource mains or discharge pipes within the boundaries of the Property, as shown on plan 2 at *Annex B*.

#### **7.5 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 Chancel Check on 16 June 2017. The result of the search showed that the Property is within the historical boundary of a parish that has **no** record of risk of chancel repair liability.

#### **7.6 Utility Search Gas**

The gas search was provided by National Grid Gas on 19 June 2017. Nothing was disclosed within the Property.

#### **7.7 Utility Search BT Infrastructure**

The BT Infrastructure search was provided by BT on 20 June 2017. The search shows that BT plant and cabling including BT Joint Boxes are located within the Property as shown on the plan at *Annex C*.

#### **7.8 Utility Search NG Electric**

The NG Electric search was provided by National Grid on 20 June 2017. Nothing was disclosed within the Property.

#### **7.9 Regional Electric Search**

The Regional Electric search was provided by UKPN on 26 June 2017. Nothing was disclosed within the Property.

#### **7.10 Highways Search**

The highways search dated 29 June 2017 confirms that the Property directly abuts highway maintainable at public expense.

#### **7.11 BT Wayleaves**

The BT wayleaves search was provided by BT Openreach on 6 July 2017. Nothing was disclosed within the Property.

### **8. REPLIES TO PRE-CONTRACT ENQUIRIES**

You should note the following information provided by the Seller in their replies to our pre-contract enquiries:

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### 8.1

CPSEs 1.1(b) and 1.3 state that the rear boundary wall was created as part of the A13 development. The rear boundary wall and associated maintenance responsibilities will remain with the Highway Authority.

### 8.2

CPSE 20 states that there were some historic third party claims for compensation in respect of alleged damage following the A13 improvements, however to the Owner's knowledge these have all been settled.

### 8.3

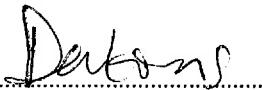
CPSEs 12.6 and 12.7 state that the Property is currently bare land, it is believed that any buildings were demolished in approximately 2000 as part of the A13 development.

### 8.4

CPSE 29.1 states that no option to tax the site has been exercised by the Owner.

## 9. CONCLUSION

Subject to the matters referred to in this report and to any issues arising out of the outstanding matters listed in *Schedule 2*, we are of the opinion that the Property has a good and marketable title.

  
.....

Signed Dentons UKMEA LLP

Dated.....17/11/17

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**SCHEDULE 1**  
**TERMS OF THE LEASE**

Not applicable

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**SCHEDULE 2**  
**OUTSTANDING MATTERS**

None.

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**ANNEXES:**

**ANNEX A: PLANS 1-2 OF THE PROPERTY**

**ANNEX B: DRAINAGE SEARCH PLAN**

**ANNEX C: BT INFRASTRUCTURE SEARCH PLAN**



Transport for London

TfL Operational Property  
Commercial Development  
Windsor House  
42-50 Victoria Street  
SW1H 0TL

## Land at Portree Street



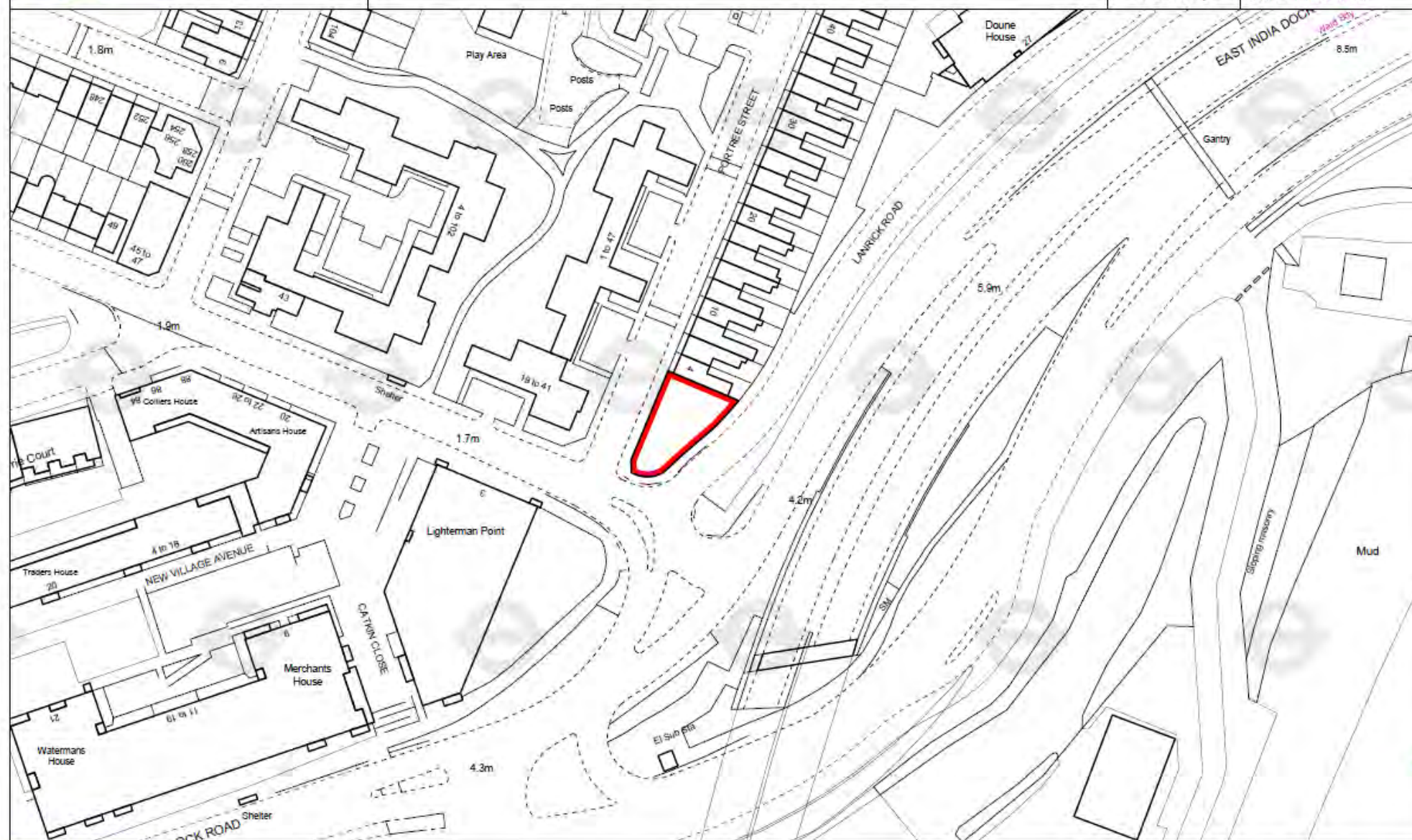
A4 Landscape

Date : Jun 2017

Initial : REM

File : PAR

Scale : 1/1250 at A4

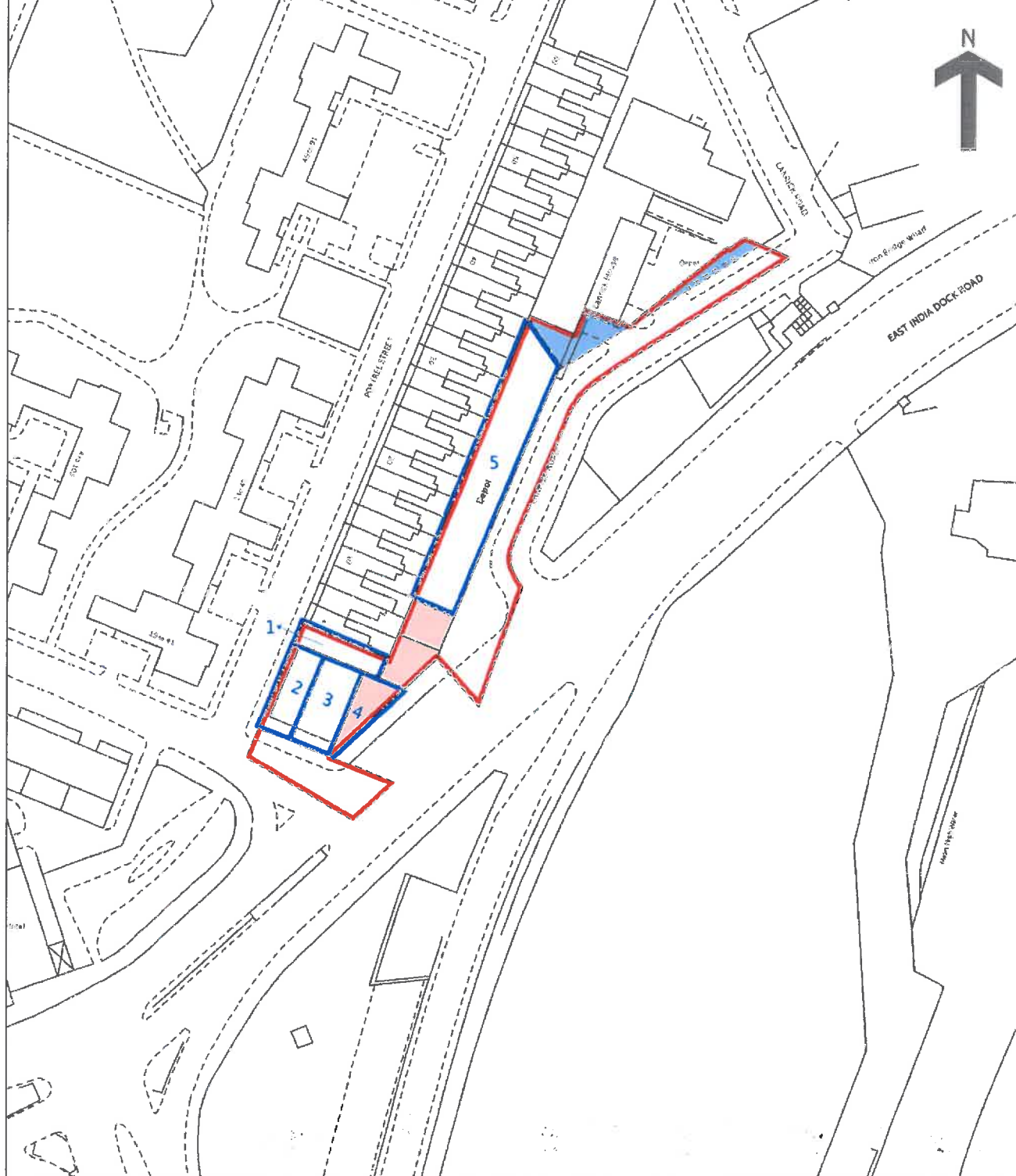


# HM Land Registry Official copy of title plan

Title number **EGL432990**  
Ordnance Survey map reference **TQ3881SE**  
Scale **1:1250**  
Administrative area **Tower Hamlets**

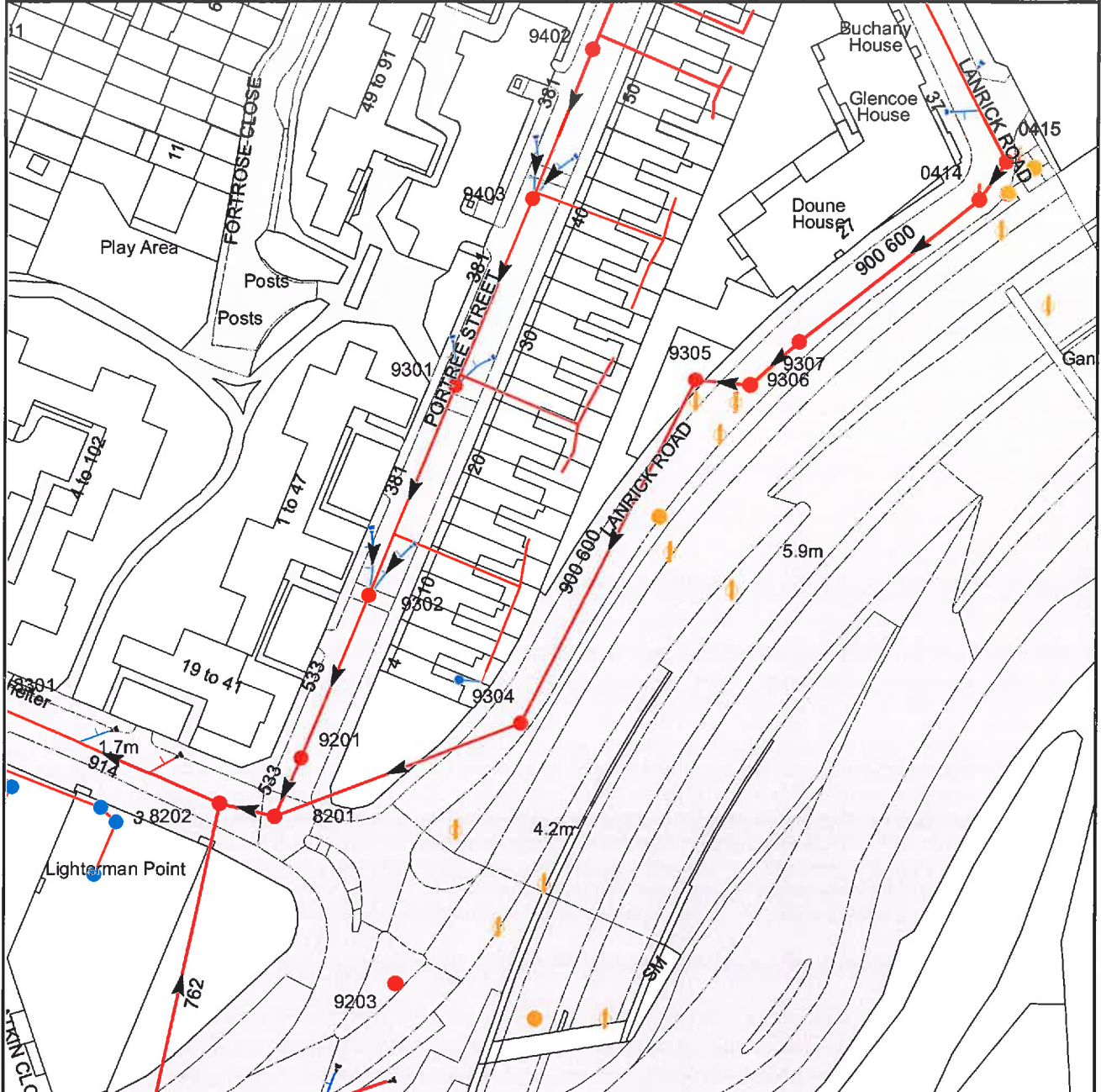


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# PLAN 1 - ANNEX B

CommercialDW Drainage and Water Enquiry Sewer Map- CDWS/CDWS Standard/2017 3592676

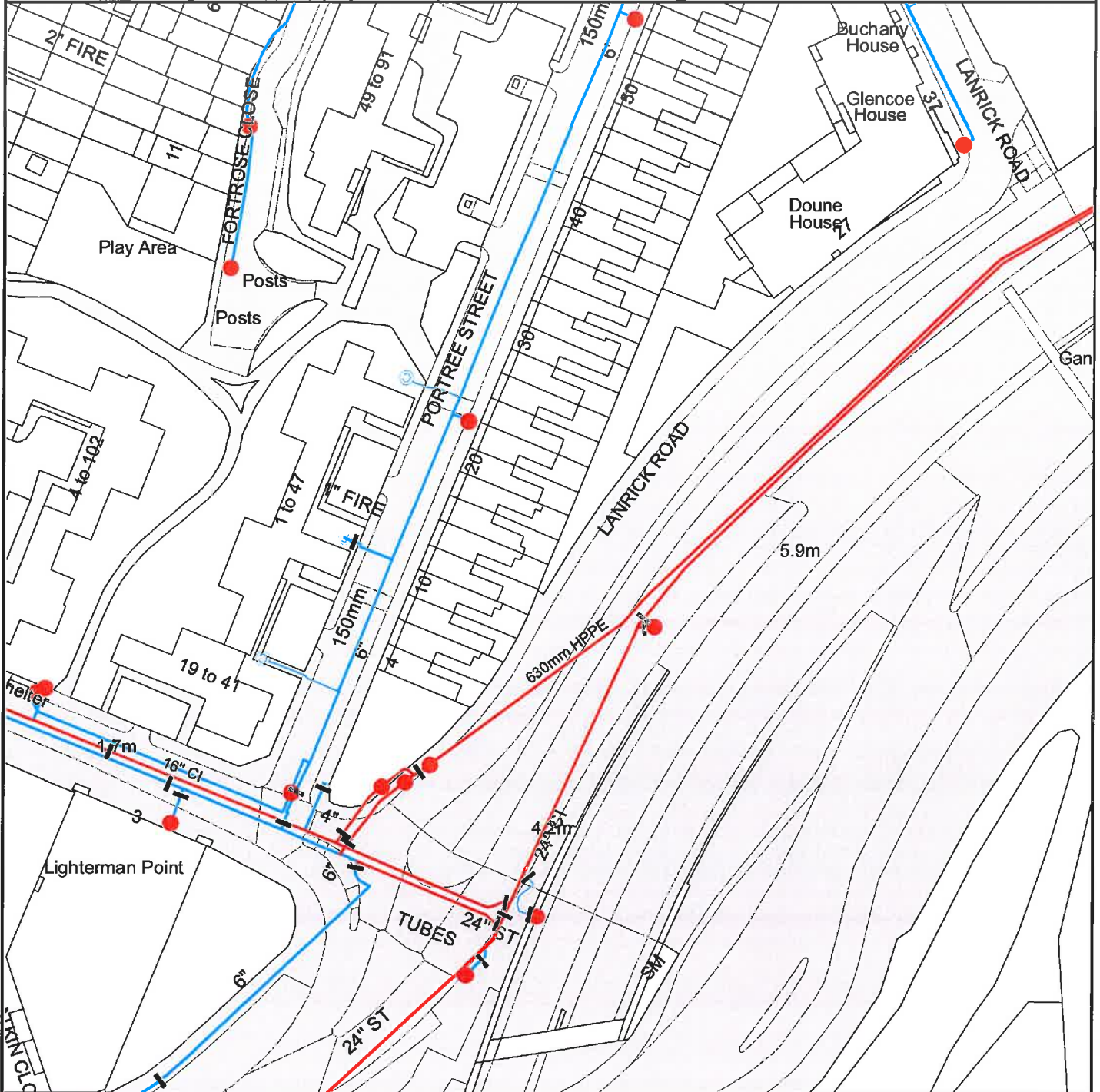


The width of the displayed area is 200m

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

CommercialDW Drainage and Water Enquiry Water Map-CDWS/CDWS Standard/2017 3592676



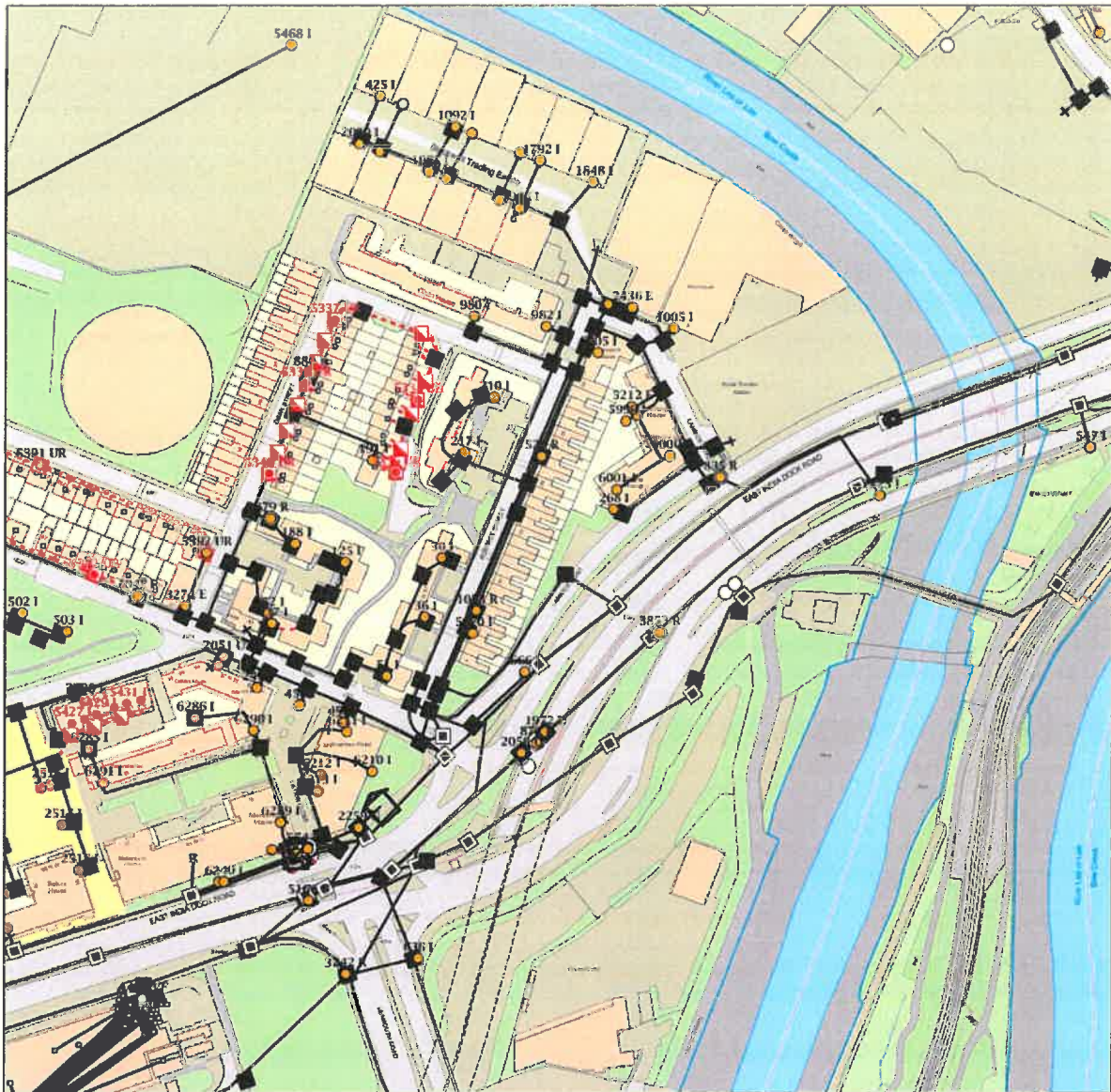
The width of the displayed area is 200m

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

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ANNEX C

# Maps by email Plant Information Reply



## IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy.

It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



openreach  
BT

## CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email [cbyd@openreach.co.uk](mailto:cbyd@openreach.co.uk)

ADVANCE NOTICE REQUIRED  
(Office hours: Monday - Friday 08.00 to 17.00)  
[www.openreach.co.uk/cbyd](http://www.openreach.co.uk/cbyd)

Reproduced from the Ordnance Survey map by BT by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office  
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## KEY TO BT SYMBOLS

- DP
- Planned DP
- PCP
- Planned PCP
- Build
- Planned
- Inferred
- Building
- Kiosk
- Hatchings

- Pole
- Planned Pole
- Joint Box
- Change Of State
- Split Coupling
- Duct Tee
- Planned Box
- Manhole
- Planned Manhole
- Cabinet
- Planned Cabinet

Other proposed plant is shown using dashed lines.  
BT Symbols not listed above maybe disregarded  
Existing BT Plant may not be recorded.  
Information valid at time of creation

openreach  
a BT Group business: BT

BT Ref : QOT09414L

Map Reference : (centre) TQ389628136

Easting/Northing : (centre) 538962, 18136

Issued : 20/06/2017 09:41:51

**WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk)**





Date of Report:

Search Type:

Property Address:

Your Reference:

Our Reference:

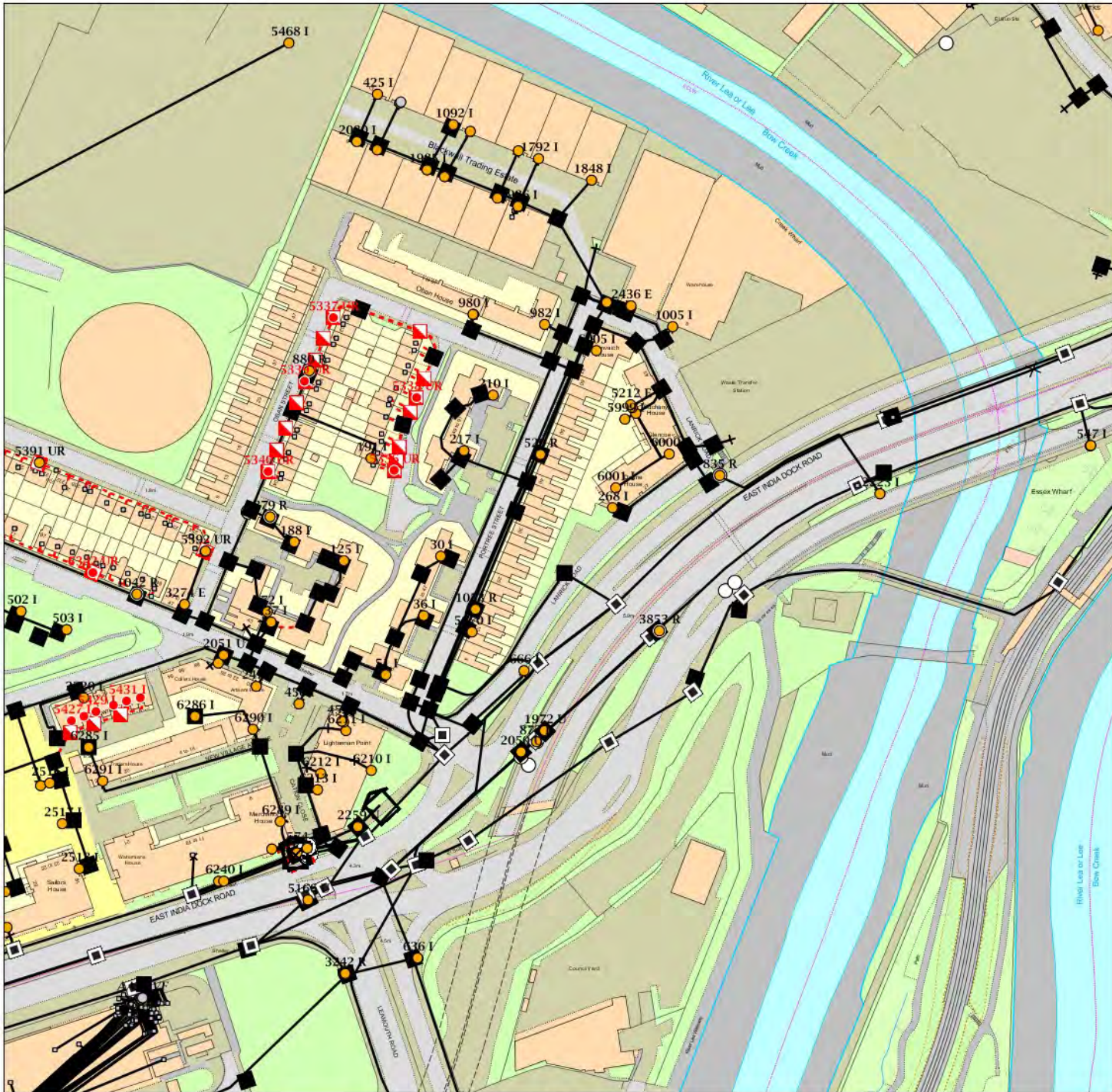
While every effort is made to obtain as much information as possible TM Group is dependent on the data provider for the accuracy and extent of the information supplied and accordingly, cannot be held liable for inaccurate or incomplete information supplied to TM Group.

1200 Delta Business Park | Swindon | Wiltshire | SN5 7XZ

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Maps by email Plant Information Reply



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TO COMMENCEMENT OF EXCAVATION WORKS  
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BT

## KEY TO BT SYMBOLS

|             |                                                                                       |
|-------------|---------------------------------------------------------------------------------------|
| DP          |  |
| Planned DP  |  |
| PCP         |  |
| Planned PCP |  |
| Built       |  |
| Planned     |  |
| Inferred    |  |
| Building    |  |
| Kiosk       |  |
| Hatchings   |  |

|                 |                                                                                       |
|-----------------|---------------------------------------------------------------------------------------|
| Pole            |  |
| Planned Pole    |  |
| Joint Box       |  |
| Change Of State |  |
| Split Coupling  |  |
| Duct Tee        |  |
| Planned Box     |  |
| Manhole         |  |
| Planned Manhole |  |
| Cabinet         |  |
| Planned Cabinet |  |

Other proposed plant is shown using dashed lines.

BT Symbols not listed above maybe disregarded.

Existing BT Plant may not be recorded.

Information valid at time of preparation

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openreach  
a BT Group business

BT Ref : QOT09414L

Map Reference : (centre) TQ3896281365

🔥 Easting/Northing : (centre) 538962,1813

Issued : 20/06/2017 09:41:51

**WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk)**

OPERATION SUPPORT GROUP  
TM GROUP  
1200 DELTA BUSINESS PARK  
SWINDON  
WILTSHIRE  
SN5 7XZ

Date : 06 July 2017

Your Ref : 16773822

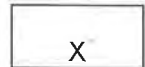
Our Ref : Archives

Dear Sirs,

**WAYLEAVE SEARCH at WEST OF LANRICK ROAD LONDON**

Thank you for your request. We have now completed a search of our Wayleave Archives and:-

- We enclose copies of any wayleave agreements found
- We have been unable to find any wayleave agreements for this location



Any rights of entry or otherwise are detailed in the relevant wayleave agreement and/or by the Electronic Communications Code, which is Schedule 2 to the Telecommunications Act 1984, as amended by the Communication Act 2003. No liability falls on the owner/occupier for the maintenance of BT structures and no fee is payable to BT.

**SITE DEVELOPMENT**

If your client is proposing to develop their site, any proposed method for serving your clients property would need to be discussed in detail with the BT planner following an order for telecommunications service.

**BT APPARATUS LOCATION PLAN**

If you require production of a marked up plan showing the location of BT apparatus please email [nnhc@openreach.co.uk](mailto:nnhc@openreach.co.uk), there is a charge for this service. For the production of more than 20 maps you may be interested in our Maps by Email service on [stoke.incoming.notices@openreach.co.uk](mailto:stoke.incoming.notices@openreach.co.uk)

Yours faithfully

*Joanna Hepper*

WAYLEAVE ARCHIVE MANAGER

## Certificate Details

|                    |                                                          |
|--------------------|----------------------------------------------------------|
| Certificate Number | 6837105                                                  |
| Issue Date         | 16/06/2017                                               |
| Client Ref         | haru.043574.1/Lanrick                                    |
| Address            | Land to the west of, Lanrick Road, Tower Hamlets, London |

**We hereby certify that, based upon historical parish and tithe district boundaries, third party data and the relevant documentation found at The National Archives, the property is within a tithe district or Parish that has no record of risk of chancel repair liability.**

No-one involved in the production of this report has any relationship with any party involved in the sale of the property.

The service is only available for properties in England and Wales. The data used to identify potential risk is derived from an academic study of historical parish boundaries and the relevant documentation pertaining to potential chancel repair liability held at the National Archive.

**“No record of risk” means:**

- a) no record of risk is held by The National Archives within the relevant Inland Revenue Indices for the subject parish;
- b) the property is within a parish with evidence of risk but the property is situated within a tithe district that has no risk per the records described above;
- c) the record held by the National Archive details that the total liability is held by the Church Commissioners, Cathedrals and/or educational establishments.

When purchasing land from any of these parties please enquire with them directly regarding this liability. It should be noted that this service searches against the identified address point of the subject building and not the delineated boundary of the property, in order to establish the location in respect of the relevant historical boundary.

**ChancelCheck®** is provided with the benefit of a Search Insurance policy offering cover up to a market value of £2m where pre-existing matter adversely affects the result of the **ChancelCheck®** provided on the property.

## Terms and Conditions

This Certificate is prepared by CLS Property Insight Limited ('CLS') and is subject to the following Terms and Conditions:

Private Clients Visit: <https://www.clsl.co.uk/Content/PDFs/Website/TermsConditions-B2C.pdf>  
Business Clients Visit: <https://www.clsl.co.uk/Content/PDFs/Website/TermsConditions-B2B.pdf>

## ChancelCheck® Guidance Note

### Chancel Repair Liability Background

Chancel repair liability is a medieval anomaly whereby the Church of England and Wales was granted powers to charge those owning "rectorial land" for the upkeep of the chancel of some Parish Churches.

Chancel repair liability affects millions of acres in England and Wales and is still deemed a usual and necessary search by conveyancers.

Chancel repair liability can still be attached to land regardless of whether or not the liability is noted against the title, making the prospective risk unquantifiable.

The Church continues to actively register their interest, to protect their right to charge for chancel repair liability in perpetuity.

### ChancelCheck® Identifies the Problem

|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ChancelCheck®</b> | <b>ChancelCheck®</b> is an online, low cost (£20 + VAT) screening report designed to inform the Homebuyer of any potential chancel repair liability. It is in accordance with the Conveyancing and CML Handbooks.                                                                                                                                                                                                                                                                                                      |
| <b>Certificate</b>   | If the area of land selected falls within a parish that does not have the ability to claim for chancel repair liability, the search will be returned as a Certificate.                                                                                                                                                                                                                                                                                                                                                 |
| <b>Report</b>        | If the area of land selected falls within a parish that has the ability to claim for chancel repair liability, a potential liability will be returned and the search will come back as a Report. <b>Where an issue has been identified, ChancelSure® is available to cover the potential risk.</b><br><br><i>NB. ChancelCheck® does not publish the relevant parish name to deter contacting the Church. Doing so will put the Church on notice of a potential liability and may lead to negating insurance cover.</i> |

### ChancelSure® Offers a Solution

|                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ChancelSure®</b>        | <b>ChancelSure®</b> is the market leading chancel repair indemnity product, providing comprehensive protection and security for the homeowner where a potential chancel liability has been identified. <b>ChancelSure®</b> offers a cost effective solution, protecting the owner/occupier, mortgagee, lessees and successors if required. <b>ChancelSure®</b> policies have been specifically designed to work in conjunction with <b>ChancelCheck®</b> and are fully compliant with both lender and Law Society requirements.<br><br><b>ChancelSure®</b> insurance is part of the <b>ConveySure®</b> suite of legal indemnity insurance products, which are available from CLS and other authorised resellers.<br><br><b>ChancelSure®</b> premiums start at £40.00 including IPT, a schedule of online premiums is provided overleaf. |
| <b>Insurer Details</b>     | The highest and most consistently-rated security, AA-, available through AmTrust International Underwriters Designated Activity Company (DAC).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Expert Underwriters</b> | The policies are underwritten by AmTrust International Underwriters Designated Activity Company (DAC) and fully compliant with the requirements of Part II of the CML Handbook.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Period of Cover</b>     | Cover is offered for 25, 35 years or in perpetuity. <b>ChancelSure®</b> policies offer full value indemnity insurance against claims and legal costs of up to £3m. All <b>ChancelSure®</b> policies include diminution of value cover.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Bespoke Policies</b>    | Bespoke policies are available for larger areas, higher limits of indemnity, when there is prior knowledge of a risk, a Unilateral Notice registered or a caution lodged against the title. Email <a href="mailto:express@clsrs.co.uk">express@clsrs.co.uk</a> for any enquiries.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Samples</b>             | To download a sample policy, please visit <a href="http://www.clsi.co.uk">www.clsi.co.uk</a> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

## ChancelSure® Insurance Policy Premiums

ChancelSure® is the market leading chancel repair indemnity product, providing comprehensive protection and security for the homeowner where a potential chancel liability has been identified. CLS Risk Solutions Limited underwrites ChancelSure® policies on behalf of AmTrust International Underwriters Designated Activity Company (DAC) and therefore offers the highest and most consistently-rated security available in the UK Title Indemnity market (AA- rated since 2005/6 per Standard & Poor's).

The figures quoted below are our standard policy premiums (including IPT) which will apply to most properties. However, as chancel repair liability is a fluctuating risk, these figures may alter for some properties. In addition, we periodically review our underwriting data and may carry out further assessment before confirming the availability of cover. For a draft policy, please visit our website [www.clsi.co.uk](http://www.clsi.co.uk) or contact our Underwriting Team at [express@clsrs.co.uk](mailto:express@clsrs.co.uk).

ChancelSure® offers diminution in value and a 200% escalator clause as standard, with 25 year, 35 year and in perpetuity terms available. For lender compliant insurance policies (no cover notes with invoices payable by BACS or cheque within 14 days) log onto [www.clsi.co.uk](http://www.clsi.co.uk).

### Residential Property (25 Years)

| Limit of Indemnity | Residential<br>Non Successor<br>< 5 acres | Residential<br>Successor<br>< 5 acres | Residential<br>Non Successor<br>5 – 10 acres | Residential<br>Successor<br>5 – 10 acres |
|--------------------|-------------------------------------------|---------------------------------------|----------------------------------------------|------------------------------------------|
| £100,000           | £40.00                                    | £65.00                                | £50.00                                       | £90.00                                   |
| £250,000           | £54.00                                    | £95.00                                | £75.00                                       | £125.00                                  |
| £500,000           | £75.00                                    | £125.00                               | £110.00                                      | £150.00                                  |
| £1,000,000         | £94.00                                    | £140.00                               | £130.00                                      | £165.00                                  |
| £1,500,000         | £130.00                                   | £175.00                               | £150.00                                      | £195.00                                  |
| £2,000,000         | £150.00                                   | £190.00                               | £175.00                                      | £215.00                                  |
| £2,500,000         | £175.00                                   | £210.00                               | £225.00                                      | £275.00                                  |
| £3,000,000         | £210.00                                   | £250.00                               | £275.00                                      | £325.00                                  |

### Residential Property (35 Years)

| Limit of Indemnity | Residential<br>Successor<br>< 5 acres | Residential<br>Successor<br>5 - 10 acres |
|--------------------|---------------------------------------|------------------------------------------|
| £100,000           | £80.00                                | £105.00                                  |
| £250,000           | £120.00                               | £145.00                                  |
| £500,000           | £145.00                               | £165.00                                  |
| £1,000,000         | £160.00                               | £185.00                                  |
| £1,500,000         | £185.00                               | £210.00                                  |
| £2,000,000         | £210.00                               | £240.00                                  |
| £2,500,000         | £225.00                               | £300.00                                  |
| £3,000,000         | £325.00                               | £423.00                                  |

### Residential Property (In Perpetuity)

| Residential<br>Successor<br>< 5 acres | Residential<br>Successor<br>5 - 10 acres |
|---------------------------------------|------------------------------------------|
| £90.00                                | £125.00                                  |
| £140.00                               | £165.00                                  |
| £165.00                               | £180.00                                  |
| £180.00                               | £215.00                                  |
| £215.00                               | £240.00                                  |
| £240.00                               | £300.00                                  |
| £265.00                               | £350.00                                  |
| £363.00                               | £472.00                                  |

### Bespoke Policies

Bespoke policies are available for larger areas, higher limits of indemnity, when there is prior knowledge of a risk, a Unilateral Notice registered or a caution lodged against the title.

Please contact our underwriting team by email [express@clsrs.co.uk](mailto:express@clsrs.co.uk).

## ChancelSure® Insurance Policy Premiums

### Commercial Property (25 Years)

| Limit of Indemnity | Commercial<br>Non Successor<br>< 3 acres | Commercial<br>Non Successor<br>3 - 5 acres | Commercial<br>Non Successor<br>5 - 10 acres |
|--------------------|------------------------------------------|--------------------------------------------|---------------------------------------------|
| £250,000           | £130.00                                  | £200.00                                    | £250.00                                     |
| £500,000           | £220.00                                  | £400.00                                    | £550.00                                     |
| £750,000           | £450.00                                  | £600.00                                    | £750.00                                     |
| £1,000,000         | £500.00                                  | £800.00                                    | £900.00                                     |
| £1,500,000         | £700.00                                  | £1,000.00                                  | £1,300.00                                   |
| £2,000,000         | £1,250.00                                | £1,350.00                                  | £1,500.00                                   |
| £2,500,000         | £1,400.00                                | £1,550.00                                  | £1,700.00                                   |
| £3,000,000         | £1,600.00                                | £1,750.00                                  | £1,900.00                                   |

### Commercial Property (25 Years)

| Limit of Indemnity | Commercial<br>Successor<br>< 3 acres | Commercial<br>Successor<br>3 - 5 acres | Commercial<br>Successor<br>5 – 10 acres |
|--------------------|--------------------------------------|----------------------------------------|-----------------------------------------|
| £250,000           | £200.00                              | £300.00                                | £375.00                                 |
| £500,000           | £320.00                              | £600.00                                | £700.00                                 |
| £750,000           | £625.00                              | £850.00                                | £950.00                                 |
| £1,000,000         | £680.00                              | £1,100.00                              | £1,150.00                               |
| £1,500,000         | £950.00                              | £1,250.00                              | £1,500.00                               |
| £2,000,000         | £1,500.00                            | £1,750.00                              | £2,000.00                               |
| £2,500,000         | £1,750.00                            | £2,000.00                              | £2,200.00                               |
| £3,000,000         | £1,900.00                            | £2,150.00                              | £2,350.00                               |

### Bespoke Policies

Bespoke policies are available for larger areas, higher limits of indemnity, when there is prior knowledge of a risk, a Unilateral Notice registered or a caution lodged against the title.

Please contact our underwriting team by email [express@clsrs.co.uk](mailto:express@clsrs.co.uk).

## PCCB Guidance Note

### IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by CLS Property Insight Limited (CLS); Suite 5, 40 Churchill Square, Kings Hill, West Malling, Kent, ME19 4YU (Call: 01732 897530, Email: [info@clspropertyinsight.co.uk](mailto:info@clspropertyinsight.co.uk))

CLS Property Insight Limited is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

#### The Search Code

- provides protection for homebuyers, sellers, estate agents, conveyancers, and mortgage lenders, who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- sets out minimum standards which firms compiling and selling search reports have to meet.
- promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

#### Core Principles

Search providers which subscribe to the Code will:

- display the Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards
- monitor their compliance with the Code

#### Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.**

#### TPO's Contact Details:

The Property Ombudsman scheme; Milford House, 43-55 Milford Street Salisbury, Wiltshire, SP1 2BP. (Call: 01722 333 306, Fax: 01722 332 296, Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk), Website: [www.tpos.co.uk](http://www.tpos.co.uk)).

**You can also get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)**

**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE FULL SEARCH CODE**

## CLS Complaint Resolution Procedure

If you have a complaint regarding our services or products, please send the details to:  
CLS Property Insight Limited, Suite 5, 40 Churchill Square, Kings Hill, West Malling, Kent,  
ME19 4YU (Call: 01732 897530, Email: [complaints@clspropertyinsight.co.uk](mailto:complaints@clspropertyinsight.co.uk)).



Your complaint will be acknowledged within 5 working days of receipt and you should receive a written response within 20 working days. Where this is not possible, we will inform you of the reasons why and give an indication of when you should expect a response. If you have not received a response within 40 working days of original receipt of the complaint or you are not happy with the response given you may take one of the following actions:

- If your complaint is in relation to our search products you may refer your complaint to:  
The Property Ombudsman scheme; Milford House, 43-55 Milford Street Salisbury, Wiltshire, SP1 2BP. (Call: 01722 333 306, Fax: 01722 332 296, Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk), Website: [www.tpos.co.uk](http://www.tpos.co.uk)).
- If your complaint is in relation to our insurance products you may refer your complaint to:  
Financial Ombudsman Service; Exchange Tower, Harbour Exchange Square, London, E14 9SR. (Call: 020 7964 1000, Fax: 020 7964 1001, Email: [complaint.info@financial-ombudsman.org.uk](mailto:complaint.info@financial-ombudsman.org.uk)).
- For details of the additional protection and benefits provided by commissioning a code compliant search product from an IPSA registered member please visit [www.search-code.co.uk](http://www.search-code.co.uk)

**Local Land Charges**  
**Mulberry Place**  
**5 Clove Crescent**  
**London**  
**E14 2BG**

Telephone: **020 7364-5009**  
Email:  
landcharges@towerhamlets.gov.uk  
Search No: LLC/01178/17  
Date: 03/07/2017

**DETAILS OF ENTRIES RELATING TO THE  
PROPERTY IN THE LAND CHARGES  
REGISTER**

**Description of Property:**

Land to the West of Lanrick Road, London

Originating Authority: London Borough Of Tower Hamlets  
Inspect At: Land Charges Department

**Part 03 - Planning Charges**

|                       |                                                                                                                                                                                                                |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning Application: | PA/98/00007/                                                                                                                                                                                                   |
| Case Address:         | No.2, Unit C, Portree Street, E14 (East India Ward)                                                                                                                                                            |
| Description:          | Town and Country Planning Act 1990 (as amended) Town and Country Planning (General Development Procedure Order) 1995 Proposal: Change of use from light industrial unit (B1) to MOT test centre (sui generis). |
| Application type:     | Full Planning Permission                                                                                                                                                                                       |
| Decision date:        | 04/03/1998                                                                                                                                                                                                     |
| Decision:             | Permit                                                                                                                                                                                                         |
| Date of Registration: | 04/03/1998                                                                                                                                                                                                     |

|                       |                                                                                                                                                                                                                                                           |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning Application: | PA/84/00649                                                                                                                                                                                                                                               |
| Case Address:         | Former British Oxygen & co, Depot, Lanrick Road, e.14                                                                                                                                                                                                     |
| Description:          | Town and Country Planning Act 1990 (as amended) Town and Country Planning (General Development Procedure Order) 1995 Proposal: Use of the premises for general industrial purposes and extension to existing building as shown in the submitted drawings. |
| Application type:     | Full Planning Permission                                                                                                                                                                                                                                  |
| Decision date:        | 22/02/1985                                                                                                                                                                                                                                                |
| Decision:             | Permit                                                                                                                                                                                                                                                    |
| Date of Registration: | 22/02/1985                                                                                                                                                                                                                                                |

All Part 03 information is taken from the Planning Register.

#### **Part 04 - Miscellaneous Charges**

Description:

**THE WHOLE BOROUGH OF TOWER HAMLETS HAS BEEN  
DECLARED A SMOKE CONTROL AREA UNDER:**

THE CLEAN AIR ACT 1993

Smoke control order made by the London Borough of Tower Hamlets

The Clean Air Acts of 1956 and 1968 together with other associated  
clean air legislation are now repealed and consolidated by the clean air  
Act 1993

TM Property Service Ltd.  
743360 Swindon 31

|                         |                                                          |
|-------------------------|----------------------------------------------------------|
| Search address supplied | Land to the west of, Lanrick Road, Tower Hamlets, London |
| Your reference          | 16773823                                                 |
| Our reference           | CDWS/CDWS Standard/2017_3592676                          |
| Received date           | 16 June 2017                                             |
| Search date             | 16 June 2017                                             |

From 1st April 2017, all non-household customers in England will be able to choose their water and sewerage retail services provider. This is due to a change in the law under the Water Act 2014, designed to introduce competition into the water industry.

This change will have an impact on the CommercialDW and will affect the answers to the following questions:

- Is a surface water drainage charge payable?
- Who bills the property for sewerage services?
- Who bills the property for water services?

Question 4.4 will now read - Is there a meter installed at this property?

For further information please visit our website at [www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)



Thames Water Utilities Ltd  
Property Searches, PO Box 3189, Slough SL1 4WW  
DX 151280 Slough 13



[searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)  
[www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk)



0845 070 9148

**CON29DW**  
DRAINAGE AND WATER ENQUIRY



| Question | Summary Answer |
|----------|----------------|
|----------|----------------|

### Maps, Wayleaves, Easements, Manhole Cover and Invert levels

|     |                                                                                                                                                                                        |              |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| 1.1 | Where relevant, please include a copy of an extract from the public sewer map.                                                                                                         | Map Provided |
| 1.2 | Where relevant, please include a copy of an extract from the map of waterworks.                                                                                                        | Map Provided |
| 1.3 | Is there a wayleave/easement agreement giving Thames Water the right to lay or maintain assets or right of access to pass through private land in order to reach the Company's assets? | No           |
| 1.4 | On the copy extract from the public sewer map, please show manhole cover, depth and invert levels where the information is available.                                                  | See Details  |

### Drainage

|       |                                                                                                                                                                                          |                  |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 2.1   | Does foul water from the property drain to a public sewer?                                                                                                                               | See Details      |
| 2.2   | Does surface water from the property drain to a public sewer?                                                                                                                            | See Details      |
| 2.3   | Is a surface water drainage charge payable?                                                                                                                                              | See Details      |
| 2.4   | Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?                                                               | Yes              |
| 2.4.1 | Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?                                                    | No               |
| 2.5   | Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?                                                                 | See Details      |
| 2.5.1 | Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the 50metres of any buildings within the property?                                 | No               |
| 2.6   | Are any sewers or lateral drains serving, or which are proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement?            | No               |
| 2.7   | Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain? | No               |
| 2.8   | Is the building which is or forms part of the property, at risk of internal flooding due to overloaded public sewers?                                                                    | Not At Risk      |
| 2.9   | Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.                                                                               | 2.992 Kilometres |

### Water

|     |                                                                                                                                                                              |             |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 3.1 | Is the property connected to mains water supply?                                                                                                                             | See Details |
| 3.2 | Are there any water mains, resource mains or discharge pipes within the boundaries of the property?                                                                          | Yes         |
| 3.3 | Is any water main or service pipe serving or which is proposed to serve the property, the subject of an existing adoption agreement or an application for such an agreement? | No          |
| 3.4 | Is the property at risk of receiving low water pressure or flow?                                                                                                             | See Details |
| 3.5 | What is the classification of the water supply for the property?                                                                                                             | See Details |
| 3.6 | Please include details of the location of any water meter serving the property.                                                                                              | See Details |

## Question

## Summary Answer

### Charging

|              |                                                                                                                 |              |
|--------------|-----------------------------------------------------------------------------------------------------------------|--------------|
| <b>4.1.1</b> | Who are the sewerage undertakers for the area?                                                                  | Thames Water |
| <b>4.1.2</b> | Who are the water undertakers for the area?                                                                     | Thames Water |
| <b>4.2</b>   | Who bills the property for sewerage services?                                                                   | See Details  |
| <b>4.3</b>   | Who bills the property for water services?                                                                      | See Details  |
| <b>4.4</b>   | Is there a meter installed at this property?                                                                    | No           |
| <b>4.5</b>   | Are there any trade effluent consents relating to this site/property for disposal of chemically enhanced waste? | No           |

**Search address supplied:** Land to the west of, Lanrick Road, Tower Hamlets, London

Any new owner or occupier will need to contact Thames Water on 0800 316 9800 or log onto our website [www.thameswater.co.uk](http://www.thameswater.co.uk) and complete our online form to change the water and drainage services bills to their name.

The following records were searched in compiling this report: - the map of public sewers, the map of waterworks, water and sewer billing records, adoption of public sewer records, building over public sewer records, the register of properties subject to internal foul flooding, the register of properties subject to poor water pressure and the drinking water register. Thames Water Utilities Ltd (TWUL) holds all of these.

TWUL, trading as Property Searches, are responsible in respect of the following:-

- (i) any negligent or incorrect entry in the records searched
- (ii) any negligent or incorrect interpretation of the records searched
- (iii) any negligent or incorrect recording of that interpretation in the search report
- (iv) and compensation payments

Please refer to the attached [Terms & Conditions](#). Customers and clients are asked to note these terms, which govern the basis on which this Commercial Drainage and Water search is supplied.



Thames Water Property Searches is an Executive member of CoPSO (Council of Property Search Organisations).

## Maps, Wayleaves, Easements, Manhole Cover and Invert levels

### 1.1 Where relevant, please include a copy of an extract from the public sewer map.

A copy of an extract of the public sewer map is included, showing the public sewers, disposal mains and lateral drains in the vicinity of the property.

### 1.2 Where relevant, please include a copy of an extract from the map of waterworks.

A copy of an extract of the map of waterworks is included, showing water mains, resource mains or discharge pipes in the vicinity of the property.

### 1.3 Wayleaves & Easements

**Is there a wayleave/easement agreement giving Thames Water the right to lay or maintain assets or right of access to pass through private land in order to reach the Company's assets?**

No.

### 1.4 Manhole

**On the copy extract from the public sewer map, please show manhole cover, depth and invert levels where the information is available.**

Details of any manhole cover and invert levels applicable to this site are enclosed.

## Drainage

### 2.1 Does foul water from the property drain to a public sewer?

The enquiry appears to relate to a plot of land or a recently built property. It is recommended that drainage proposals are checked with the developer.

### 2.2 Does surface water from the property drain to a public sewer?

Records indicate that this enquiry relates to a plot of land or a recently built property. It is recommended that the drainage proposals are checked with the developer. If the property was constructed after 6th April 2015 the Surface Water drainage may be served by a Sustainable Drainage System (SuDS). Further information may be available from the Developer.

### 2.3 Is a surface water drainage charge payable?

This enquiry appears to relate to a plot of land or a recently built property. It is recommended that charging proposals are checked with the developer. If the property was constructed after 6th April 2015 the Surface Water drainage may be served by a Sustainable Drainage System (SuDS). Further information may be available from the Developer.

**2.4 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundary of the property?**

The public sewer map included indicates that there is a public sewer, disposal main or lateral drain within the boundaries of the property. However, from the 1st October 2011 there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may further prevent or restrict development of the property.

**2.4.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within the boundaries of the property?**

The public sewer map included indicates that there is no public pumping station within the boundaries of the property.

**2.5 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?**

The public sewer map indicates that there are no public sewers within 30.48 metres (100 feet) of any buildings within the property.

However, from the 1st October 2011 many private sewers were transferred into public ownership and may not be recorded on the public sewer map and it is our professional opinion that if the property is connected to a foul sewer it is likely that there will be a public sewer within 30.48 metres (100 feet) of any buildings within the property.

**2.5.1 Does the public sewer map indicate any public pumping station or any other ancillary apparatus within 50 metres of any buildings within the property?**

The public sewer map included indicates that there is no public pumping station within 50 metres of any buildings within the property.

**2.6 Are any sewers or lateral drains serving, or which are proposed to serve, the property the subject of an existing adoption agreement or an application for such an agreement?**

Records confirm that Foul sewers serving the development, of which the property forms part are not the subject of an existing adoption agreement or an application for such an agreement.

The Surface Water sewer(s) and/or Surface Water lateral drain(s) are not the subject of an adoption agreement.

**2.7 Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?**

There are no records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.

**2.8 Is the building which is or forms part of the property, at risk of internal flooding due to overloaded public sewers?**

The property is not recorded as being at risk of internal flooding due to overloaded public sewers.

From the 1st October 2011 most private sewers, disposal mains and lateral drains were transferred into public ownership. It is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor.

**2.9 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.**

The nearest sewage treatment works is OLYMPIC PARK BLACKWATER PLANT which is 2.992 kilometres to the north west of the property.

## Water

**3.1 Is the property connected to mains water supply?**

The enquiry appears to relate to a plot of land or a recently built property. It is recommended that the water proposals are checked with the developer.

**3.2 Are there any water mains, resource mains or discharge pipes within the boundary of the property?**

The map of waterworks indicates that there are water mains, resource mains or discharge pipes within the boundaries of the property.

**3.3 Is any water main or service pipe serving, or which is proposed to serve, the property the subject of an existing adoption agreement or an application for such an agreement?**

Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.

**3.4 Is the property at risk of receiving low water pressure or flow?**

Records confirm that the property is not recorded on a register kept by the water undertaker as being at risk of receiving low water pressure or flow.

**3.5 What is the classification of the water supply for the property?**

The water supplied to the property has an average water hardness of 100.4mg/l calcium which is defined as Hard by Thames Water.

**3.6 Please include details of the location of any water meter serving the property.**

This enquiry appears to relate to a plot of land or a recently built property. It is recommended that drainage proposals are checked with the developer.

## Charging

### 4.1.1 – Who is responsible for providing the sewerage services for the property?

Thames Water Utilities Limited, Clearwater Court, Reading, RG1 8DB is the sewerage undertaker for the area.

### 4.1.2 – Who is responsible for providing the water services for the property?

Thames Water Utilities Limited, Clearwater Court, Reading, RG1 8DB is the water undertaker for the area.

### 4.2 Who bills the property for sewerage services?

If you wish to know who bills the sewerage services for this property then you will need to contact the current owner. For a list of all potential retailers of sewerage services for the property please visit [www.open-water.org.uk](http://www.open-water.org.uk)

### 4.3 Who bills the property for water services?

If you wish to know who bills the water services for this property then you will need to contact the current owner. For a list of all potential retailers of water services for the property please visit [www.open-water.org.uk](http://www.open-water.org.uk)

### 4.4 Is there a meter installed at this property?

Records indicate that there is no meter installed at this property.

### 4.5 Trade Effluent Consent

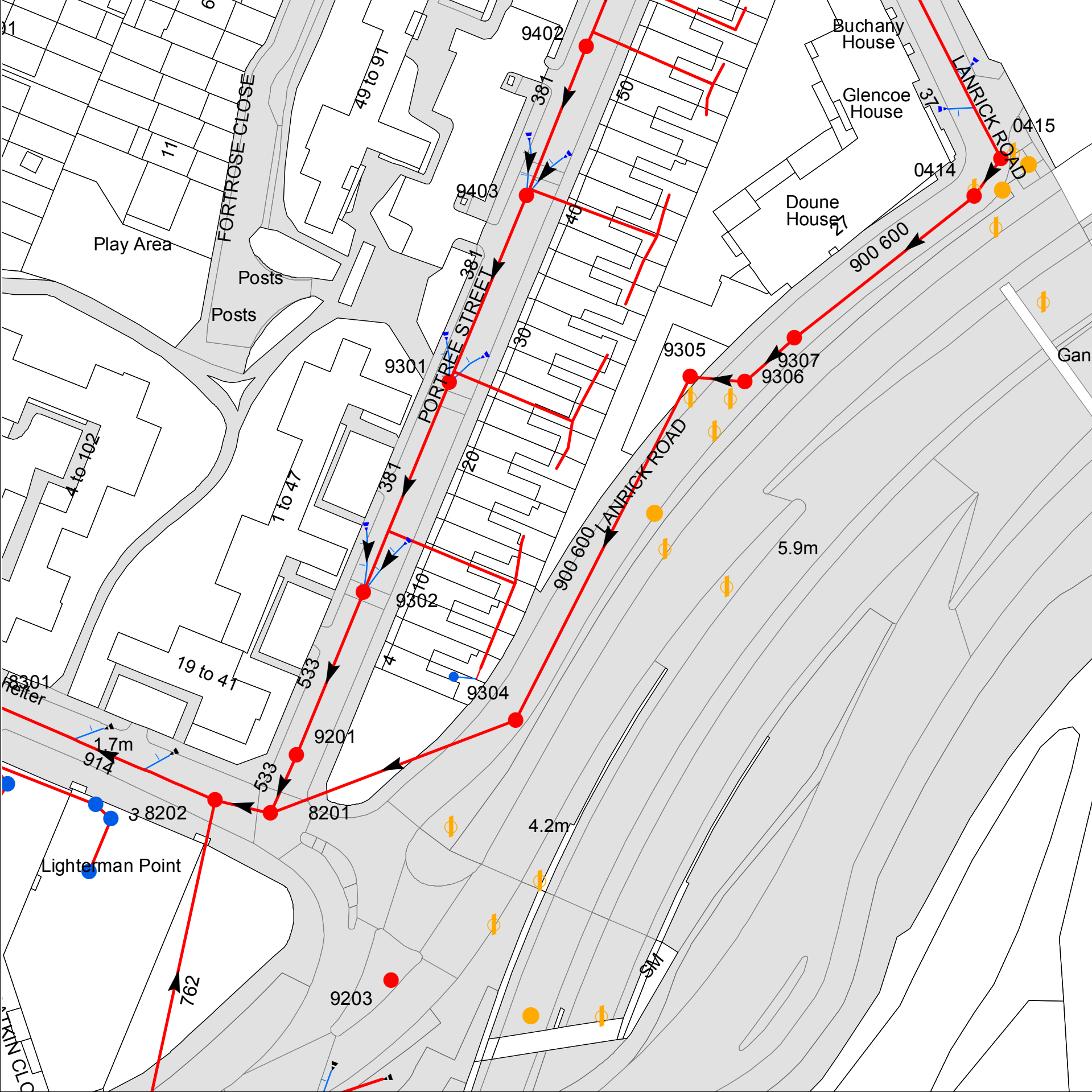
**Are there any trade effluent consents relating to this site/property for disposal of chemically enhanced waste?**

No.

#### Payment for this Search

**A charge will be added to your suppliers account.**

Please note that none of the charges made for this report relate to the provision of Ordnance Survey mapping information.



The width of the displayed area is 200m

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.

NB. Levels quoted in metres Ordnance Newlyn Datum. The value -9999.00 indicates no survey information is available.

| Manhole Reference                                                                                                                                                                                                                                                                                                                                                                                                      | Manhole Cover Level | Manhole Invert Level |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|----------------------|
| 9403                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 9402                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 0414                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 0415                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 82CI                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 82CD                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 82CF                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 82CE                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 8202                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 8201                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 9201                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 9302                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 9203                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 9301                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 931A                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 9304                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 9305                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 9306                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| 9307                                                                                                                                                                                                                                                                                                                                                                                                                   | n/a                 | n/a                  |
| The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken. |                     |                      |



# Sewer Key - Commercial Drainage and Water Enquiry

## Public Sewer Types (Operated & Maintained by Thames Water)

|  |                                                                                                                                             |
|--|---------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Foul:</b> A sewer designed to convey waste water from domestic and industrial sources to a treatment works.                              |
|  | <b>Surface Water:</b> A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses. |
|  | <b>Combined:</b> A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.   |
|  | Trunk Surface Water                                                                                                                         |
|  | Trunk Foul                                                                                                                                  |
|  | Storm Relief                                                                                                                                |
|  | Trunk Combined                                                                                                                              |
|  | Vent Pipe                                                                                                                                   |
|  | Bio-solids (Sludge)                                                                                                                         |
|  | Proposed Thames Surface Water Sewer                                                                                                         |
|  | Proposed Thames Water Foul Sewer                                                                                                            |
|  | Gallery                                                                                                                                     |
|  | Foul Rising Main                                                                                                                            |
|  | Surface Water Rising Main                                                                                                                   |
|  | Combined Rising Main                                                                                                                        |
|  | Sludge Rising Main                                                                                                                          |
|  | Proposed Thames Water Rising Main                                                                                                           |
|  | Vacuum                                                                                                                                      |

### Notes:

- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
- 2) All measurements on the plans are metric.
- 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate direction of flow.
- 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.
- 5) 'na' or '0' on a manhole level indicates that data is unavailable.

## Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

|  |             |
|--|-------------|
|  | Air Valve   |
|  | Dam Chase   |
|  | Fitting     |
|  | Meter       |
|  | Vent Column |

## Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

|  |               |
|--|---------------|
|  | Control Valve |
|  | Drop Pipe     |
|  | Ancillary     |
|  | Weir          |

## End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol, Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

|  |               |
|--|---------------|
|  | Outfall       |
|  | Undefined End |
|  | Inlet         |

## Other Symbols

Symbols used on maps which do not fall under other general categories

|  |                                               |
|--|-----------------------------------------------|
|  | Public/Private Pumping Station                |
|  | Change of characteristic indicator (C.O.C.I.) |
|  | Invert Level                                  |
|  | Summit                                        |

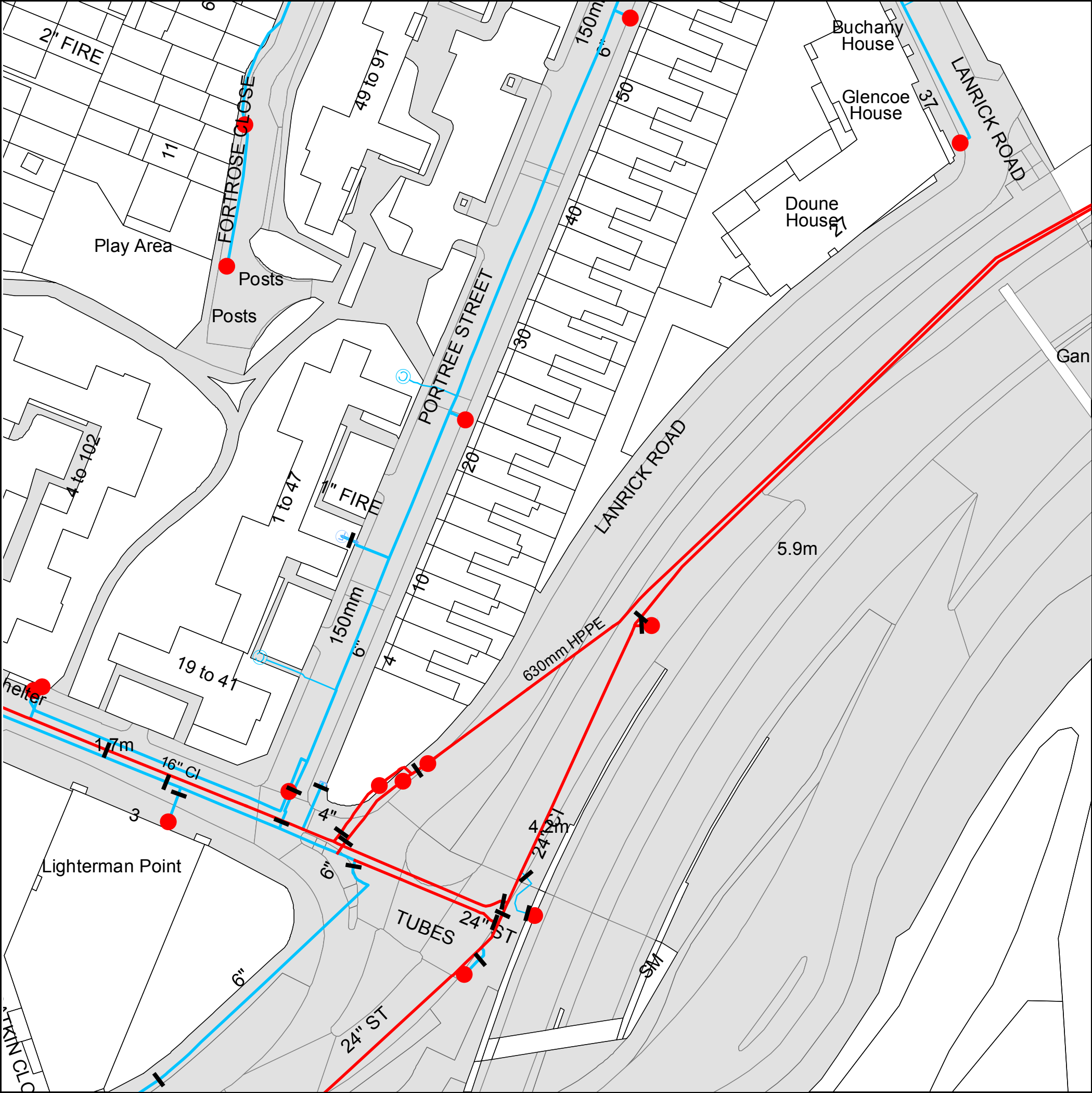
### Areas

Lines denoting areas of underground surveys, etc.

|  |                  |
|--|------------------|
|  | Agreement        |
|  | Operational Site |
|  | Chamber          |
|  | Tunnel           |
|  | Conduit Bridge   |

## Other Sewer Types (Not Operated or Maintained by Thames Water)

|  |                       |  |                     |
|--|-----------------------|--|---------------------|
|  | Foul Sewer            |  | Surface Water Sewer |
|  | Combined Sewer        |  | Gully               |
|  | Culverted Watercourse |  | Proposed            |
|  |                       |  | Abandoned Sewer     |



The width of the displayed area is 200m

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.



## Waterworks Key - Commercial Drainage and Water Enquiry

### Water Pipes (Operated & Maintained by Thames Water)

|  |                                                                                                                                                                                                                                                                 |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Distribution Main:</b> The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.                                                                                                              |
|  | <b>Trunk Main:</b> A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers. |
|  | <b>Supply Main:</b> A supply main indicates that the water main is used as a supply for a single property or group of properties.                                                                                                                               |
|  | <b>Fire Main:</b> Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.                                                                                                                                                        |
|  | <b>Metered Pipe:</b> A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.              |
|  | <b>Transmission Tunnel:</b> A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.                                            |
|  | <b>Proposed Main:</b> A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.                                                             |

### Valves

|  |                        |
|--|------------------------|
|  | General Purpose Valve  |
|  | Air Valve              |
|  | Pressure Control Valve |
|  | Customer Valve         |

### Hydrants

|  |                |
|--|----------------|
|  | Single Hydrant |
|--|----------------|

### Meters

|  |       |
|--|-------|
|  | Meter |
|--|-------|

### End Items

Symbol indicating what happens at the end of a water main.

|  |                 |
|--|-----------------|
|  | Blank Flange    |
|  | Capped End      |
|  | Emptying Pit    |
|  | Undefined End   |
|  | Manifold        |
|  | Customer Supply |
|  | Fire Supply     |

### Operational Sites

|  |                   |
|--|-------------------|
|  | Booster Station   |
|  | Other             |
|  | Other (Proposed)  |
|  | Pumping Station   |
|  | Service Reservoir |
|  | Shaft Inspection  |
|  | Treatment Works   |
|  | Unknown           |
|  | Water Tower       |

### Other Symbols

|  |             |
|--|-------------|
|  | Data Logger |
|--|-------------|

### Other Water Pipes (Not Operated or Maintained by Thames Water)

|  |                                                                                                                                                                                                                                             |
|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Other Water Company Main:</b> Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them. |
|  | <b>Private Main:</b> Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.                                             |

| PIPE DIAMETER               | DEPTH BELOW GROUND |
|-----------------------------|--------------------|
| Up to 300mm (12")           | 900mm (3')         |
| 300mm - 600mm (12" - 24")   | 1100mm (3' 8")     |
| 600mm and bigger (24" plus) | 1200mm (4')        |

For your guidance:

- Thames Water Property Searches Complaints Procedure:
  - o Thames Water Property Searches offers a robust complaints procedure. Complaints can be made by telephone, in writing, by email ([searches@thameswater.co.uk](mailto:searches@thameswater.co.uk)) or through our website ([www.thameswater-propertysearches.co.uk](http://www.thameswater-propertysearches.co.uk))

As a minimum standard Thames Water Property Searches will:

- o endeavour to resolve any contact or complaint at the time of receipt. If this isn't possible, we will advise of timescales;
- o investigate and research the matter in detail to identify the issue raised (in some cases third party consultation will be required);
- o provide a response to the customer within 10 working days of receipt of the complaint;
- o provide compensation, if no response or acknowledgment that we are investigating the case is given within 10 working days of receipt of the complaint;
- o keep you informed of the progress and, depending on the scale of investigation required, update with new timescales as necessary;
- o provide an amended search, free of charge, if required;
- o provide a refund if we find your complaint to be justified; take the necessary action within our power to put things right.

If you want us to liaise with a third party on your behalf, just let us know.

If you are still not satisfied with the outcome provided, we will refer the matter to a Senior Manager, for resolution, who will respond again within 5 working days.

If you remain dissatisfied with our final response you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). Please refer to the final page of the search for further details.

### Question 1.1

For your guidance:

- The Water Industry Act 1991 defines Public Sewers as those which Thames Water have responsibility for. Other assets and rivers, watercourses, ponds, culverts or highway drains may be shown for information purposes only.
- The company is not generally responsible for rivers, watercourses, ponds, culverts or highway drains. If any of these are shown on the copy extract they are shown for information only.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.
- Assets other than public sewers may be shown on the copy extract, for information.

## Question 1.2

For your guidance:

- The “water mains” in this context are those, which are vested in and maintainable by the water company under statute.
- Assets other than public water mains may be shown on the plan, for information only.
- Water companies are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- If an extract of the public water main record is enclosed, this will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

## Question 2.1

For your guidance:

- Water companies are not responsible for any private drains that connect the property to the public sewerage system and do not hold details of these. The property owner will normally have sole responsibility for private drains serving the property. These may pass through land outside the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- If foul water does not drain to the public sewerage system, the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.
- An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

## Question 2.2

For your guidance:

- Sewerage Undertakers are not responsible for any private drains that connect the property to the public sewerage system, and do not hold details of these.
- The property owner will normally have sole responsibility for private drains serving the property. These private drains may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.
- In some cases, ‘Sewerage Undertakers’ records do not distinguish between foul and surface water connections to the public sewerage system.
- At the time of privatisation in 1989, Sewerage Undertakers were sold with poorly-kept records of sewerage infrastructure. The records did not always show which properties were connected for surface water drainage purposes. Accordingly, billing records have been used to provide an answer for this element of the drainage and water search.
- Due to the potential inadequacy of ‘Sewerage Undertakers’ infrastructure records with respect to surface water drainage, it is the customer’s responsibility to inform the Sewerage Undertaker that they do not receive the surface water drainage service. If on inspection, the buyer finds that surface water from the property does not drain to a public sewer, then the property may be eligible for a rebate of the surface water drainage charge. If you wish to know who bills the sewerage services for this property then you will need to contact the current owner. For a list of all potential retailers of sewerage services for the property please visit [www.open-water.org.uk](http://www.open-water.org.uk).
- If surface water from the property does not drain to the public sewerage system, the property may have private facilities in the form of a soakaway or private connection to a watercourse.
- An extract from the public sewer map is enclosed. This will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

### Question 2.3

For your guidance:

- If surface water from the property drains to a public sewer, then a surface water drainage charge is payable.
- Where a surface water drainage charge is currently included in the property's water and sewerage bill but, on inspection, the buyer finds that surface water from the property does not drain to a public sewer, then the property may be eligible for a rebate of the surface water drainage charge. If you wish to know who bills the sewerage services for this property then you will need to contact the current owner. For a list of all potential retailers of sewerage services for the property please visit [www.open-water.org.uk](http://www.open-water.org.uk).

### Question 2.4

For your guidance:

- Thames Water has a statutory right of access to carry out work on its assets. Employees of Thames Water or its contractors may, therefore, need to enter the property to carry out work.
- Please note if the property was constructed after 1st July 2011 any sewers and/or lateral drain within the boundary of the property are the responsibility of the householder.
- The approximate boundary of the property has been determined by reference to the Ordnance Survey Record or the map supplied.
- The presence of a public sewer running within the boundary of the property may restrict further development. The Company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the Company, or its contractors, needing to enter the property to carry out work.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

### Question 2.4.1

For your guidance:

- Private pumping stations installed before 1st July 2011 will be transferred into the ownership of the sewerage undertaker.
- From the 1st October 2016 private pumping stations which serve more than one property have been transferred into public ownership but may not be recorded on the public sewer map.
- The approximate boundary of the property has been determined by reference to the Ordnance Survey Record or the map supplied.
- The presence of a public pumping station within the boundary of the property may restrict further development. The company has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the company, or its contractors, needing to enter the property to carry out work.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

### Question 2.5

For your guidance:

- This is because there are no buildings from which to measure the distance to any public sewers.
- The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer.
- The measurement is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

### Question 2.5.1

For your guidance:

- Private pumping stations installed before 1st July 2011 will be transferred into the ownership of the sewerage undertaker.
- From the 1st October 2016 private pumping stations which serve more than one property have been transferred into public ownership but may not be recorded on the public sewer map.
- The presence of a public pumping station within 50 metres of the building(s) within the property can result in the local authority requiring a property to be connected to the public sewer.
- The measurement is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.
- Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.

## Question 2.6

For your guidance:

- Any sewers and/or lateral drains within the boundary of the property are not the subject of an adoption agreement and remain the responsibility of the householder. Adoptable sewers are normally those situated in the public highway.
- This enquiry is of interest to purchasers who will want to know whether or not the property will be linked to a public sewer.
- Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities.
- Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991 and meeting the requirements of 'Sewers for Adoption' 6<sup>th</sup> Edition.

## Question 2.7

For your guidance:

- From the 1st October 2011 most private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have been approved or consulted about any plans to erect a building or extension on the property over or in the vicinity of these.
- Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.

## Question 2.8

For your guidance:

- For reporting purposes buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- A sewer is “overloaded” when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
- “Internal flooding” from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
- “At Risk” properties are those that the water company is required to include in the Regulatory Register that is presented annually to the Director General of Water Services. These are defined as properties that have suffered, or are likely to suffer, internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Company's reporting procedure.
- Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included on the At Risk Register.
- Properties may be at risk of flooding but not included on the Register where flooding incidents have not been reported to the Company.
- Public Sewers are defined as those for which the Company holds statutory responsibility under the Water Industry Act 1991.
- It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Company. This report excludes flooding from private sewers and drains and the Company makes no comment upon this matter.
- For further information please contact Thames Water Utilities Ltd on Tel: 0800 316 9800 or website [www.thameswater.co.uk](http://www.thameswater.co.uk)

## Question 2.9

For your guidance:

- The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated.
- The sewerage undertaker's records were inspected to determine the nearest sewage treatment works.
- It should be noted that there may be a private sewage treatment works closer than the one detailed above that has not been identified.
- As a responsible utility operator, Thames Water Utilities Ltd seeks to manage the impact of odour from operational sewage works on the surrounding area. This is done in accordance with the Code of Practice on Odour Nuisance from Sewage Treatment Works issued via the Department of Environment, Food and Rural Affairs (DEFRA). This Code recognises that odour from sewage treatment works can have a detrimental impact on the quality of the local environment for those living close to works. However DEFRA also recognises that sewage treatment works provide important services to communities and are essential for maintaining standards in water quality and protecting aquatic based environments. For more information visit [www.thameswater.co.uk](http://www.thameswater.co.uk)

## Question 3.1

For your guidance:

- The Company does not keep details of private supplies. The situation should be checked with the current owner of the property.

### Question 3.2

For your guidance:

- The boundary of the property has been determined by reference to the plan supplied. Where a plan was not supplied, the Ordnance Survey Record was used. If the Water undertaker mentioned in Question 4.1.2 is not Thames Water Utilities Ltd the boundary of the property has been determined by the Ordnance Survey.
- The presence of a public water main within the boundary of the property may restrict further development within it. Water companies have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the Company, or its contractors, needing to enter the property to carry out work.

### Question 3.3

For your guidance:

- This enquiry is of interest to purchasers who will want to know whether or not the property will be linked to the mains water supply.

### Question 3.4

For your guidance:

- “Low water pressure” means water pressure below the regulatory reference level, which is the minimum pressure when demand on the system is not abnormal.
- Water Companies are required to include in the Regulatory Register that is presented annually to the Director General of Water Services, properties receiving pressure below the reference level, provided that allowable exclusions do not apply (i.e. events which can cause pressure to temporarily fall below the reference level)
- The reference level of service is a flow of 9 litres/minute at a pressure of 10metres / head on the customer's side of the outside stop valve (osv). The reference level of service must be applied on the customer's side of a meter or any other company fittings that are on the customer's side of the main stop tap. The reference level applies to a single property. Where more than one property is served by a common service pipe, the flow assumed in the reference level must be appropriately increased to take account of the total number of properties served. For two properties, a flow of 18 litres/minute at a pressure of 10metres/head on the customers' side of the osv is appropriate. For three or more properties the appropriate flow should be calculated from the standard loadings provided in BS6700 or the Institute of Plumbing handbook.
- **Allowable exclusions** The Company is required to include in the Regulatory Register properties receiving pressure below the reference level, provided that allowable exclusions listed below do not apply.
- **Abnormal demand:** This exclusion is intended to cover abnormal peaks in demand and not the daily, weekly or monthly peaks in demand, which are normally expected. Companies should exclude from the reported figures properties which are affected by low pressure only on those days with the highest peak demands. During the report year companies may exclude, for each property, up to five days of low pressure caused by peak demand.
- **Planned maintenance:** Companies should not report low pressures caused by planned maintenance. It is not intended that companies identify the number of properties affected in each instance. However, companies must maintain sufficiently accurate records to verify that low-pressure incidents that are excluded because of planned maintenance are actually caused by maintenance.
- **One-off incidents:** This exclusion covers a number of causes of low pressure; mains bursts; failures of company equipment (such as pressure reducing valves or booster pumps); firefighting; and action by a third party. However, if problems of this type affect a property frequently, they cannot be classed as one-off events and further investigation will be required before they can be excluded.
- **Low-pressure incidents of short duration:** Properties affected by low pressure, which only occur for a short period, and for which there is evidence that incidents of a longer duration would not occur during the course of the year, may be excluded from the reported figures.
- Please contact your water undertaker mentioned in Question 4.1.2 if you require further information on water pressure.

### Question 3.5

For your guidance:

- Water hardness can be expressed in various indices for example the hardness settings for dishwashers are commonly expressed in Clark's degrees, but check with the manufacturer as there are also other units. The following table shows the normal ranges of hardness.

| Thames Water Hardness Category | Calcium (mg/l) | Calcium Carbonate (mg/l) | English Clarke degrees | French degrees | General/ Ger degrees |
|--------------------------------|----------------|--------------------------|------------------------|----------------|----------------------|
| Soft                           | 0 to 40        | 0 to 100                 | 0 to 7                 | 0 to 10        | 0 to 5.6             |
| Medium                         | 41 to 80       | 101 to 200               | 8 to 14                | 11 to 20       | 5.7 to 11.2          |
| Hard                           | Over 80        | Over 200                 | Over 14                | Over 20        | over 11.2            |

- Please contact your water undertaker mentioned in Question 4.1.2 if you require further information on water hardness.

### Question 3.6

For your guidance:

- Where a meter does not serve the property and the customer wishes to consider this method of charging, they should contact the current owner if they wish to know who bills the water services for this property. For a list of all potential retailers of water services for the property please visit [www.open-water.org.uk](http://www.open-water.org.uk).

### Question 4.4

For your guidance:

- The Water Industry Act 1991 Section 150, The Water Resale Order 2001 provides protection for people who buy their water or sewerage services from a person or company instead of directly from a water or sewerage company. Details are available from the Office of Water Services (OFWAT) website is [www.ofwat.gov.uk](http://www.ofwat.gov.uk).
- The Company may install a meter at the premises where a buyer makes a change of use of the property or where the buyer uses water for:
  - Watering the garden other than by hand (this includes the use of sprinklers).
  - Automatically replenishing a pond or swimming pool with a capacity greater than 10,000 litres.
  - A bath with a capacity in excess of 230 litres.
  - A reverse osmosis unit
- Where a meter does not serve the property and the customer wishes to consider this method of charging, they should contact the current owner if they wish to know who bills the sewerage and water services for this property. For a list of all potential retailers of sewerage and water services for the property please visit [www.open-water.org.uk](http://www.open-water.org.uk).

## Question 4.5

For your guidance:

- If a Trade effluent consent applies to the premises which are the subject of this search, it is for the applicant to satisfy itself as to the suitability of the consent for its client's requirements. The occupier of any trade premises in the area of a sewerage undertaker may discharge any trade effluent proceeding from those premises into the undertaker's public sewers if he does so with the undertaker's consent. If, in the case of any trade premises, any trade effluent is discharged without such consent or other authorisation, the occupier of the premises shall be guilty of an offence.
- Please note any existing consent is dependent on the business being carried out at the property and will not transfer automatically upon change of ownership.
- For further information regarding Trade Effluent consents please contact: Trade Effluent Control, Crossness STW, Belvedere Road, Abbey Wood London SE2 9AQ.

# CommercialDW Drainage and Water Enquiry Terms and Conditions

Customer and Clients are asked to note these terms, which govern the basis on which this CommercialDW Drainage & Water Enquiry is supplied

## Definitions

'Client' means the person, company or body who is the intended recipient of the Report with an actual or potential interest in the Property.

'Company' means a water service company or their data service provider producing the Report.

'Customer' means the person, company, firm or other legal body placing the Order, either on their own behalf as Client, or, as an agent for a Client.

'Order' means any request completed by the Customer requesting the Report.

'Property' means the address or location supplied by the Customer in the Order.

'Report' means the drainage and/or water report prepared by The Company in respect of the Property.

'Thames Water' means Thames Water Utilities Limited registered in England and Wales under number 2366661 whose registered office is at Clearwater Court, Vastern Road, Reading, Berks, RG1 8DB;

## Agreement

1 Thames Water agrees to supply the Report to the Customer and the Client subject to these terms. The scope and limitations of the Report are described in paragraph 2 of these terms. Where the Customer is acting as an agent for the Client then the Customer shall be responsible for bringing these terms to the attention of the Client. The Customer and Client agree that the placing of an Order for a Report indicates their acceptance of these terms.

## The Report

2. Whilst Thames Water will use reasonable care and skill in producing the Report, it is provided to the Customer and the Client on the basis that they acknowledge and agree to the following:-

2.1 The information contained in the Report can change on a regular basis so Thames Water cannot be responsible to the Customer and the Client for any change in the information contained in the Report after the date on which the Report was produced and sent to the Client.

2.2 The Report does not give details about the actual state or condition of the Property nor should it be used or taken to indicate or exclude actual suitability or unsuitability of the Property for any particular purpose, or relied upon for determining saleability or value, or used as substitute for any physical investigation or inspection. Further advice and information from appropriate experts and professionals should always be obtained.

2.3 The information contained in the Report is based upon the accuracy, completeness and legibility of the address and other information supplied by the Customer or Client.

2.4 The Report provides information as to the location and connection of existing services and should not be relied on for any other purpose. The Report may contain opinions or general advice to the Customer and the Client and Thames Water cannot ensure that any such opinion or general advice is accurate, complete or valid and accepts no liability therefore.

2.5 The position and depth of apparatus shown on any maps attached to the Report are approximate, and are furnished as a general guide only, and no warranty as to its correctness is given or implied. The exact positions and depths should be obtained by excavation trial holes and the maps must not be relied on in the event of excavation or other works made in the vicinity of apparatus shown on any maps.

## Liability

3 Thames Water shall not be liable to the Client for any failure, defect or non-performance of its obligations arising from any failure of, or defect in any machine, processing system or transmission link or anything beyond Thames Water's reasonable control or the acts or omissions of any party for whom Thames Water are not responsible.

3.1 Where the Customer sells this report to a Client (other than in the case of a bona fide legal adviser recharging the cost of the Report as a disbursement) Thames Water shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss or damage whatsoever and the Customer shall indemnify Thames Water in respect of any claim by the Client.

3.2 Where a report is requested for an address falling within a geographical area where Thames Water and another Company separately provide Water and Sewerage Services, then it shall be deemed that liability for the information given by Thames Water or the Company as the case may be will remain with Thames Water or the Company as the case may be in respect of the accuracy of the information supplied. Where Thames Water is supplying information which has been provided to it by another Company for the purposes outlined in this agreement Thames Water will therefore not be liable in any way for the accuracy of that information and will supply that information as agent for the Company from which the information was obtained.

3.3 Except in respect of death or personal injury caused by negligence, or as expressly provided in these Terms:

3.3.1 The entire liability of Thames Water or the Company as the case may be in respect of all causes of action arising under or in connection with the Report (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) shall not exceed £2,000,000 (two million pounds); and

3.3.2 Thames Water shall not in any circumstances (whether for breach of contract, negligence or any other tort, under statute or statutory duty or otherwise at all) be liable for any loss of profit, loss of goodwill, loss of

reputation, loss of business or any indirect, special or consequential loss, damage or other claims, costs or expenses;

## Copyright and Confidentiality

4. The Customer and the Client acknowledge that the Report is confidential and is intended for the personal use of the Client. The copyright and any other intellectual property rights in the Report shall remain the property of Thames Water or the Company as the case may be. No intellectual or other property rights are transferred or licensed to the Customer or the Client except to the extent expressly provided

4.1 The Customer or Client is entitled to make copies of the Report but is not permitted to copy any maps contained in, or attached to the Report

4.2 The maps contained in the Report are protected by Crown Copyright and must not be used for any purpose outside the context of the Report.

4.3 The Customer and Client agree (in respect of both the original and any copies made) to respect and not to alter any trademark, copyright notice or other property marking which appears on the Report.

## Payment

5. Unless otherwise stated all prices are inclusive of VAT. The Customer shall pay for the price of the Report specified by Thames Water, without any set off, deduction or counterclaim.

5.1 Unless payment has been received in advance, Customers shall be invoiced for the agreed fee once their request has been processed. Any such invoice must be paid within 14 days. Where the Customer has an account with Thames Water, payment terms will be as agreed with Thames Water.

5.2 No payment shall be deemed to have been received until Thames Water has received cleared funds.

5.3 If the Customer fails to pay Thames Water any sum due Thames Water shall be entitled but not obliged to charge the Customer interest on the sum from the due date for payment at the annual rate of 2% above the base lending rate from time to time of Natwest Bank, accruing on a daily basis until payment is made. Thames Water reserves the right to claim interest under the Late Payment of Commercial Debts (Interest) Act 1998.

5.4 Thames Water reserves the right to increase fees on reasonable prior written notice at any time.

## Cancellations or Alterations

6. Once an Order is placed, Thames Water shall not be under any obligation to accept any request to cancel that Order and payment for the Order shall still be due upon completion of the Report. In cases where an error has been made in the original Order (e.g. the Customer has supplied an incorrect address), the Customer will need to place a second Order, detailing the correct information, and shall be liable to pay a second charge in accordance with clause 5 above.

## Delivery

7. On receiving your order the reports will be posted to you within 10 working days from receipt.

7.1 Delivery is subject to local post conditions and regulations. All items should arrive within 12 working days, but Thames Water cannot be held responsible should delays be caused by local post conditions, postal strikes or other causes beyond the control of Thames Water.

## General

8. If any provision of these terms is or becomes invalid or unenforceable, it will be taken to be removed from the rest of these terms to the extent that it is invalid or unenforceable. No other provision of these terms shall be affected.

8.1 These terms shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts.

8.2 Nothing in this notice shall in any way restrict the Customer or Clients statutory or any other rights of access to the information contained in the Report.

**These Terms & Conditions are available in larger print for those with impaired vision.**

## Terms and Conditions

All sales are made in accordance with Thames Water Utilities Limited (TWUL) standard terms and conditions unless previously agreed in writing.

1. All goods remain in the property of TWUL until full payment is received.
2. Provision of service will be in accordance with all legal requirements and published TWUL policies.
3. All invoices are strictly due for payment 14 days from due date of the invoice. Any other terms must be accepted/agreed in writing prior to provision of goods or service, or will be held to be invalid.
4. TWUL does not accept post-dated cheques-any cheques received will be processed for payment on date of receipt.
5. In case of dispute TWUL's terms and conditions shall apply.
6. Penalty interest may be invoked by TWUL in the event of unjustifiable payment delay. Interest charges will be in line with UK Statute Law 'The Late Payment of Commercial Debts (Interest) Act 1998'.
7. Interest will be charged in line with current Court Interest Charges, if legal action is taken.
8. A charge may be made at TWUL's discretion for increased administration costs.

A copy of TWUL's standard terms and conditions are available from the Commercial Billing Team (cashoperations@thameswater.co.uk).

We publish several Codes of Practice including a guaranteed standards scheme. You can obtain copies of these leaflets by calling us on 0800 316 9800.

If you are unhappy with our service you can speak to your original goods or customer service provider. If you are not satisfied with the response, your complaint will be reviewed by the Customer Services Director. You can write to him at: Thames Water Utilities Ltd. PO Box 492, Swindon, SN38 8TU.

If the goods or services covered by this invoice falls under the regulation of the Water Industry Act 1991, and you remain dissatisfied you can refer your complaint to CC Water on 0845 039 2837 (it will cost you the same as a local call) or write to them at 11 Belgrave Road, London SW1V 1RB.

### Ways to pay your bill

|                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                        |                                                                                                                                                             |                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>By Post</b> – Cheque only, made payable to 'Thames Water Utilities Ltd' writing your Thames Water account number on the back. Please fill in the payment slip below and send it with your cheque to Thames Water Utilities Ltd., PO Box 223, Swindon SN38 2TW | <b>By BACS Payment</b> direct to our bank on account number 90478703, sort code 60-00-01 may be made. A remittance advice must be sent to Thames Water Utilities Ltd., PO Box 223, Swindon SN38 2TW. Or fax to 01793 424599 or email: cashoperations@thameswater.co.uk | <b>Telephone Banking</b><br>By calling your bank and quoting your invoice number and the Thames Water's bank account number 90478703 and sort code 60-00-01 | <b>By Swift Transfer</b><br>You may make your payment via SWIFT by quoting <b>NWBKGB2L</b> together with our bank account number 90478703, sort code 60-00-01 and invoice number |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Thames Water Utilities Ltd Registered in England & Wales No. 2366661 Registered Office Clearwater Court, Vastern Rd, Reading, Berks, RG1 8DB.



## **Search Code**

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

This search has been produced by Thames Water Property Searches, Clearwater Court, Vastern Road, Reading RG1 8DB, which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

#### **The Search Code:**

- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
- sets out minimum standards which firms compiling and selling search reports have to meet
- promotes the best practise and quality standards within the industry for the benefit of consumers and property professionals
- enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

#### **The Code's core principles**

Firms which subscribe to the Search Code will:

- display the Search Code logo prominently on their search reports
- act with integrity and carry out work with due skill, care and diligence
- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

#### **Complaints**

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if he finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

**Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.**

#### **TPOs Contact Details**

The Property Ombudsman scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk)

**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**



## Search Summary

This search is issued for the property described as:

**Land to the west of  
Lanrick Road  
Tower Hamlets  
London**

--

Search reference:

**16773824**

Date of issue:

**29 June 2017**

Data Supplied by:

**The Highways Department**



## Information



## Contact Details

If you require any assistance please contact our customer service team at:

**<http://orders.planval.com/helpdesk/>**

-or-

**contact your reseller**

website:

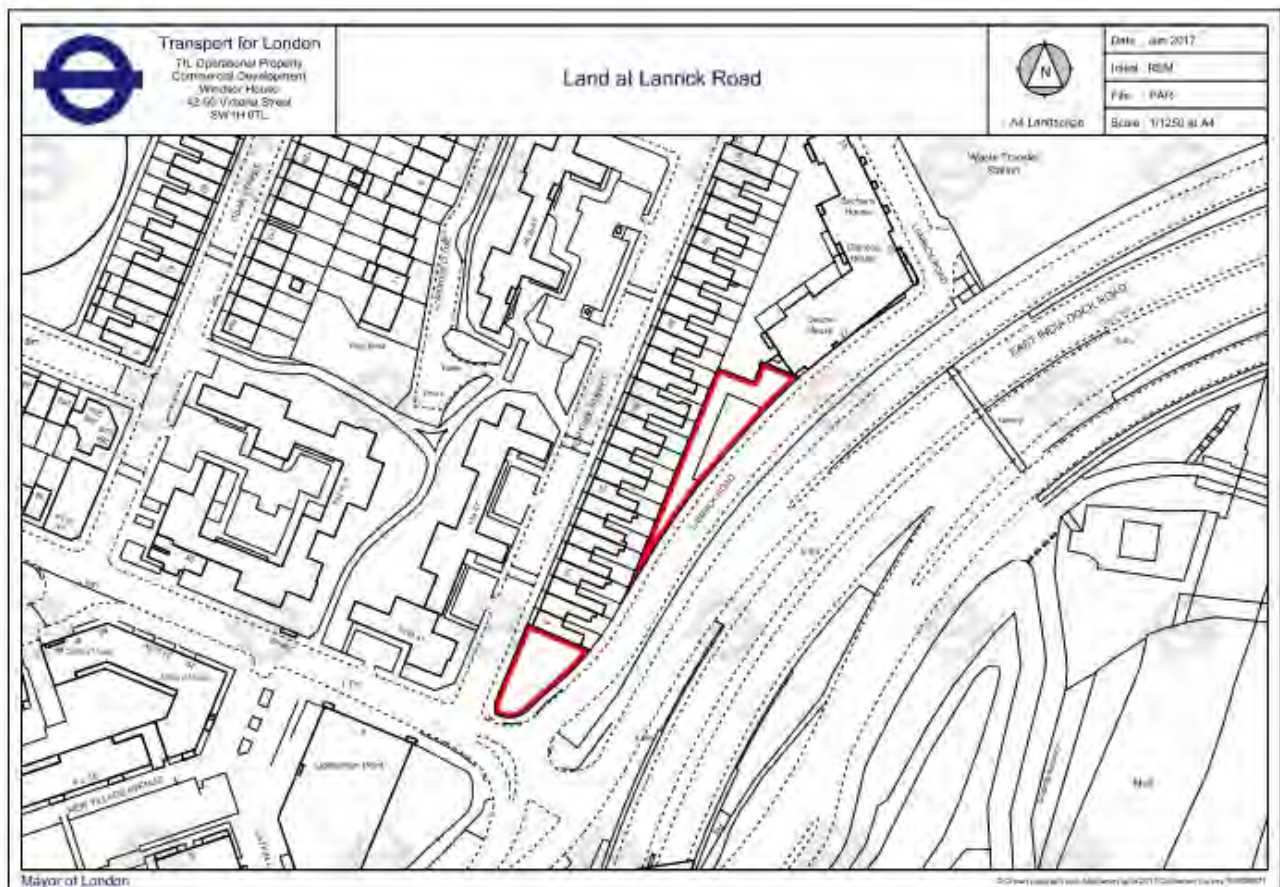
**[www.planval.com](http://www.planval.com)**

Planval Reference: 204821/309440

Links to **PlanVal** products with Professional Opinions:

## Data Requested

1. Confirmation that the Property immediately abuts onto a publicly maintainable highway and there is no intervening land between the Property and the public highway (if there is, is it within the Property's ownership and what is its status?).
2. Are there any road improvements or widening schemes in the area or any road closure orders affecting roads around the property.
3. Can you confirm that there are no public footpaths on or over the property or nearby the Property and confirm the extent of such?
4. Is there any information available regarding any future improvements or of developments (including bus stops) which may affect traffic flow around the land in question?
5. A copy of your plan showing the extent of the highways and adopted roads in relation to the property and the plan submitted to you.





Searches Online  
Harlow Enterprise Hub  
Kao Hockham Building  
Edinburgh Way  
Harlow  
Essex  
CM20 2NG

Place Directorate

Development, Commissioning &  
Compliance  
London Borough of Tower Hamlets  
Mulberry Place  
5 Clove Crescent  
London E14 2BG

020 7364 6926  
Sophia.Stewart@towerhamlets.gov.uk

[www.towerhamlets.gov.uk](http://www.towerhamlets.gov.uk)

Thursday, 29 June 2017

**Ref 16773824 : 204821/309440**

Dear Sirs/Madam,

**RE: Land to the West of, Lanrick Road, Tower Hamlets, London**

I refer to the letter from Searches Online received concerning the above location.

1) I can confirm that area of interest immediately abuts the public highway, maintained at public expense by LBTH at Lanrick Road. LBTH is unaware of any intervening land.

2) I can confirm that there are no road improvements, widening, or closure orders affecting the area of interest at present.

3) I can confirm that based on the map enclosed; there are no public footpaths which are outlined red, on or over the area of interest at present.

4) I have no further information available regarding any future developments which may affect traffic flow around the area of interest.

5) Please find enclosed an extract of the highways register showing highway maintained at public expense by LBTH outlined red.

Page 1 of 2



2004-2005  
Supporting Social Care Workers  
2003-2004  
Community Cohesion



INVESTOR IN PEOPLE

Place Directorate  
Acting Corporate Director  
Will Tuckley

We hold information on publicly maintained and adopted roads in Tower Hamlets. We do not hold ownership information of land outside of the adopted highway boundaries.

Please note that the search is valid as of the date shown on the letter.

Yours sincerely  
Sophia Stewart

**Highways Information Officer**

M:\ServiceF\Highways Status - Devt team\Highway Enquiries\Highways Enquiries\Extract sent letter\L\2017\Jun\Lanrick Rd  
SO\HE\_Searches\_Online\_SG.doc

Page 2 of 2

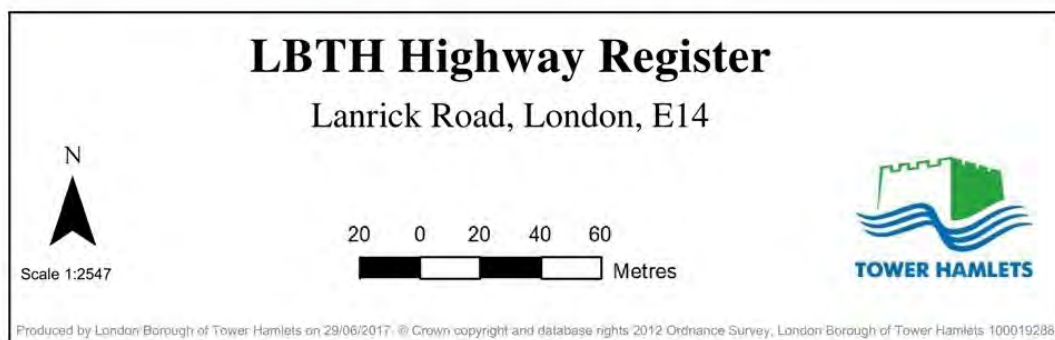


2004-2005  
Supporting Social Care Workers  
2003-2004  
Community Cohesion



INVESTOR IN PEOPLE

*Place Directorate  
Acting Corporate Director  
Will Tuckley*



## Terms and Conditions of Use

To see our full terms and conditions, please refer to the following page:

<http://orders.planval.com/publications/terms.pdf>

Your Ref: **1056453**  
Our Ref: **PSUS-1388610.1**  
Date: 20 Jun 2017

CHRIS KITSON  
YORK PLACE COMPANY SERVICES  
LOWER GROUND FLOOR  
ONE GEORGE YARD  
LONDON

EC3V 9DF

[PSUS-1388610.1]



Plant Protection  
National Grid  
Block 1  
Brick Kiln Street  
Hinckley  
LE10 0NA

Telephone 0800 688588\*  
Email: [plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)

**Electricity Emergency Number:**  
**0800 40 40 90\***  
**National Gas Emergency Number:**  
**0800 111 999\***

\*Available 24 hours, 7 days/week.  
Calls may be recorded and monitored.  
[www.nationalgrid.com](http://www.nationalgrid.com)

**F.A.O. Chris Kitson**

Dear Sirs,

**Re: LAND TO THE WEST OF LANRICK ROAD, TOWER HAMLETS, LONDON.**

Thank you for your enquiry dated 19 Jun 2017. Please note this letter and information is only being provided in response to a property search and should not be used when carrying out any construction or excavation works.

An assessment has been carried out with respect to National Grid Gas and Electricity Transmission apparatus.

Based on the information you have provided we have concluded that National Grid infrastructure **is not Affected**. Therefore, the land which is subject of this enquiry is not subject to the provisions of an Easement or Wayleave agreement with regard to National Grid Gas plc's apparatus. However, there may still be rights reserved for apparatus granted to other utility companies. There may also be rights reserved for apparatus granted to other utility companies within the area of interest.

There are no plans attached to this response as there are no National Grid Transmission assets at this location.

**IMPORTANT NOTE:** This response is for the National Grid transmission gas and National Grid transmission electricity networks ONLY. You SHOULD also obtain information of local gas and electricity distribution networks. Please refer to [www.utilitysearch.com](http://www.utilitysearch.com)

For any other enquiries, particularly regarding carrying out any construction activities, you are required to contact our National Grid Plant Protection team in advance of any work at the following address:

Self Service: [www.beforeyoudig.nationalgrid.com](http://www.beforeyoudig.nationalgrid.com)

**National Grid Plant Protection**  
**National Grid, Block 1**  
**Brick Kiln Street**  
**Hinckley LE10 0NA**  
**0800 688 588**  
[plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)



Commercial

# Gas Pipeline Search

---

TM Property Searches Ltd, Swindon  
DX: 743360  
Swindon 31

Fax / E-mail: 0870 741 0426 /  
Telephone: 0844 249 9200  
Client Ref: 16773825  
STL Reference: 2080975  
Received Date: 19/06/2017

Property:

Land To The West Of, Lanrick Road, Tower Hamlets, London,  
N/A

---

Name and Address of Data Source:

National Grid  
Utility Search, PO Box 2122, Horwich, Bolton, BL6 7WS

This search was compiled by STL Group Limited, Orion Gate, 1st Floor, Guildford Road, Woking, Surrey GU22 7NJ Tel: 01483 715355, Fax: 01483 221854 Email: [info@stlgroup.co.uk](mailto:info@stlgroup.co.uk) and is subject to STL's terms and conditions which can be viewed at [www.stlgroup.co.uk](http://www.stlgroup.co.uk)  
STL is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code, further details of which can be found at [www.pccb.org.uk](http://www.pccb.org.uk)



Your Ref: **2080975**  
Our Ref: **PSUS-1388503.1**  
Date: 19 Jun 2017

STL GROUP  
STL GROUP PLC  
EDBROOKE HOUSE  
ST JOHNS ROAD  
WOKING  
SURREY  
GU21 7SE

[PSUS-1388503.1]



Plant Protection  
National Grid  
Block 1  
Brick Kiln Street  
Hinckley  
LE10 0NA

Telephone 0800 688588\*  
Email: [plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)

**Electricity Emergency Number:**  
**0800 40 40 90\***  
**National Gas Emergency Number:**  
**0800 111 999\***

\*Available 24 hours, 7 days/week.  
Calls may be recorded and monitored.  
[www.cadentgas.com](http://www.cadentgas.com)

## **F.A.O. STL Group**

Dear Sirs,

**Re: LAND TO THE WEST OF,, LANRICK ROAD, TOWER HAMLETS, LONDON.**

Thank you for your enquiry dated 16 Jun 2017. Please note this letter and information is only being provided in response to a property search and should not be used when carrying out any construction or excavation works.

An assessment has been carried out with respect to National Grid Gas Distribution Ltd apparatus. Please note that the plan attached does not show the location of domestic or industrial service pipes but they should be anticipated near to buildings or property.

Based on the information you have provided we have concluded that National Grid Gas Distribution Ltd infrastructure is **not Affected**. Therefore, the land which is subject of this enquiry is not subject to the provisions of an Easement or Wayleave agreement with regard to National Grid Gas Distribution Ltd apparatus. However, there may still be rights reserved for apparatus granted to other utility companies

**IMPORTANT NOTE:** This response is for the National Grid Gas Distribution Ltd networks ONLY. You SHOULD also obtain information of National Grid gas and electricity transmission networks. Please refer to [www.utilitysearch.com](http://www.utilitysearch.com)

For any other enquiries, particularly regarding carrying out any construction activities, you are required to contact our National Grid Plant Protection team in advance of any work at the following address:

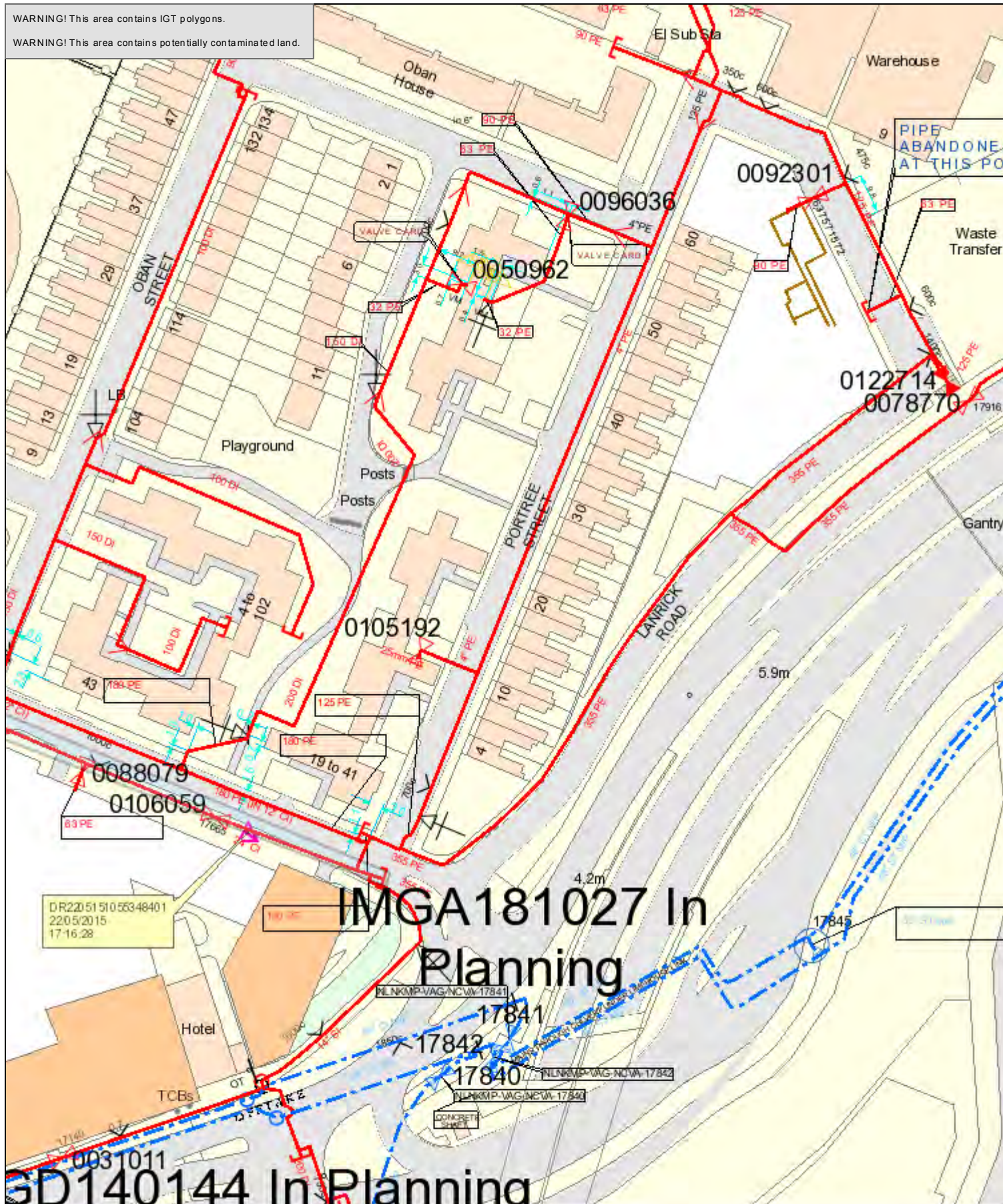
Self Service: [www.beforeyoudig.nationalgrid.com](http://www.beforeyoudig.nationalgrid.com)

**National Grid Plant Protection**  
**National Grid, Block 1**  
**Brick Kiln Street**  
**Hinckley LE10 0NA**  
**0800 688 588**  
[plantprotection@nationalgrid.com](mailto:plantprotection@nationalgrid.com)

On **1 May 2017** Cadent became the new name for National Grid Gas Distribution. As a business that works 24-7 to keep you safe and warm, we can't stop what we do to change all of our branding at once.

If you see our old name alongside the new, you can trust it's the same professional workforce, keeping gas flowing safely to your home or business.

WARNING! This area contains IGT polygons.  
WARNING! This area contains potentially contaminated land.



SCALE: 1:1250

USER ID: Carly Bower

DATE: 6/19/2017

NRSWA RESPONSE

MAP REF: TQ3881

CENTRE: 538926,181350

Some examples of plant items:



This plan shows those pipes owned by Cadent Gas Limited in their role as a Licensed Gas Transporter (GT). Gas pipes owned by other GTs, or otherwise privately owned, may be present in this area. Information with regard to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any error or omission. Safe digging practices, in accordance with HSG47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

**Cadent**

This plan is reproduced from or based on the OS map by Cadent Gas Limited, with the sanction of the controller of HM Stationery Office.  
Crown Copyright Reserved



Ms. Makala Jefferies  
York Place  
Elizabeth House  
Queen Street  
Leeds  
LS1 2TW

Our Ref: 2017/2258147  
Your Ref: YP1056454  
26/06/2017

Dear Sir/Madam

**LAND WEST OF, LANRICK ROAD, LONDON, E14 0FE**

Thank you for your letter of 19/06/2017 in which you asked if there are any electric lines and/or electrical plant belonging to UK Power Networks (LPN) plc ("UK Power Networks") within the land identified by your enquiry.

I enclose a copy of UK Power Networks record of its electric lines and/or electrical plant at the site identified by your enquiry. If the records provided do not relate to the land to which you had intended to refer please resubmit your enquiry.

Should your excavation affect any of our Extra High Voltage equipment ( 6.6 KV, 22 KV, 33 KV or 132 KV), please contact us to obtain a copy of the primary route drawings and associated cross sections.

This information is made available to you on the terms set out below.

- 1. UK Power Networks does not warrant that the information provided to you is correct. You rely upon it at your own risk.**
2. UK Power Networks does not exclude or limit its liability if it causes the death of any person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. **Subject to paragraph 2 UK Power Networks has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise how for any loss, damage, costs, claims, demands, or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.**
4. The information about UK Power Networks electrical plant and/or electric lines provided to you belongs to and remains the property of UK Power Networks. You must not alter it in any respect.
5. **The information provided to you about the electrical plant and/or electric lines depicted on the plans may NOT be a complete record of such apparatus belonging to UK Power Networks. The information provided relates to electric lines and/or electrical plant belonging to UK Power Networks that it believes to be present but the plans are NOT definitive: other electric lines and/or electrical plant may be present and that may or may not belong to UK Power Networks.**

6. **Other apparatus not belonging to UK Power Networks is not shown on the plan. It is your responsibility to make your own enquiries elsewhere to discover whether apparatus belonging to others is present. It would be prudent to assume that other apparatus is present.**
7. You are responsible for ensuring that the information made available to you is passed to those acting on your behalf and that all such persons are made aware of the contents of this letter.
8. Because the information provided to you may **NOT** be accurate, you are recommended to ascertain the presence of UK Power Networks electric lines and/or electrical plant by the digging of trial holes. **Trial holes should be dug by hand only.**

Excavations must be carried out in line with the Health and Safety Executive guidance document HSG 47. We will not undertake this work. A copy of HSG 47 can be obtained from the Health and Safety Executives website.

**All electric lines discovered must be considered LIVE and DANGEROUS at all times and must not be cut, resited, suspended, bent or interfered with unless specially authorised by UK Power Networks.**

**The electric line and electrical plant belonging to UK Power Networks remains so even when made dead and abandoned and any such electric line and/or electrical plant exposed shall be reported to UK Power Networks.**

**Where your works are likely to affect our electric lines and/or electrical plant an estimate of the price of any protective /diversionary works can be prepared by UK Power Networks Branch at Metropolitan House, Darkes Lane, Potters Bar, Herts. , EN6 1AG, telephone no. 0845 2340040**

- 9 **Any work near to any overhead electric lines must be carried out by you in accordance with the Health and Safety Executive guidance document GS6 and the Electricity at Work Regulations.**

The GS6 Recommendations may be purchased from HSE Books or downloaded from the Energy Networks Association's website.

If given a reasonable period of prior notice UK Power Networks will attend on site without charge to advise how and where "goal posts" should be erected. If you wish to avail yourself of this service, in the first instance please telephone: 0845 6014516 between 08:30 and 17:00 Monday to Friday, Public and bank holidays excepted.

10. You are responsible for the security of the information provided to you. It must not be given, sold or made available upon payment of a fee to a third party.
11. If in carrying out work on land in, on, under or over which is installed an electric line and/or electrical plant that belongs to UK Power Networks you and/or anyone working on your behalf damages (however slightly) that apparatus you must inform immediately UK Power Networks by telephone at the number below providing:
  - your name, address and telephone number; and
  - the date, time and place at which such damage was caused; and
  - a description of the electric line and/or electrical plant to which damage was caused; and
  - the name of the person whom it appears to you is responsible for that damage; and
  - the nature of the damage

**In the East of England or London 0800 780078 (24 Hours).**

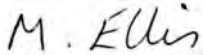
12. The expression "UK Power Networks" includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.

IF YOU DO **NOT** ACCEPT AND/OR **DO NOT** UNDERSTAND THE TERMS OF USE SET OUT IN PARAGRAPHS 1 TO 12 INCLUSIVE ABOVE YOU MUST NOT USE THE PLANS AND RETURN THEM TO ME.

I would remind you that work adjacent to electric lines and/or electrical plant represents a serious risk to health and safety and as such should feature amongst the items you have assessed in your workplace risk assessment and method statement.

I shall be pleased to supply you with further assistance if you require it.

Yours sincerely

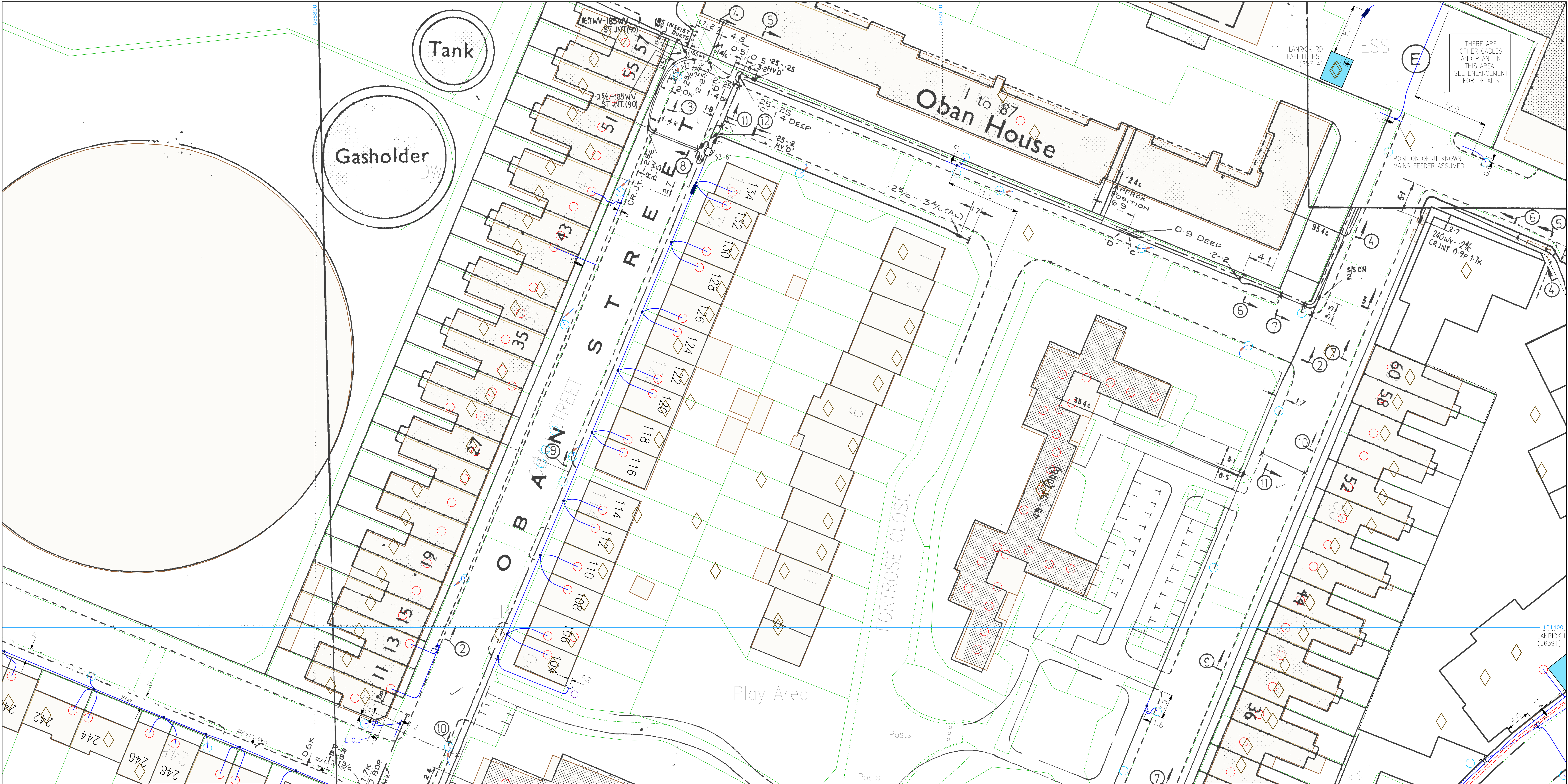
A handwritten signature in black ink, appearing to read 'M. Ellis'.

Mark Ellis – Telephone: 0800 0565 866  
Plan Provision

UK Power Networks, Plan Provision, Fore Hamlet, Ipswich, IP3 8AA. Tel: 0800 0565866.  
1963782.

Fax: 0870

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Registered office: Newington House, 237 Southwark Bridge Road London, SE1 6NP.



Plotted On : 26/06/2017

Plotted By : Mark Ellis

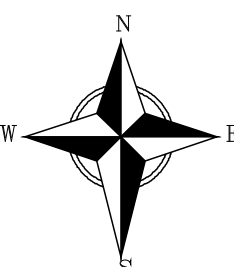
Plot Description: LAND WEST OF, LANRICK ROAD, LONDON, E14 OFE

2017/2258147/comp

Map Centre : TQ3881SE



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For details of the symbology please refer to  
<http://www.ukpowernetworks.co.uk/safety-emergencies/in-the-workplace/understanding-safety-symbols.shtml>

PRIMARY CABLES  
EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 TO 132,000 Volts

Depth normally 750mm cover in carriageway & 600mm cover in footway.

Before digging within one metre of these cable routes

Telephone 0800 056 5866 in order that the Company's apparatus may be located on site and any necessary protection works agreed.

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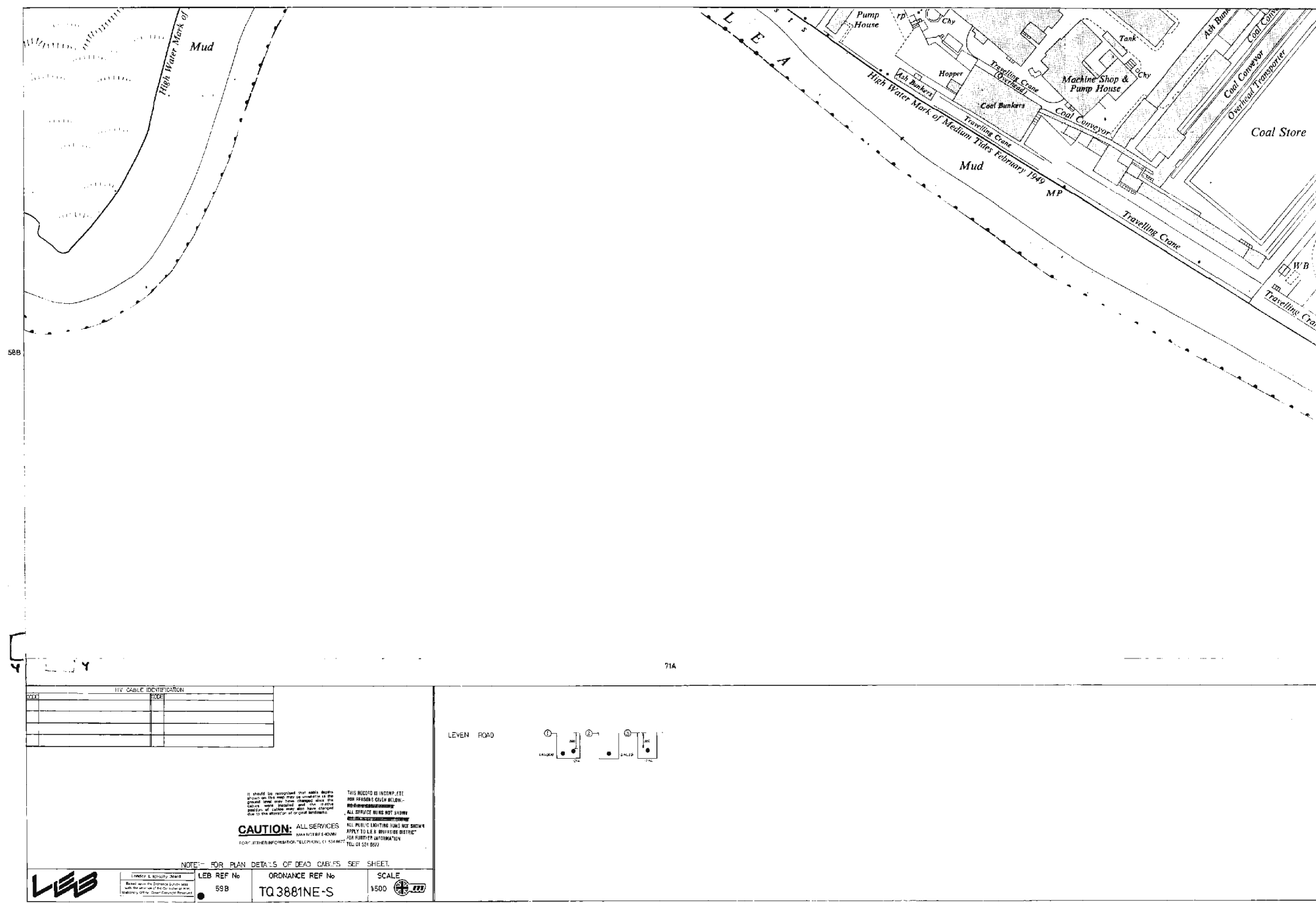
ADVICE TO CONTRACTORS ON AVOIDING DANGER  
FROM BURIED ELECTRICITY CABLES.

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- 3) Mark out the location of electricity cables.
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5- - - - DOCK RD TR  
6- - - - VANAMEL S  
7- - - - RST END IN A  
8- - - - LIVERPOOL RD  
13- BODER ST CORNER - DOCK RD  
14- CRAWFORD ST - STRENGTHEN S  
21- WEST HAM SEN - PACIFIC RD

16/9

16/15

72A

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16/14

Plotted By: Mark Ellis

2017/2258147

Plotted On 26/06/2017

TQ3881SEANE

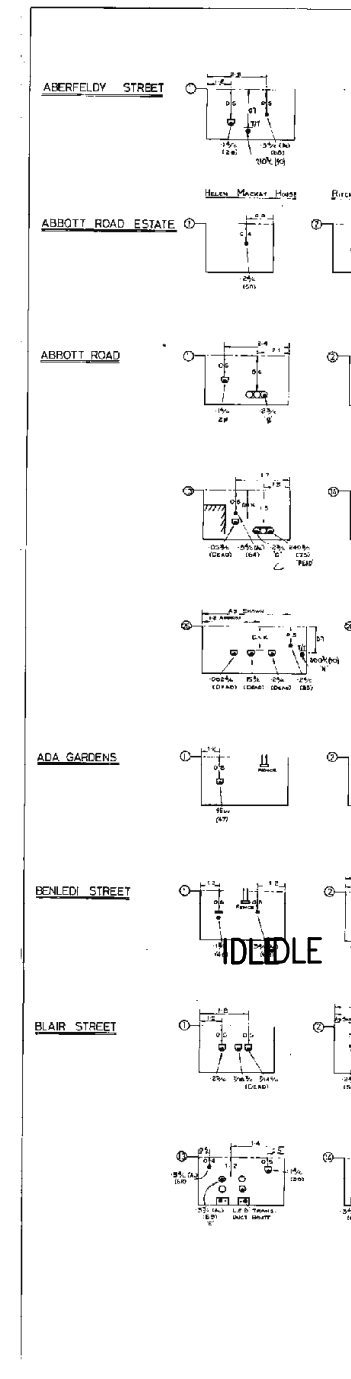
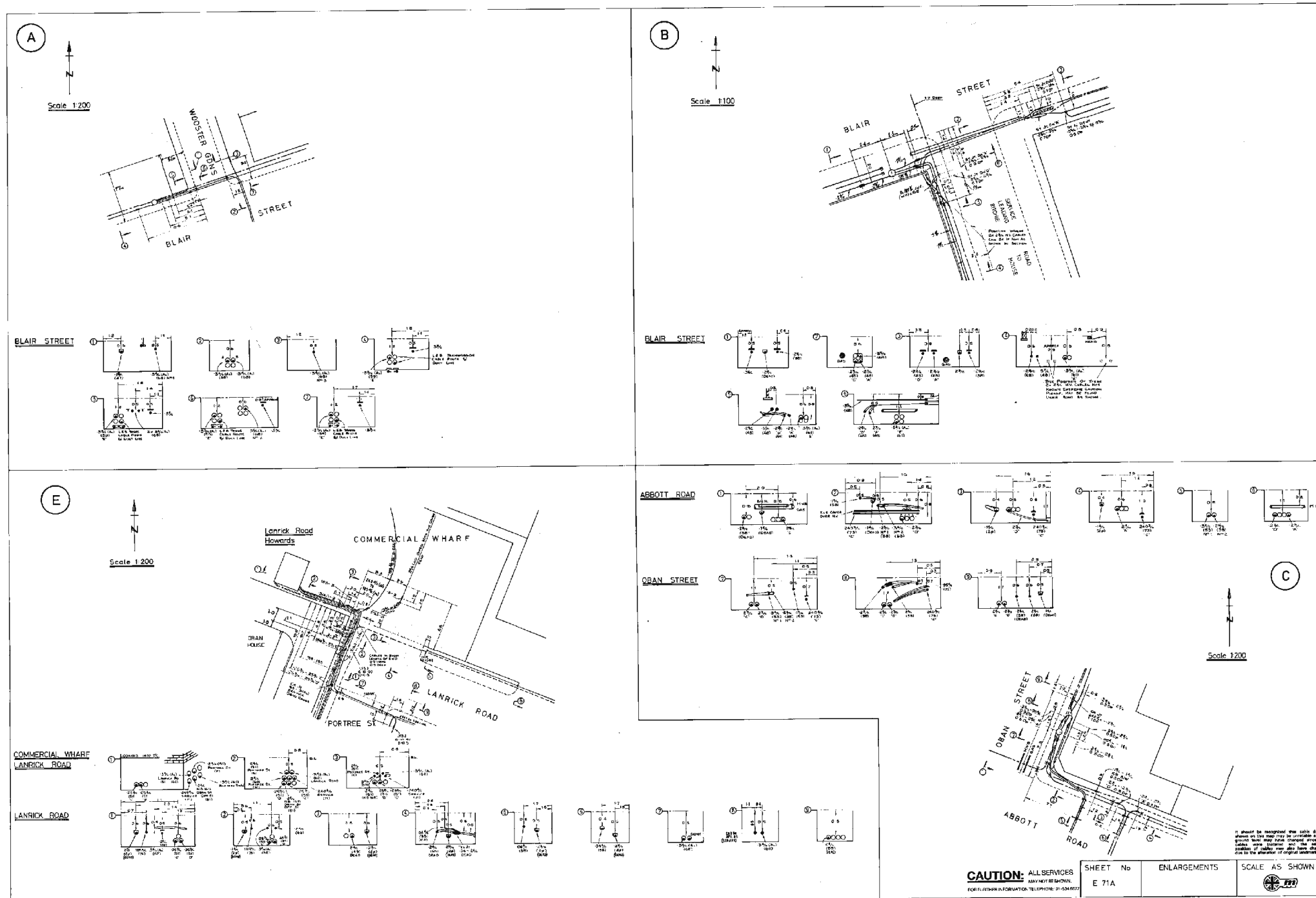


FEEDER N°

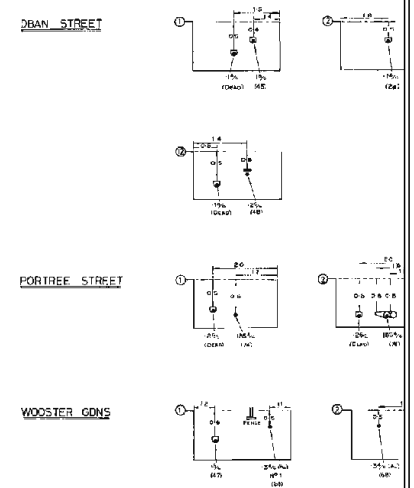
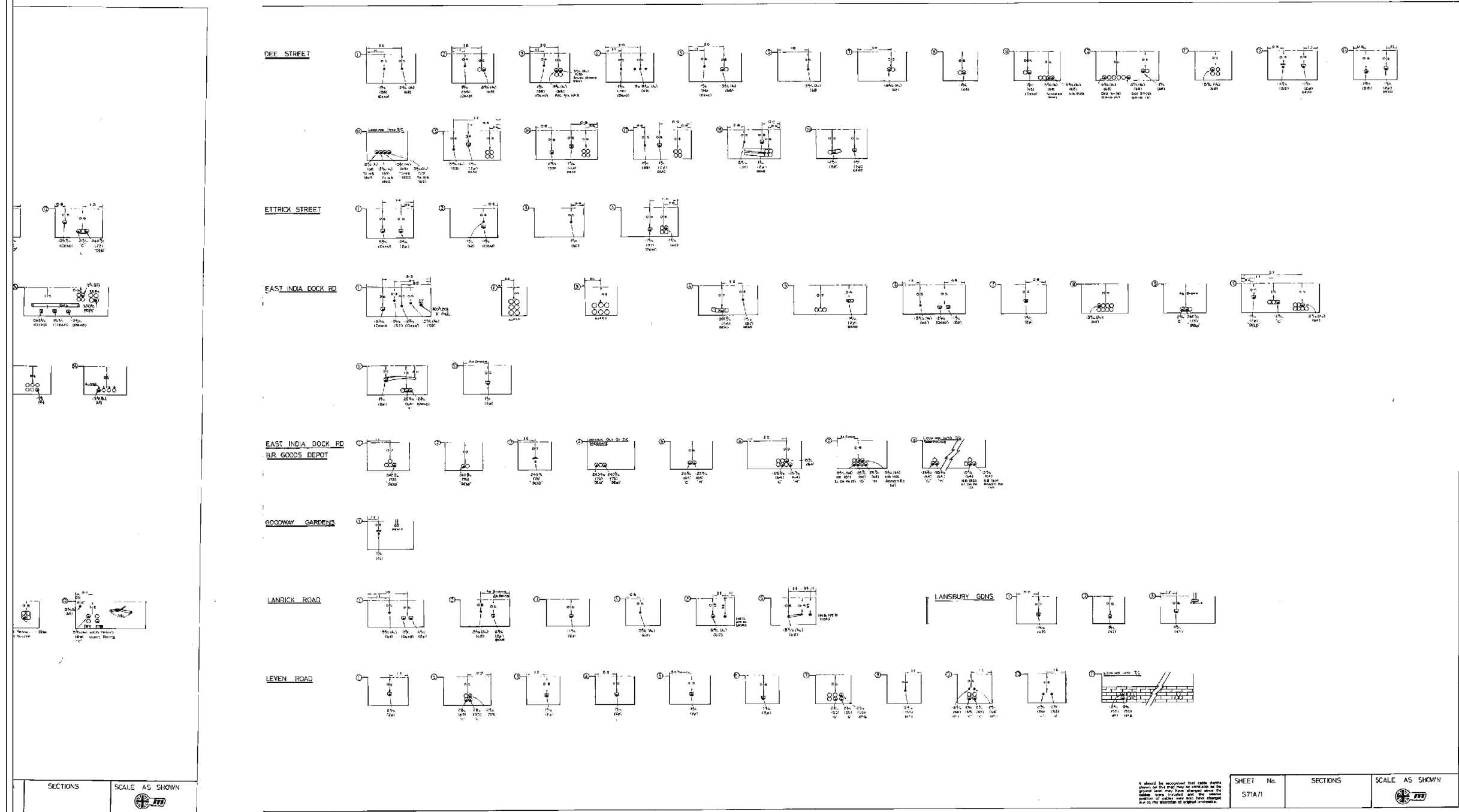
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- 3:~ " " " ~ VENESTAS.
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- 7:~ " " " ~ POT END IN PETO ST ROUNDABOUT JOINT BAY.
- 8:~ " " " ~ LIVERPOOL RD GOODWINS TEE PLYMOUTH RD PATTINSON PT.
- 13:~ BIDDER ST COHENS ~ DOCK RD CONTINHO STEEL TEE PETO ST.
- 14:~ CRAWFORD ST ~ STEPHENSON ST TEE LIVERPOOL RD GOODWINS.
- 21:~ WEST HAM GEN ~ PACIFIC RD TEE TURNER ST.



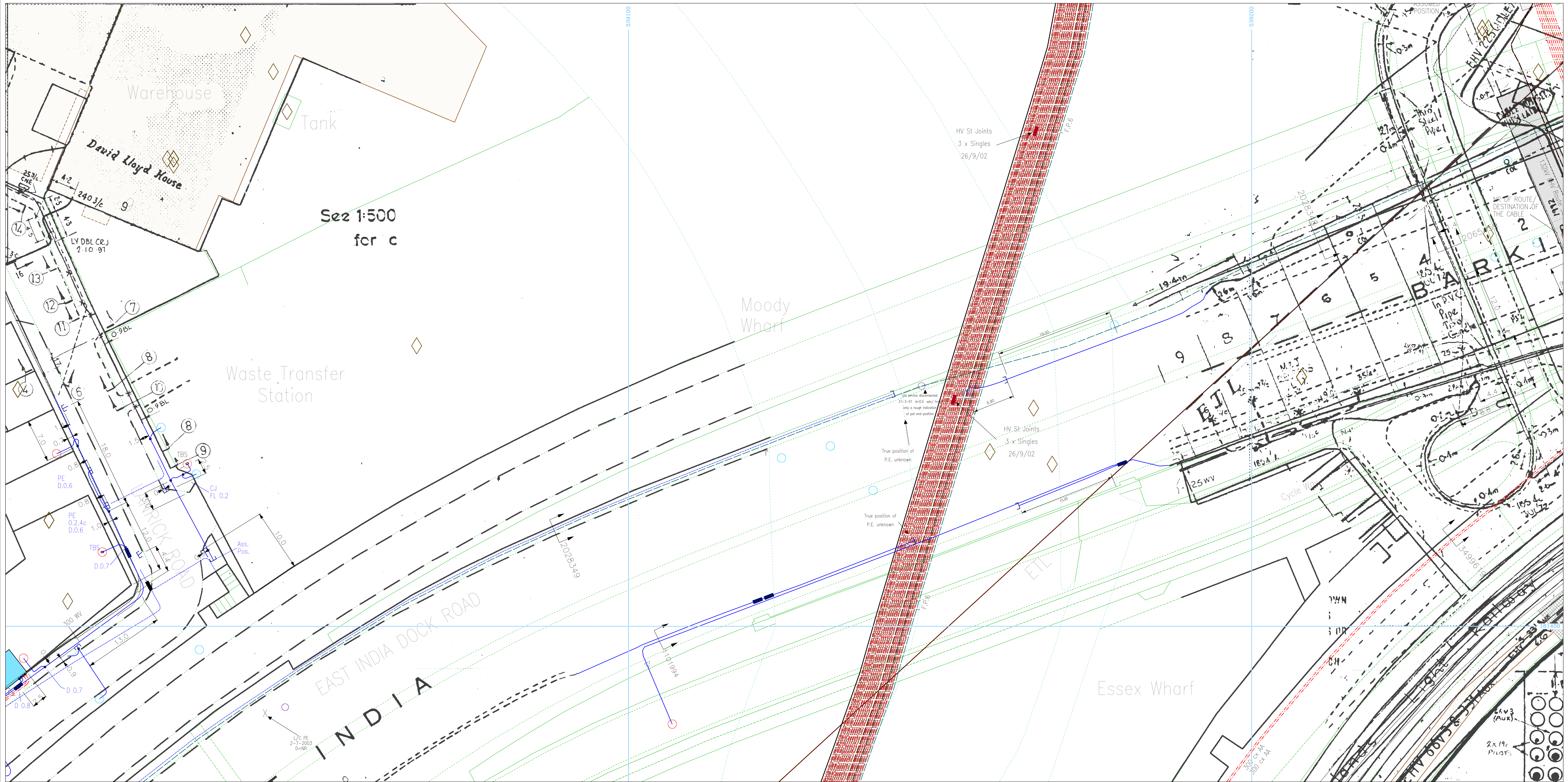
72A











Plotted On : 26/06/2017

Plotted By : Mark Ellis

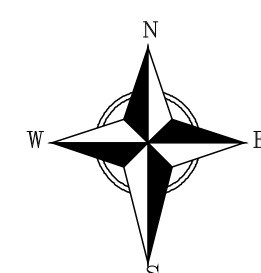
Plot Description: LAND WEST OF, LANRICK ROAD, LONDON, E14 OFE

2017/2258147/comp

Map Centre : TQ3981SW



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Tel 0800 0565 866  
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#### ADVICE TO CONTRACTORS ON AVOIDING DANGER FROM BURIED ELECTRICITY CABLES.

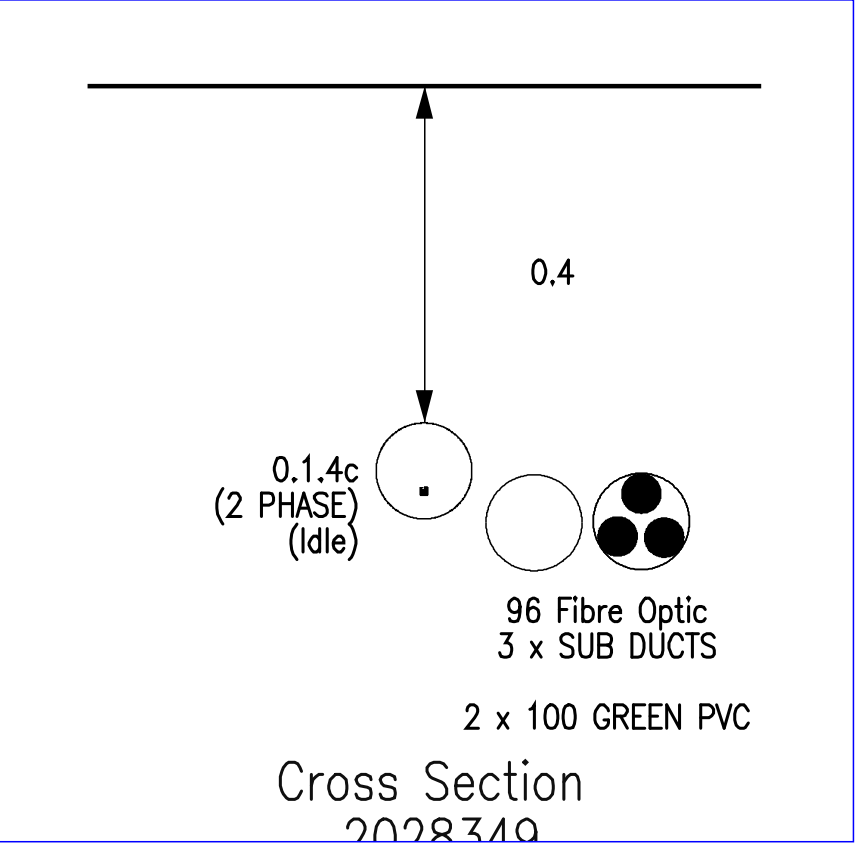
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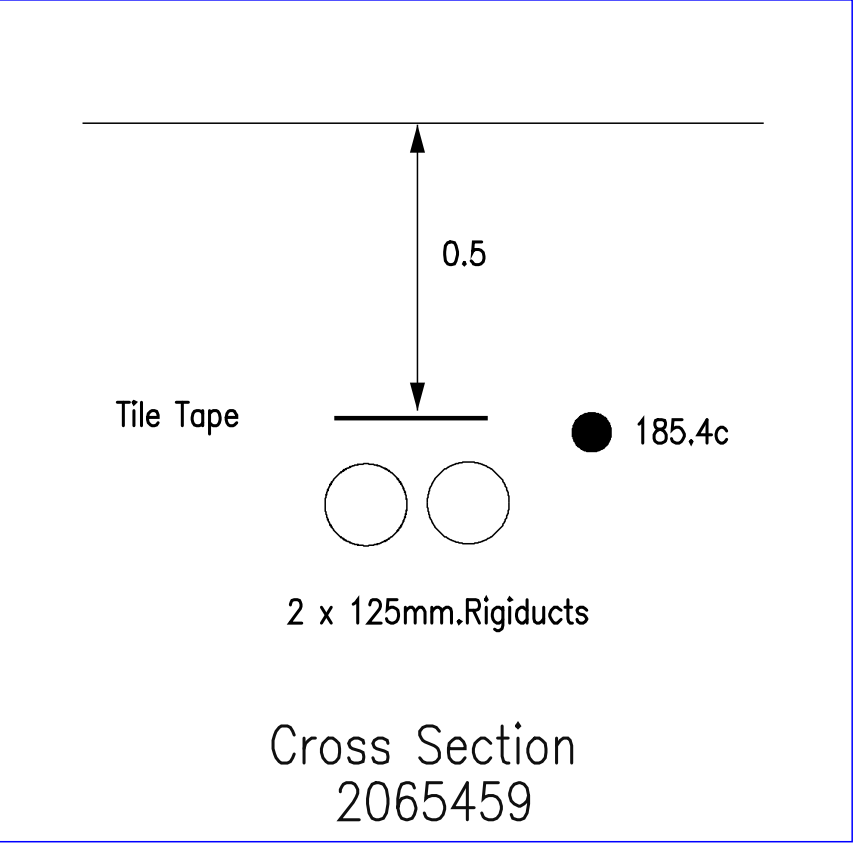
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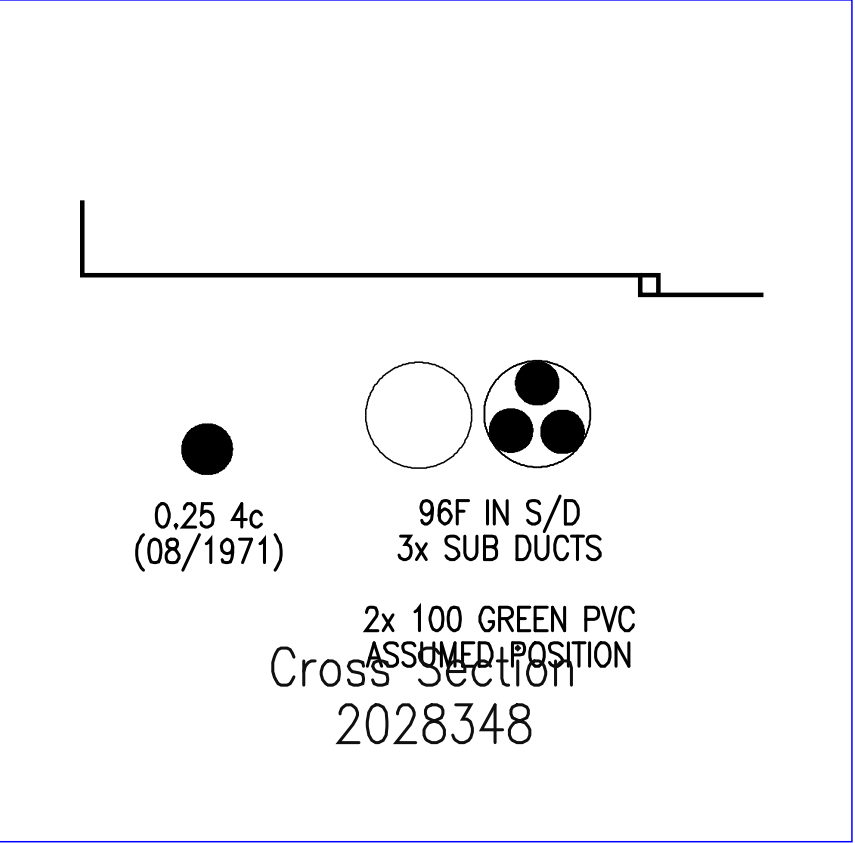
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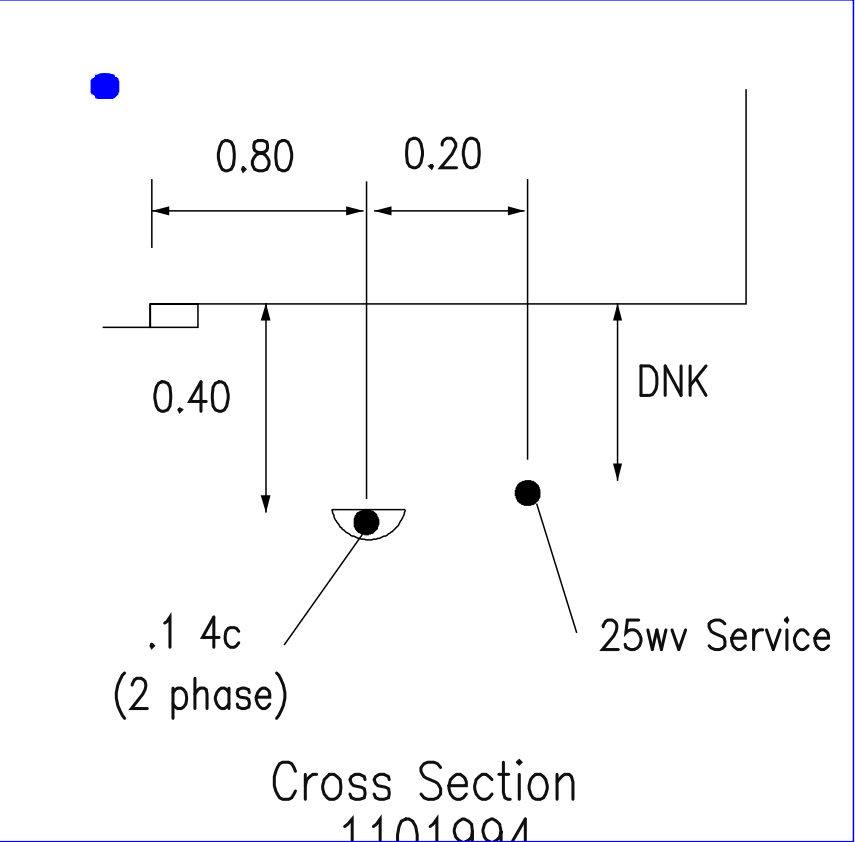
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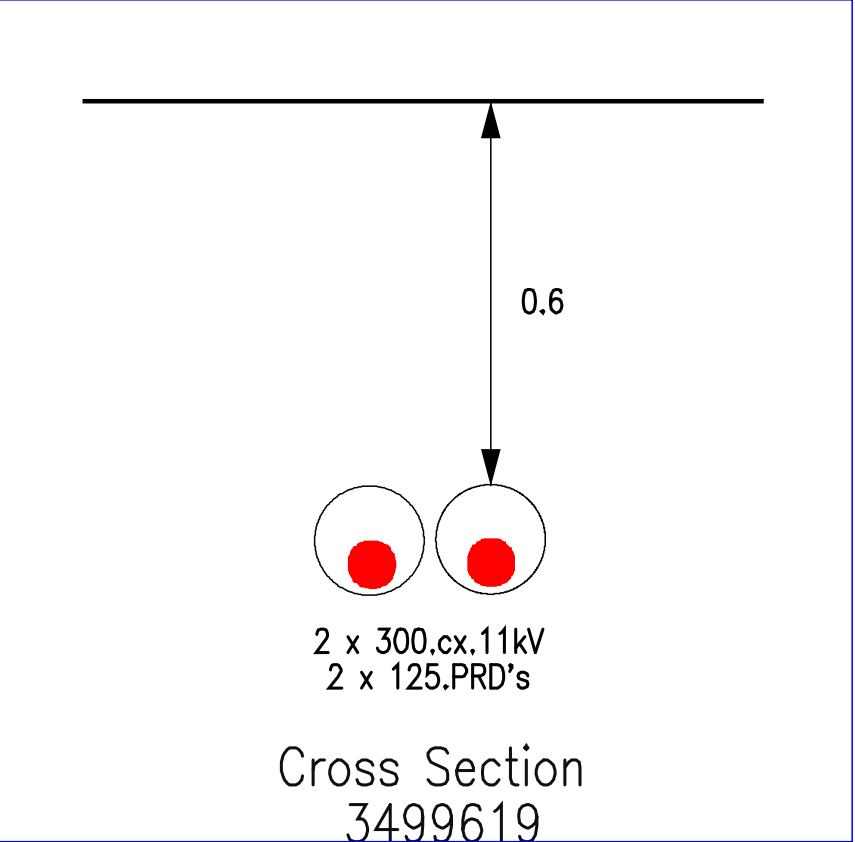
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Cross Section (1101994)



Cross Section (3499619)



5- - - - DOCK RD TR  
6- - - - VANAMEL S  
7- - - - RST END IN A  
8- - - - LIVERPOOL RD  
13- BODER ST CORNER - DOCK RD  
14- CRAWFORD ST - STRENGTHEN S  
21- WEST HAM SEN - PACIFIC RD

16/9

16/15

72A

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16/14

Plotted By: Mark Ellis

2017/2258147

Plotted On 26/06/2017

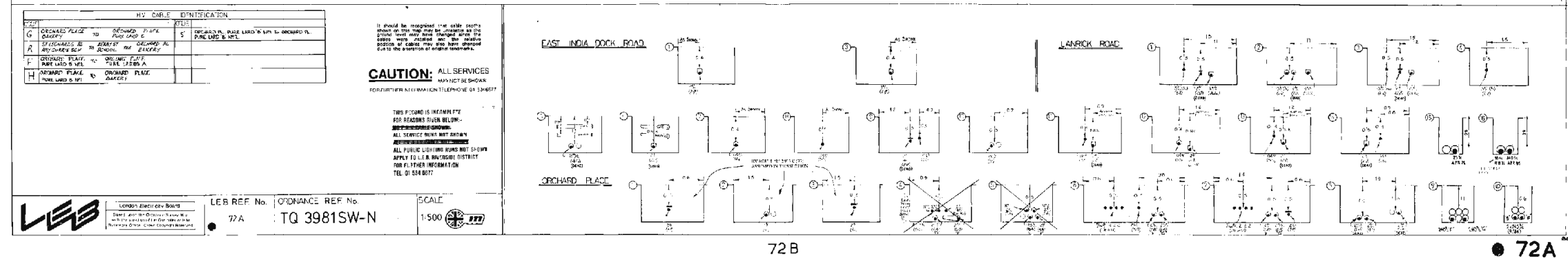
TQ3981SWANW



FEEDER N°

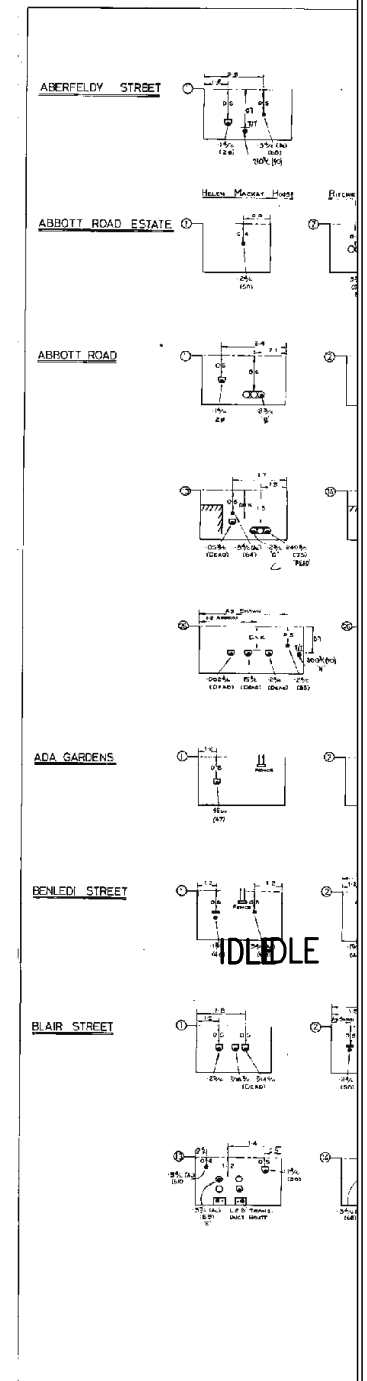
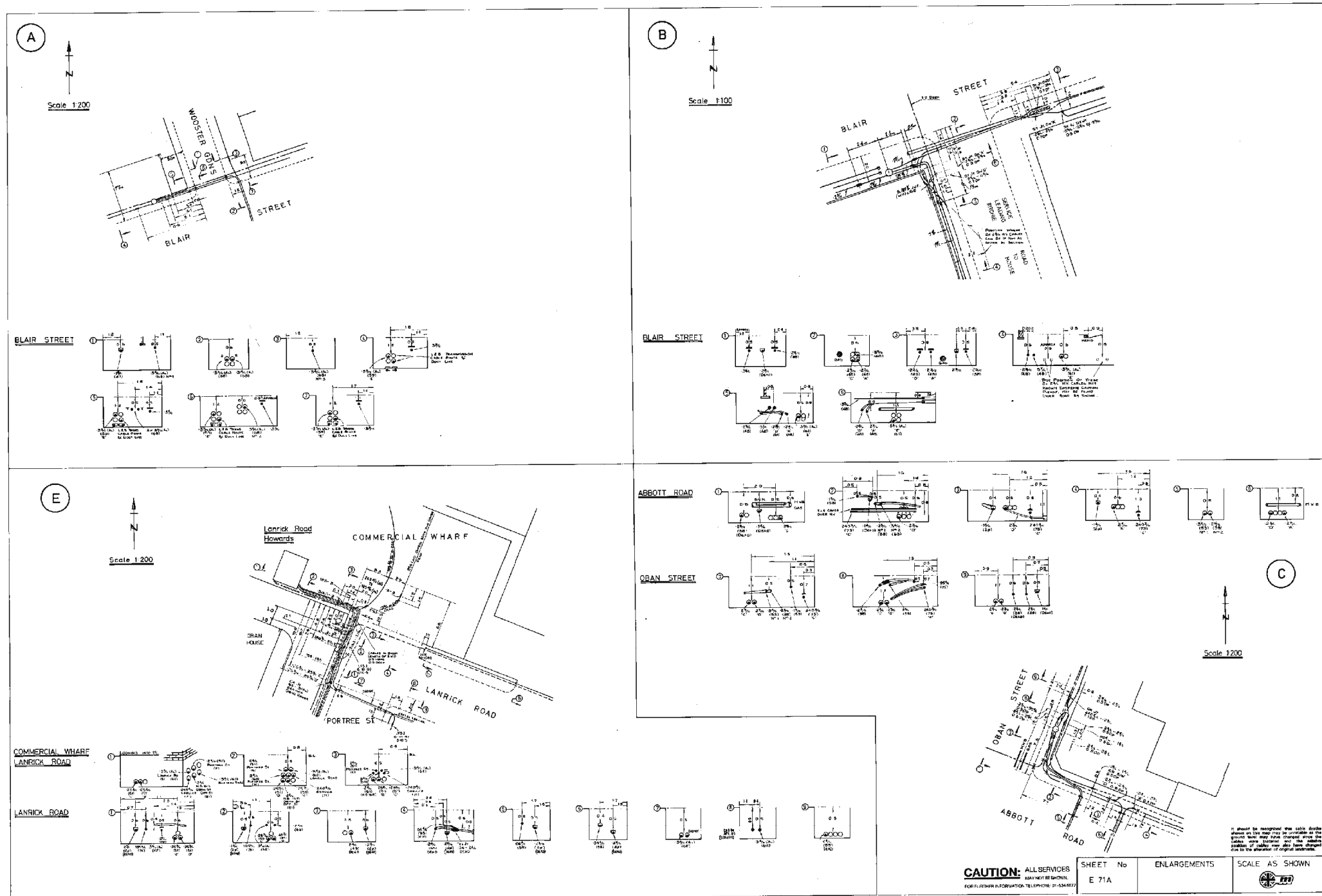
- 1:~ WEST HAM GEN ~ HANAMEEL ST TEE TIDAL BASIN PUMP STA.
- 2:~ " " " ~ N. WOOLWICH RD PINCHIN JOHNSON.
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- 21:~ WEST HAM GEN ~ PACIFIC RD TEE TURNER ST.

71A

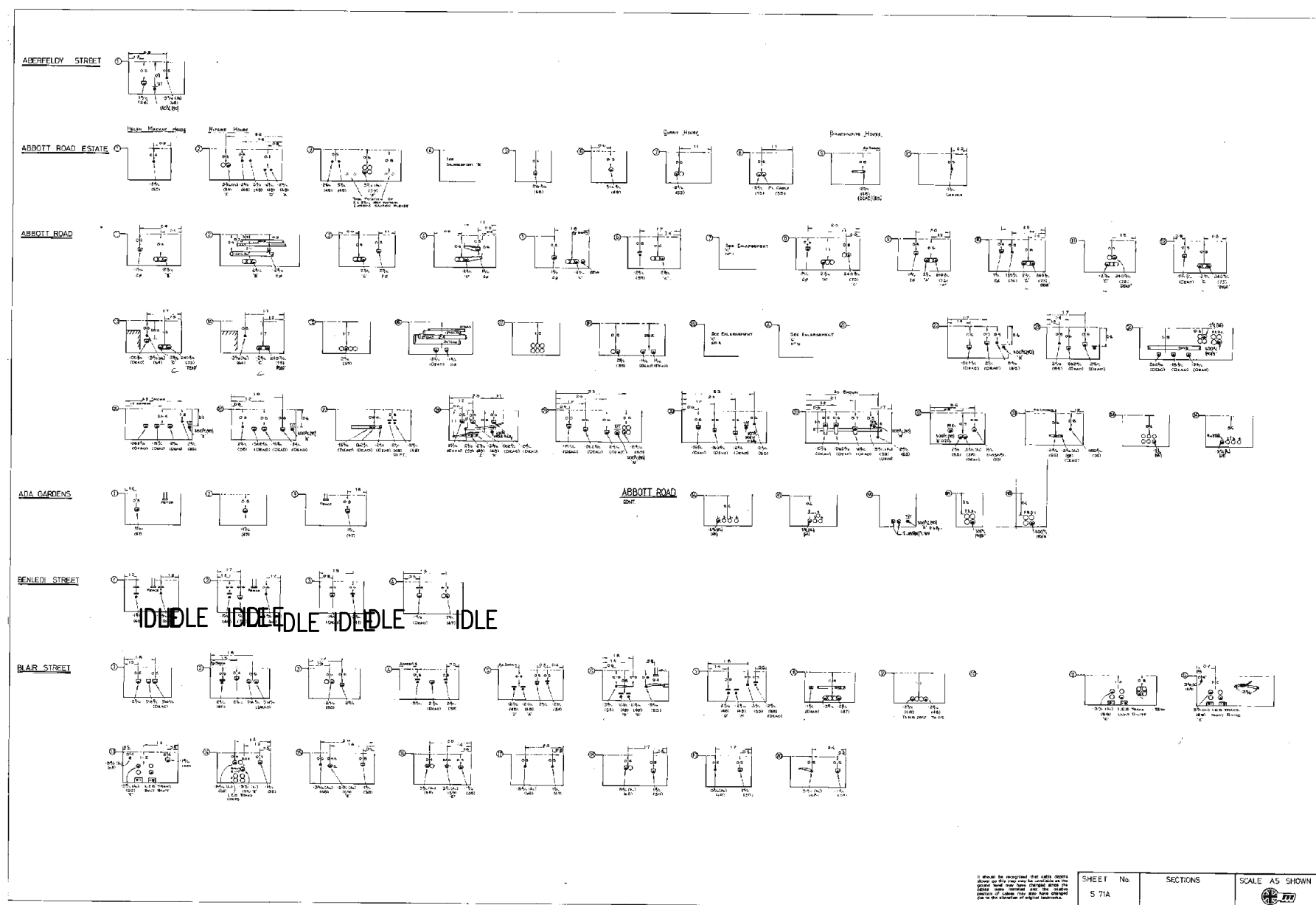


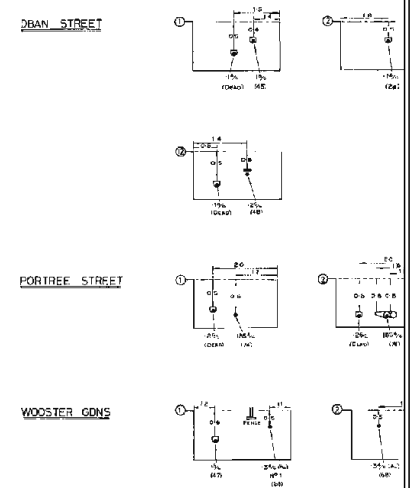
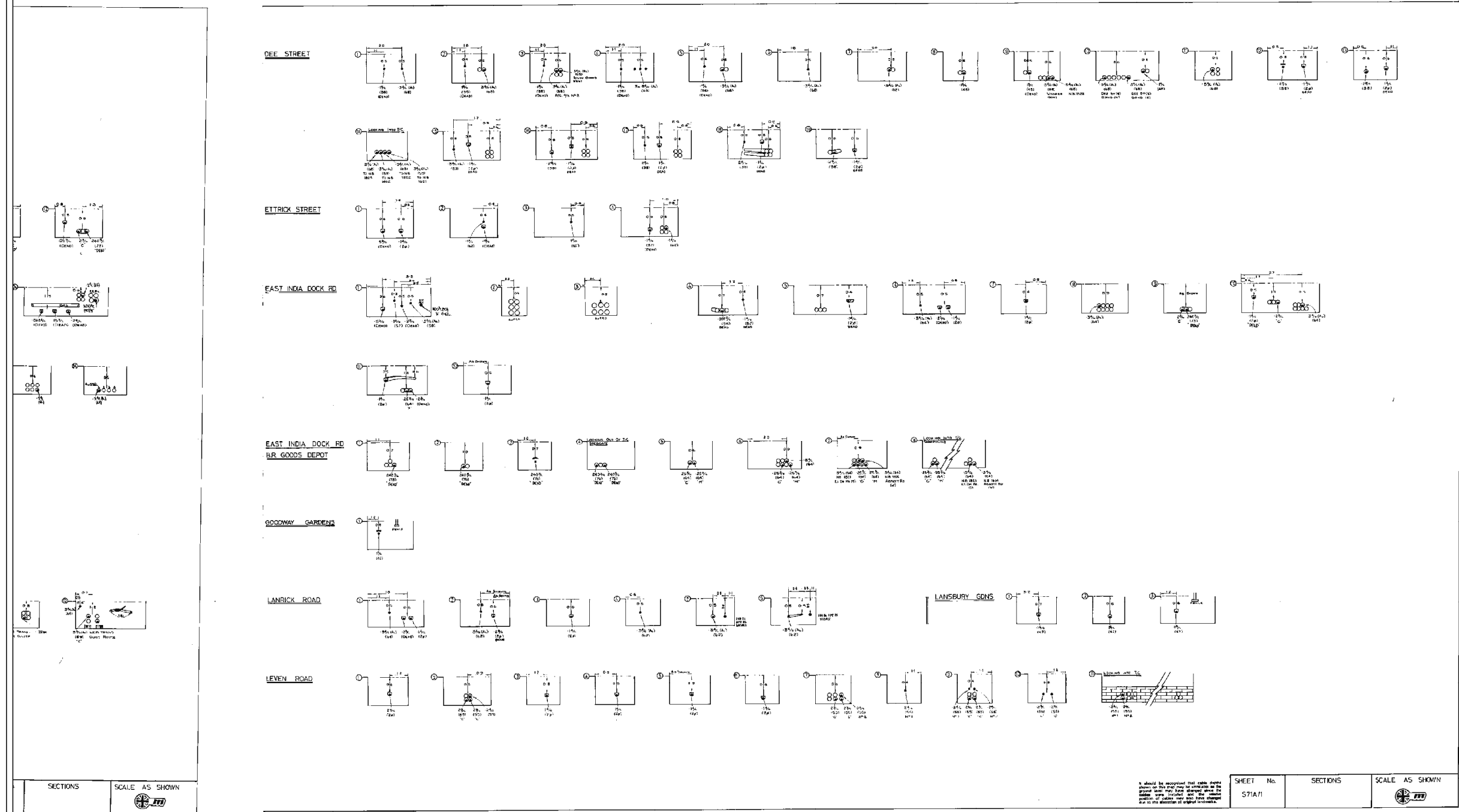


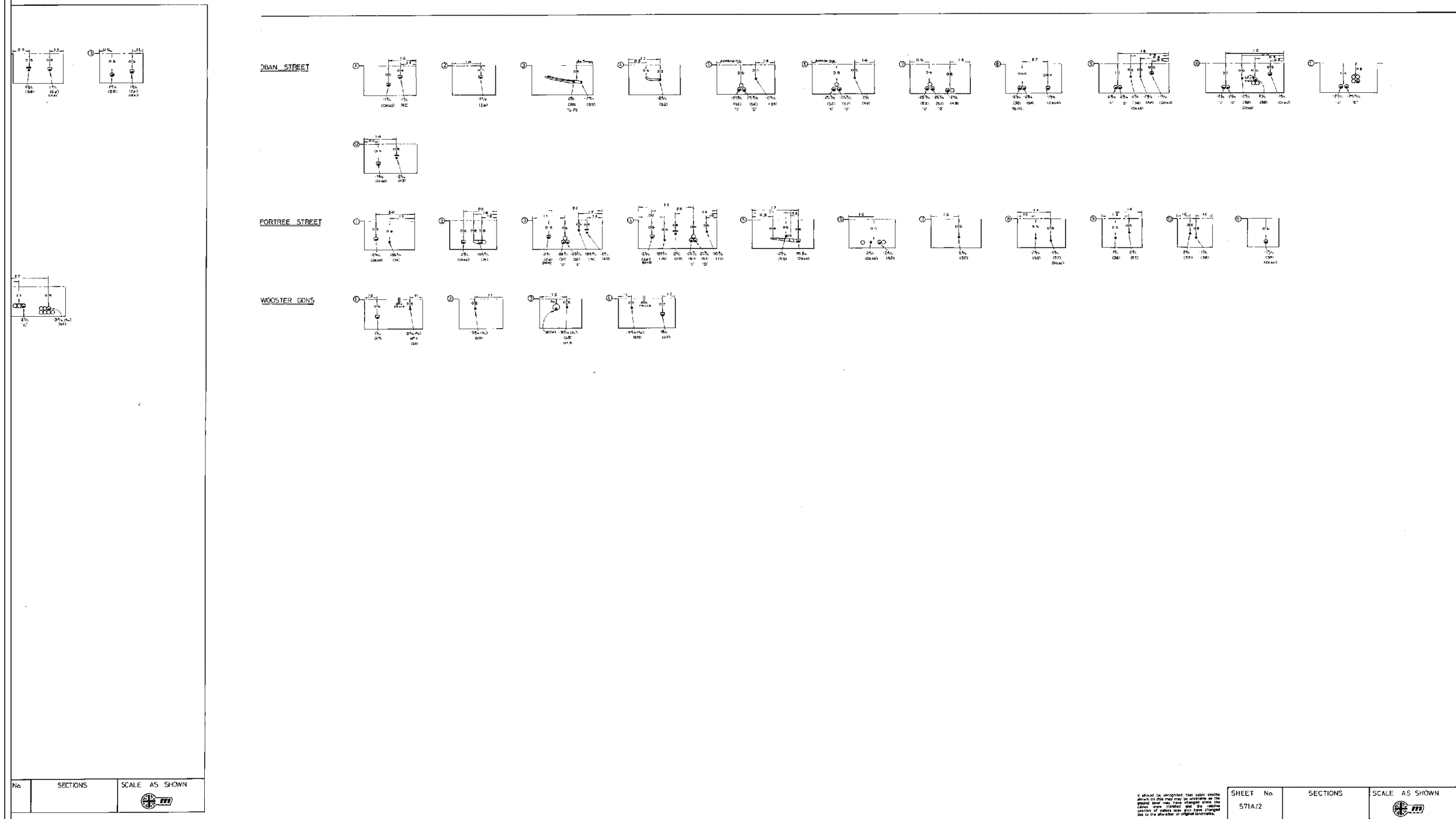
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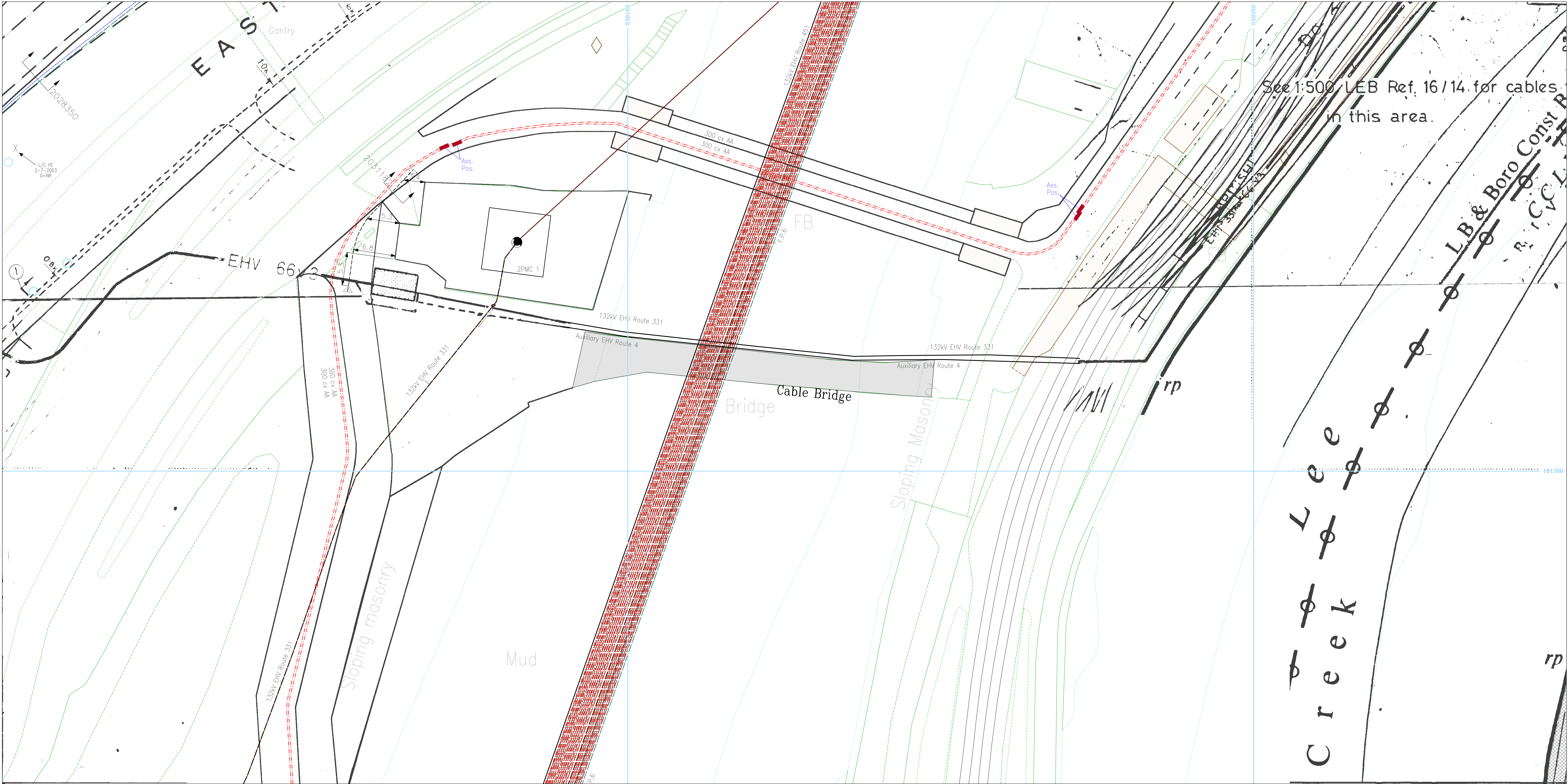


CAUTION: ALL SERVICES ARE NOT TO BE REMOVED. SHEET No. E 71A. ENLARGEMENTS. SCALE AS SHOWN.









Plotted On : 26/06/2017

Plotted By : Mark Ellis

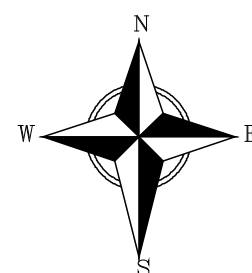
Plot Description: LAND WEST OF, LANRICK ROAD, LONDON, E14 OFE

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Map Centre : TQ3981SW



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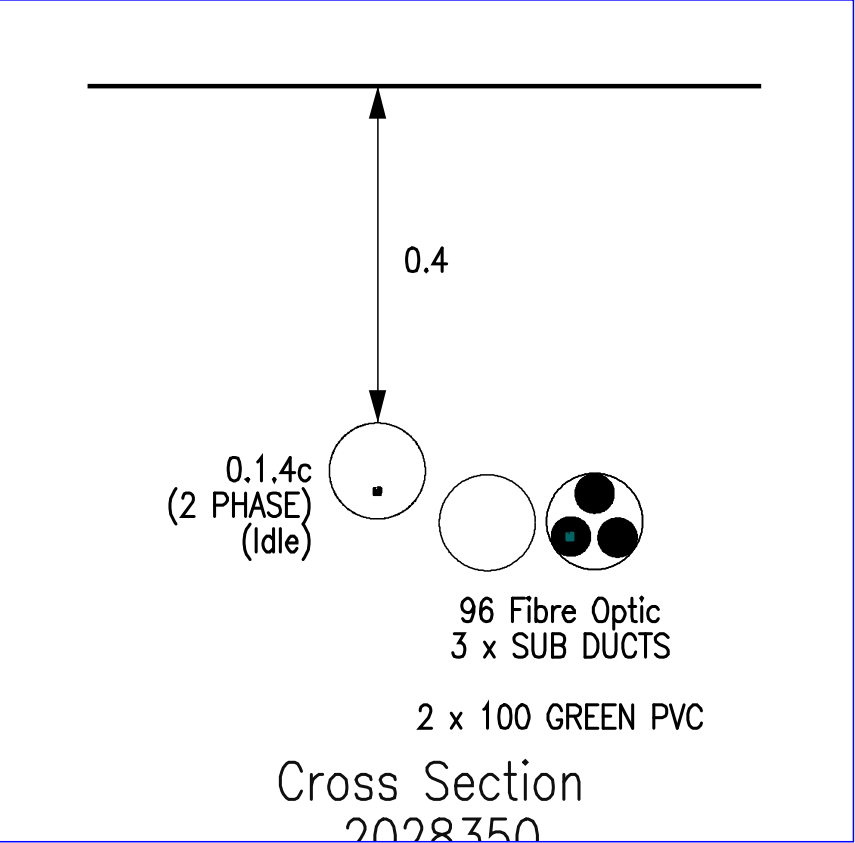
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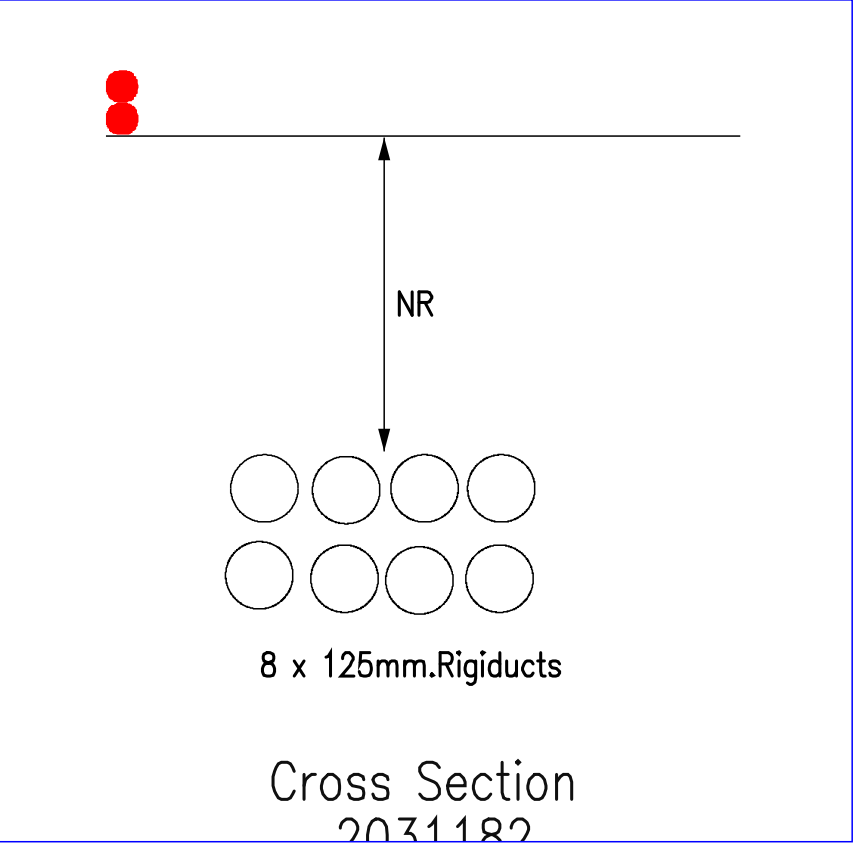
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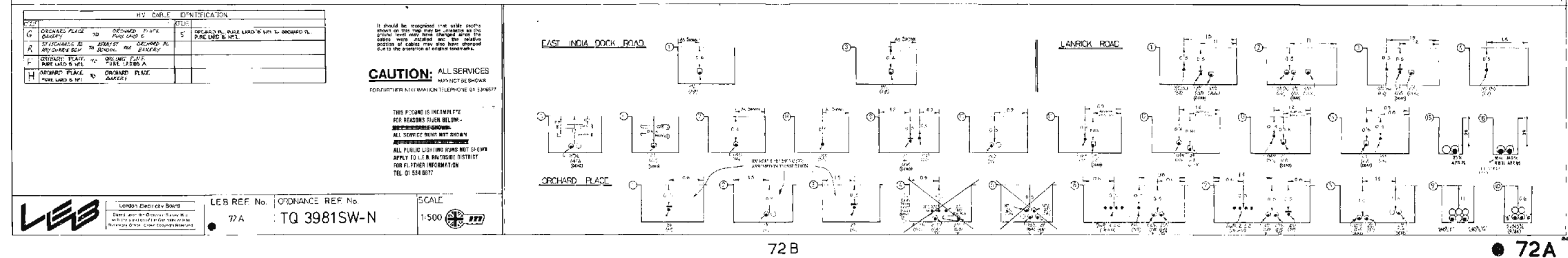
Cross Section (2028350)



Cross Section (2031182)



71A



5- - - - DOCK RD TR  
6- - - - VANAMEL S  
7- - - - RST END IN A  
8- - - - LIVERPOOL RD  
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16/9

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2017/2258147

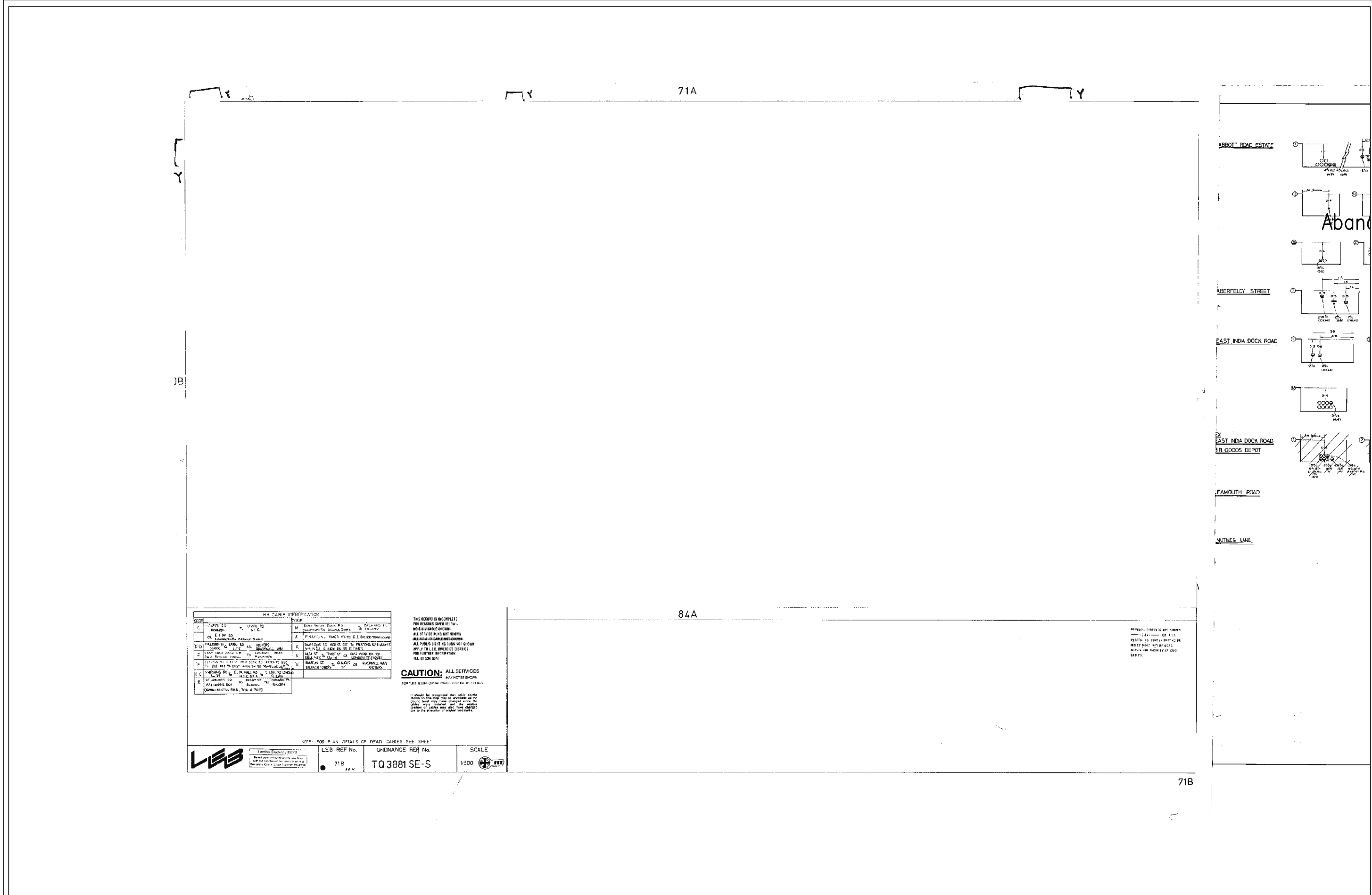
Plotted On 26/06/2017

TQ3981SWASW



FEEDER N°

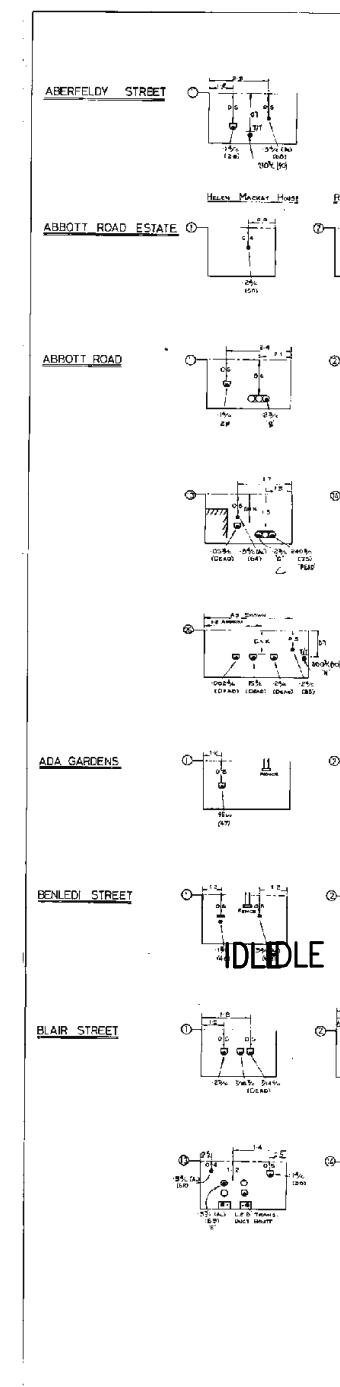
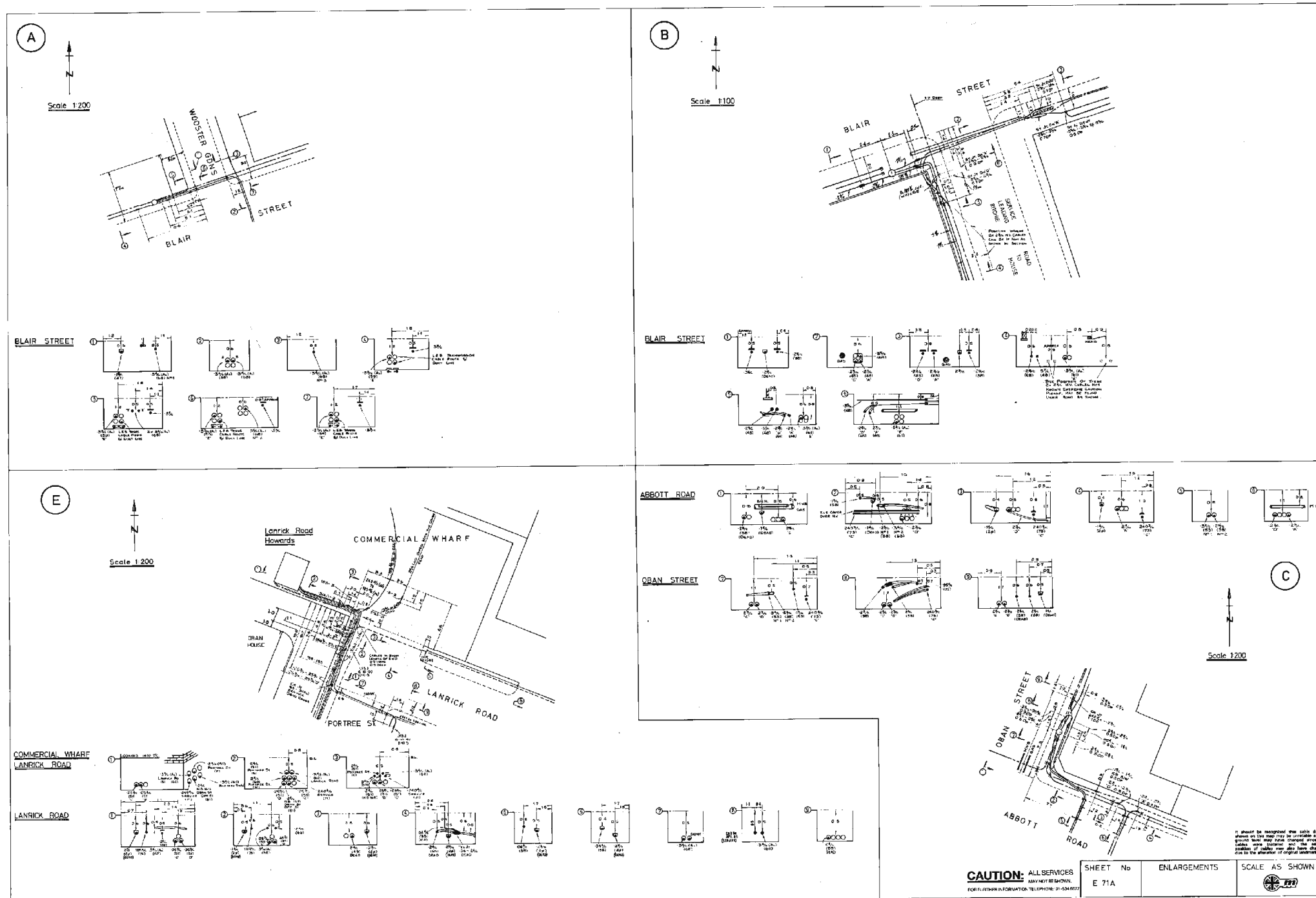
- 1:~ WEST HAM GEN ~ HANAMEEL ST TEE TIDAL BASIN PUMP STA.
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72A



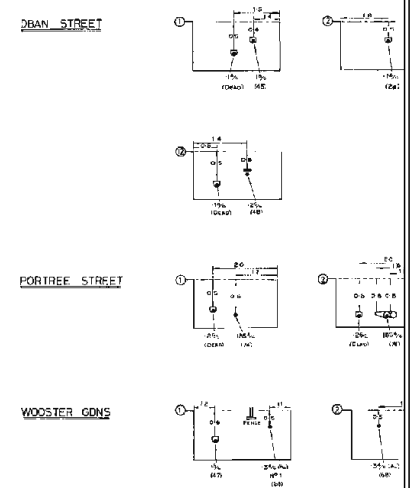
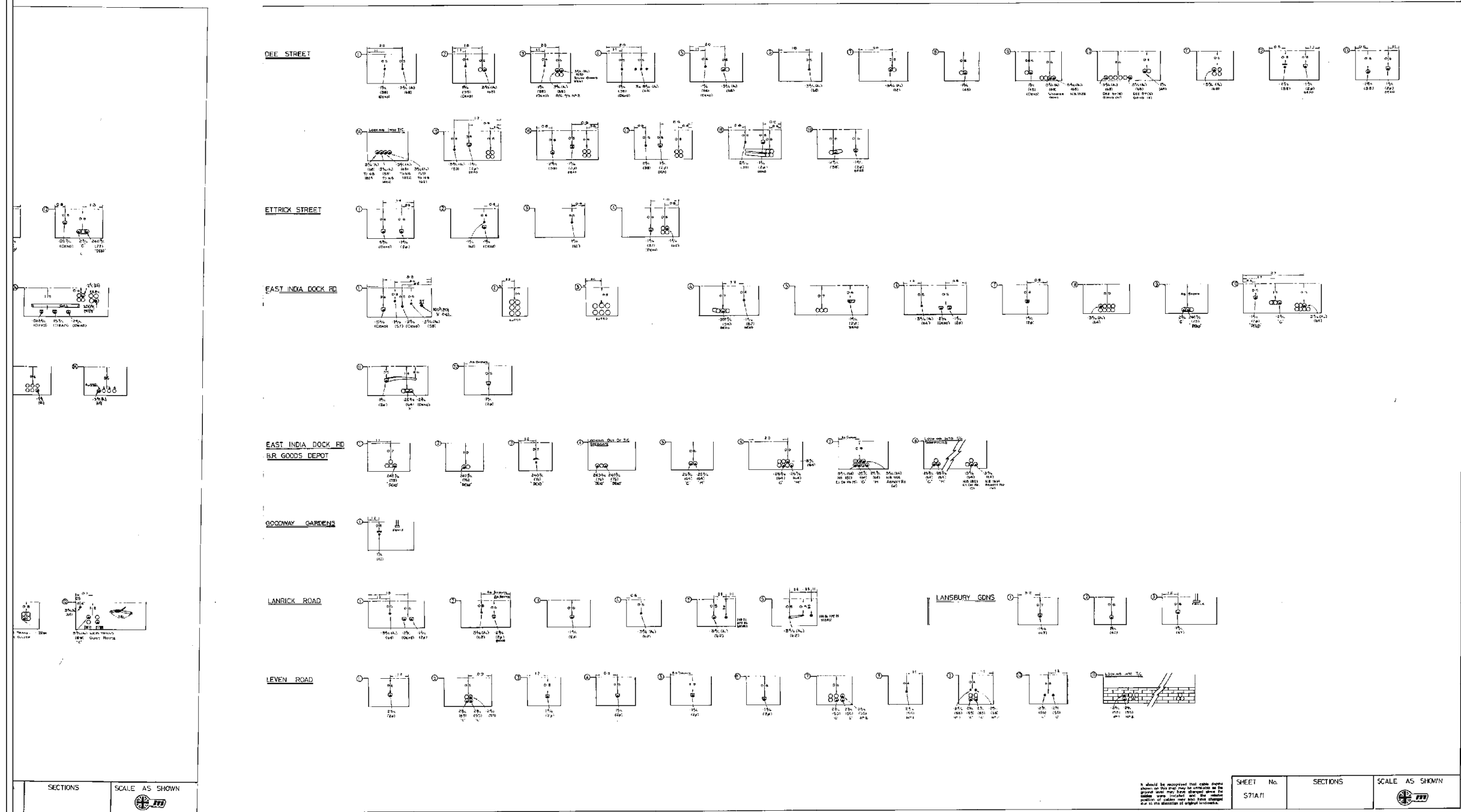
CAUTION: ALL SERVICES ARE NOT TO BE REMOVED. FOR FURTHER INFORMATION TELEPHONE 01534 852777

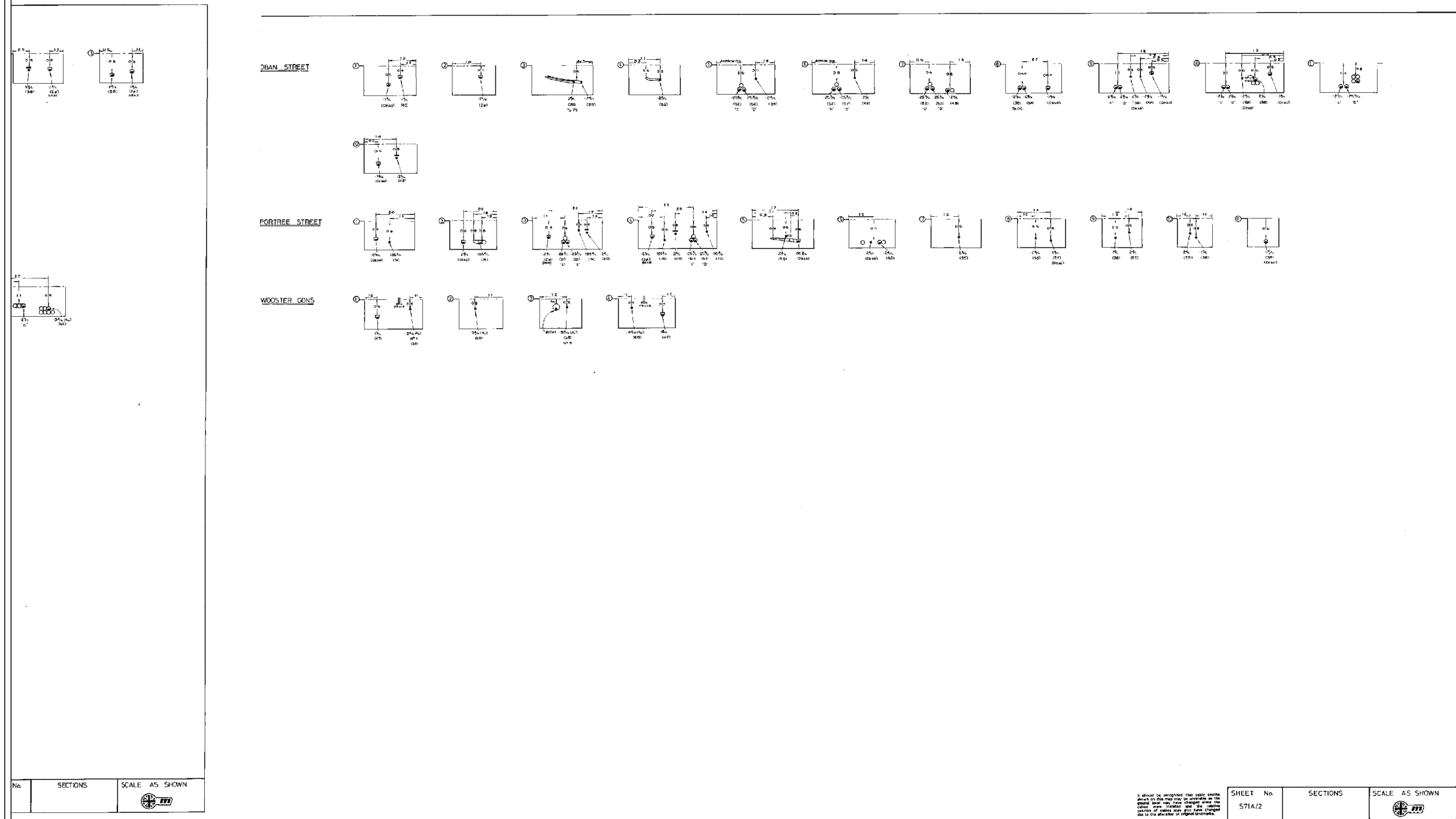
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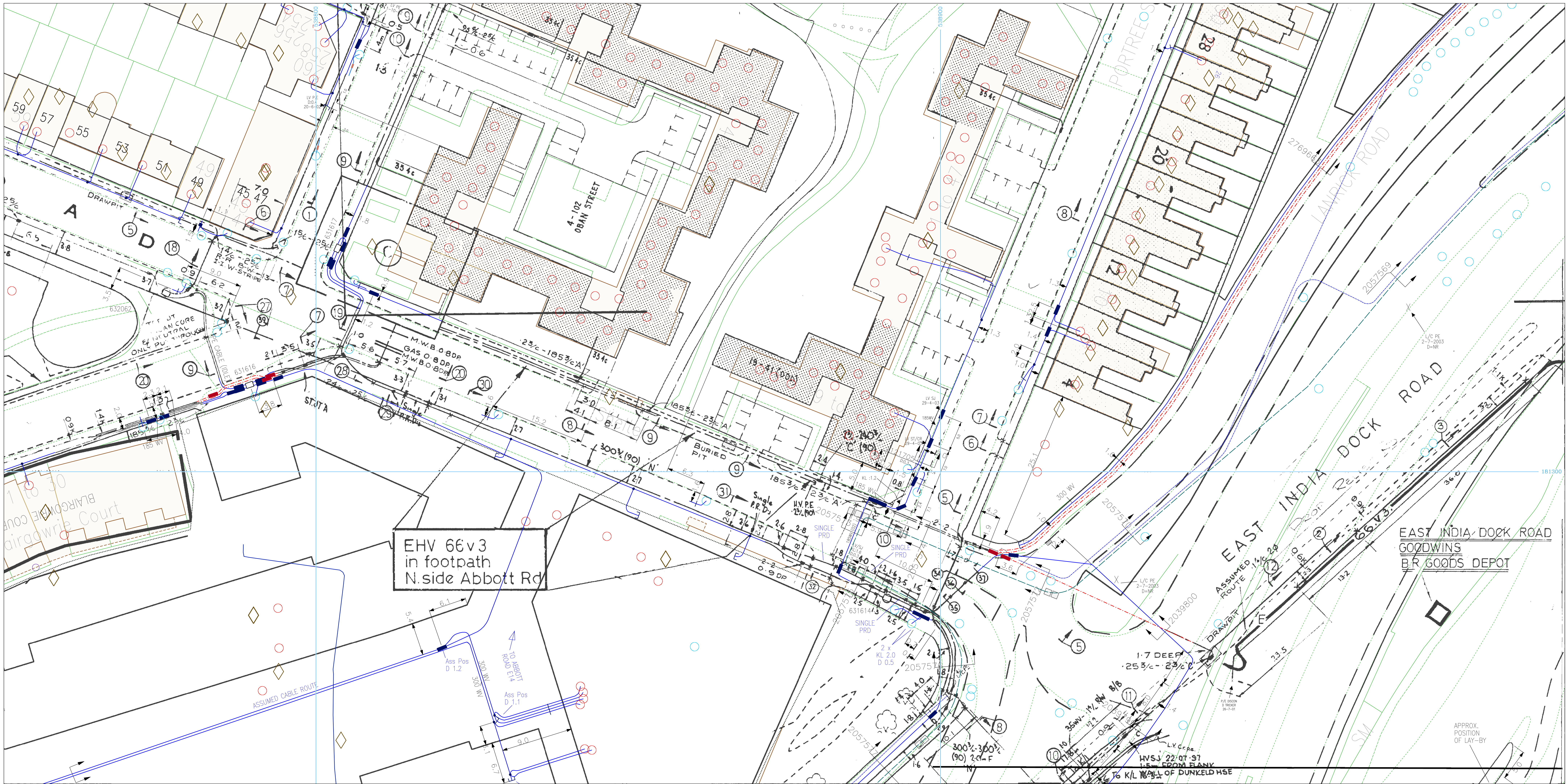
ENLARGEMENTS

SCALE AS SHOWN









Plotted On : 26/06/2017

Plotted By : Mark Ellis

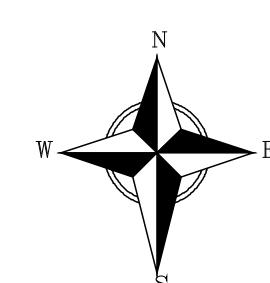
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2017/2258147/comp

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<http://www.ukpowernetworks.co.uk/safety-emergencies/in-the-workplace/understanding-safety-symbols.shtml>

#### PRIMARY CABLES EXTRA HIGH VOLTAGE CABLES (EHV) 22,000 TO 132,000 Volts

Depth normally 750mm cover in carriageway & 600mm cover in footway.  
Before digging within one metre of these cable routes  
Telephone 0800 056 5866 in order that the Company's apparatus may be located on site and any necessary protection works agreed.

N.B. THRUST BORERS OR MOLES MUST NOT BE USED WITHIN THE VICINITY OF ANY CABLES BELONGING TO UK POWER NETWORKS WITHOUT FIRST CONTACTING THIS COMPANY.

1. The position of the apparatus shown on this drawing is believed to be correct but the original landmarks may have been altered since the apparatus was installed.
2. The exact position of the apparatus should be verified – use approved cable avoidance tools prior to excavation using suitable hand tools.
3. It is essential that trial holes are carefully made avoiding the use of mechanical tools or picks until the exact location of all cables have been determined.
4. It must be assumed that each property and item of street furniture has an electricity supply. A separate record is kept for each service cable but its route is not necessarily shown on this record.
5. All cables must be treated as being live unless proved otherwise by UK Power Networks.
6. The information provided must be given to all people working near UK Power Networks' plant & equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
7. Please be aware that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

1. UK Power Networks Ltd does not warrant that the information provided to you is correct. You rely upon it at your own risk.
2. UK Power Networks Ltd does not exclude or limit its liability if it causes the death of a person or causes personal injury to a person where such death or personal injury is caused by its negligence.
3. Subject to paragraph 2, UK Power Networks Ltd has no liability to you in contract, in tort (including negligence), for breach of statutory duty or otherwise howsoever for any loss, damage, costs, claims, demands or expenses that you or any third party may suffer or incur as a result of using the information provided whether for physical damage to property or for any economic loss (including without limitation loss of profit, loss of opportunity, loss of savings, loss of goodwill, loss of business, loss of use) or any special or consequential loss or damage whatsoever.

Reproduced by permission of Ordnance Survey on behalf of HMSO. (C) Crown copyright and database right 2017. All rights reserved. Ordnance Survey Licence number 100019826. Data has been added to the Ordnance Survey base map; all proprietary rights in such additional data are and shall remain the exclusive property of (C) London Power Networks plc or Eastern Power Networks plc or South Eastern Power Networks plc each being a distribution licensee under section 6(1)(c) of the Electricity Act 1989 for the relevant distribution services area as that term is defined in such licensee's distribution licence. All rights in such data reserved.

#### ADVICE TO CONTRACTORS ON AVOIDING DANGER FROM BURIED ELECTRICITY CABLES.

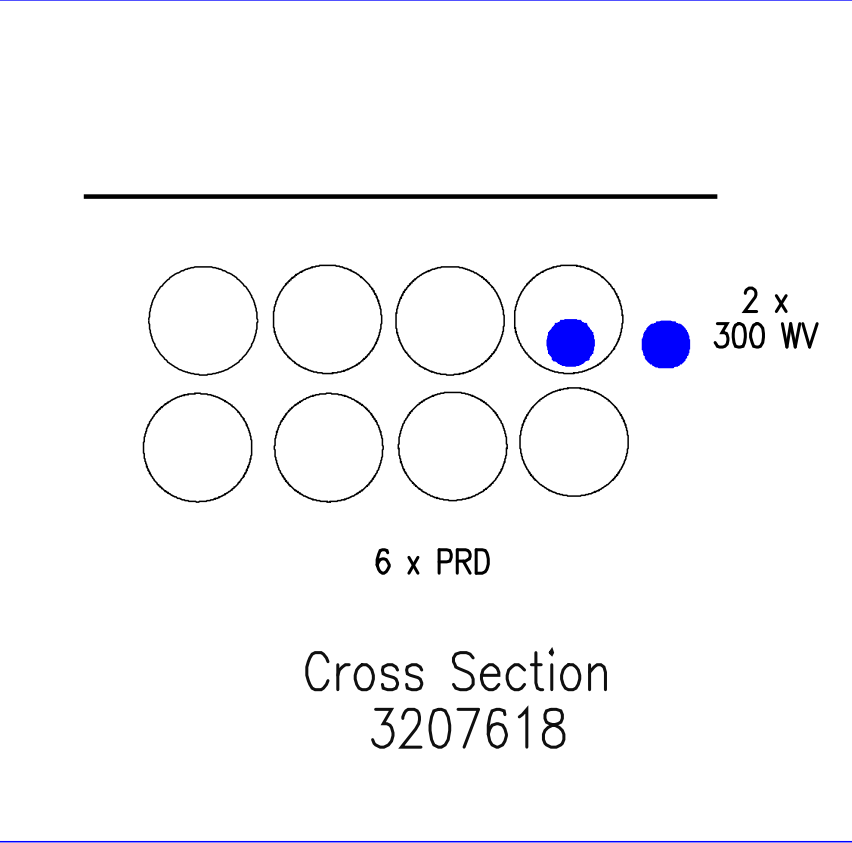
- 1) Do have cable drawings with you on site and check them before you start the excavation.
- 2) Do have a cable locator tool on site and use it to help you.
- 3) Mark out the location of electricity cables.
- 4) Do not use a mechanical excavator within 0.5m of electricity cables.
- 5) Use spades and shovels in preference to other tools.
- 6) Never disturb electricity cables and joints or their protective covers.

IF IN DOUBT – ASK! PHONE 0800 056 5866  
EMERGENCY – If you damage a cable or line Phone  
0800 780 0780 (24hrs) URGENTLY

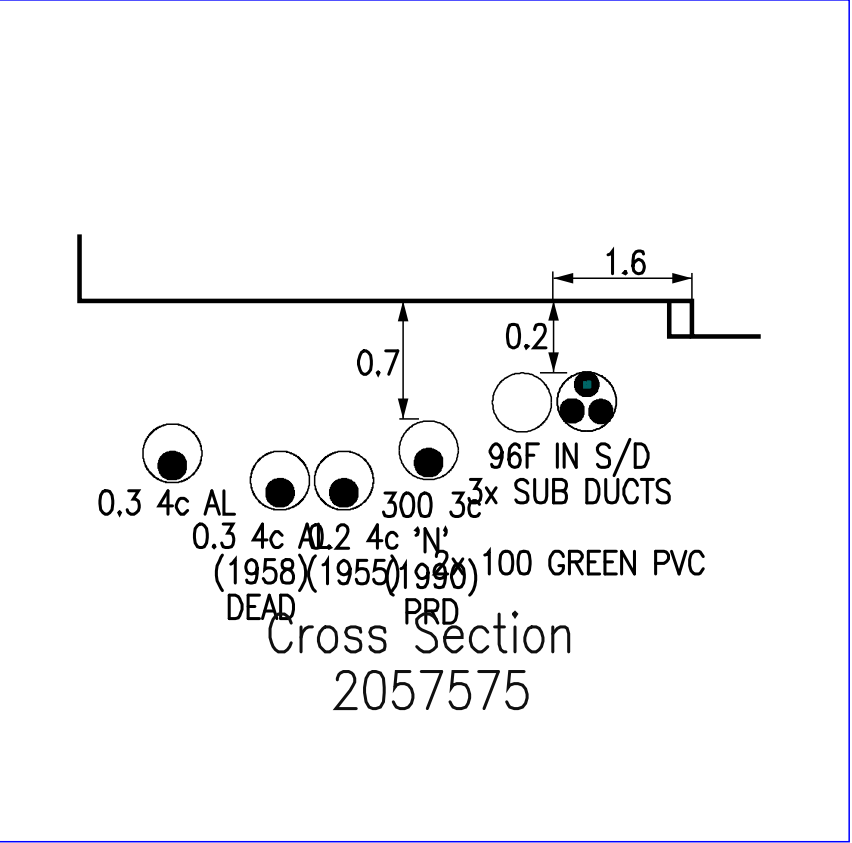
These basic safety precautions are explained in detail in the HSE booklet. HS(G)47 – Avoiding Danger from Underground Services, a copy of which may be obtained from your supervisor or HMSO.

Please be aware that electric lines belonging to other owners of licensed electricity distribution systems may be present and it is your responsibility to identify their location.

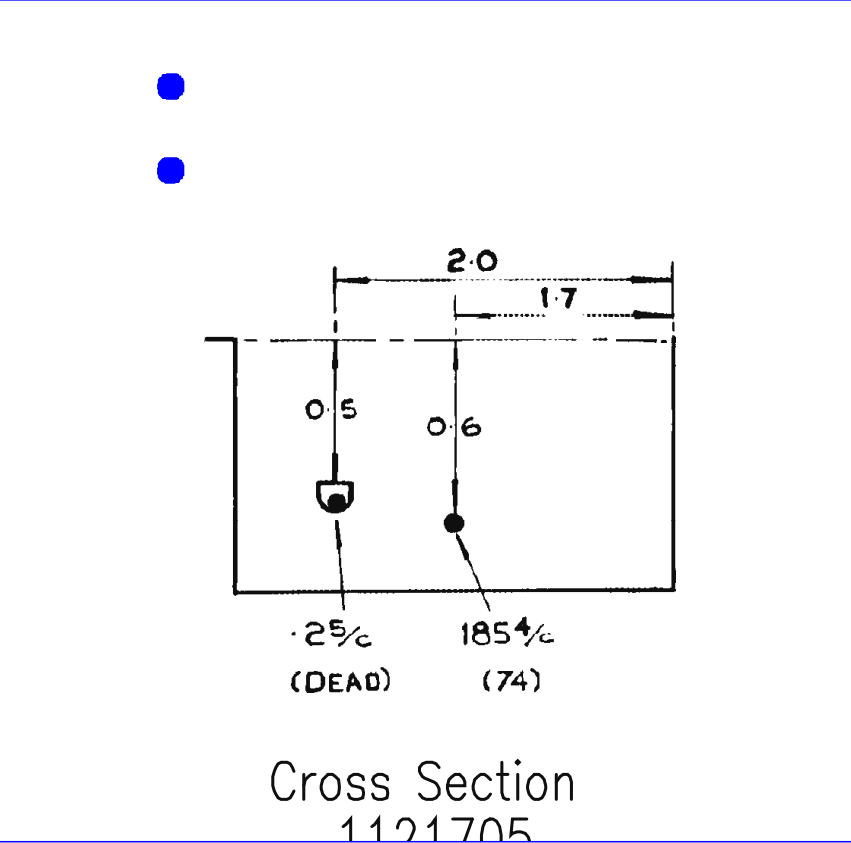
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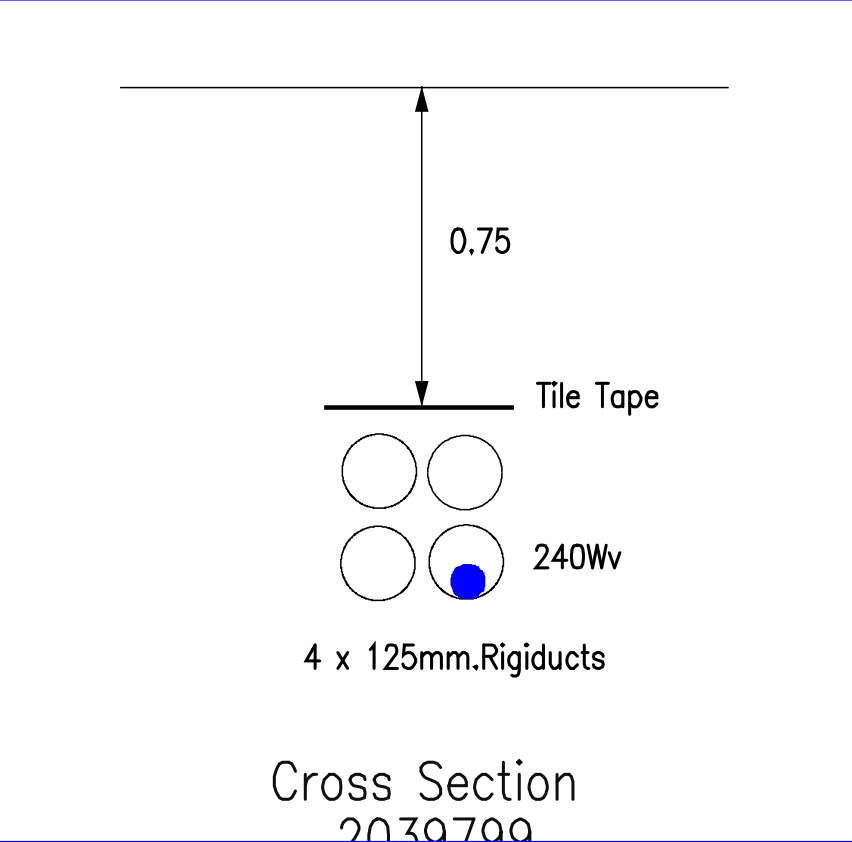
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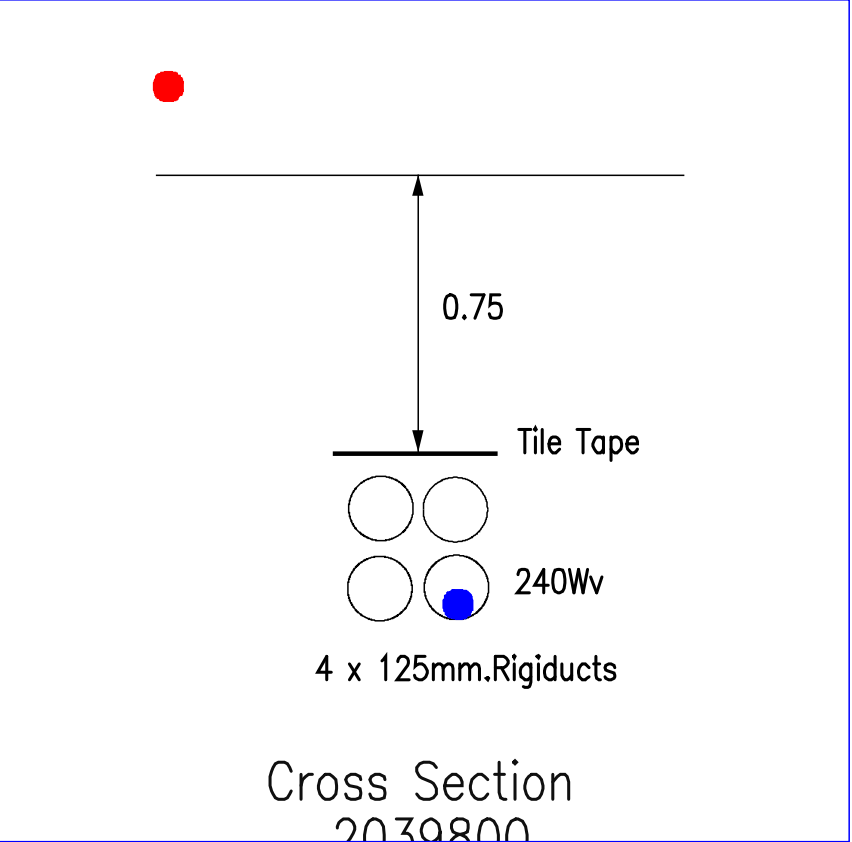
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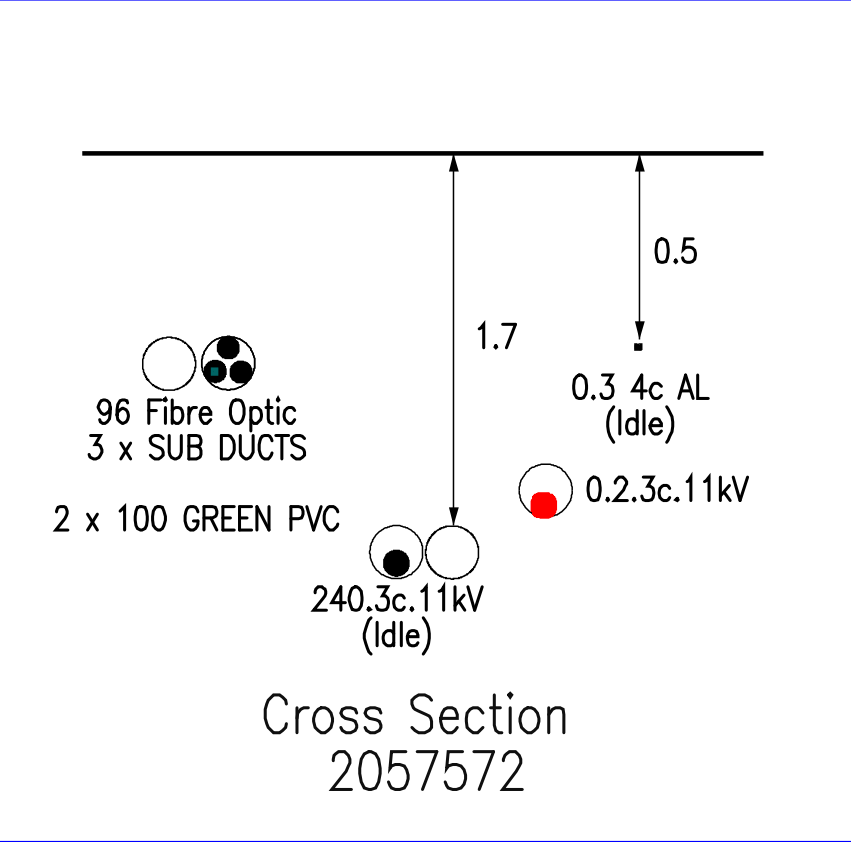
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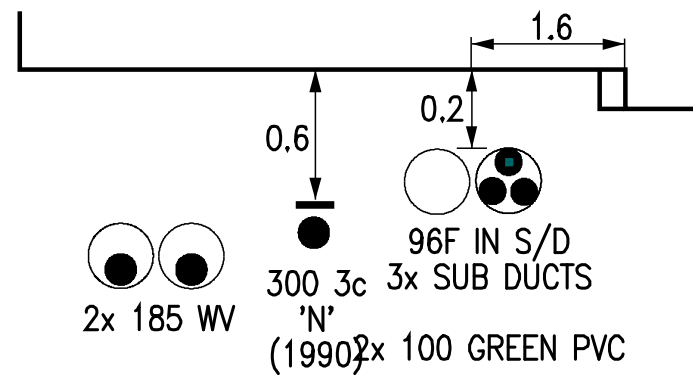
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Cross Section (2057572)

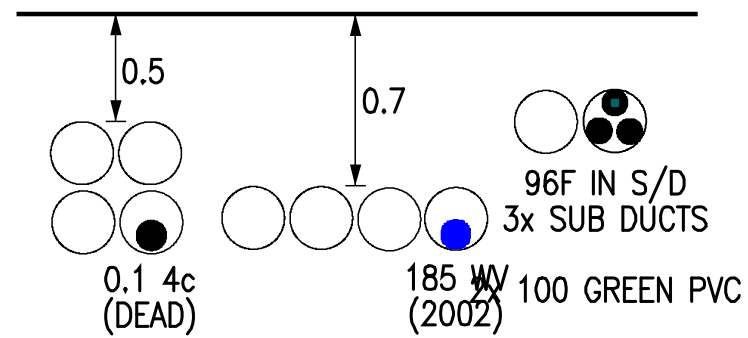


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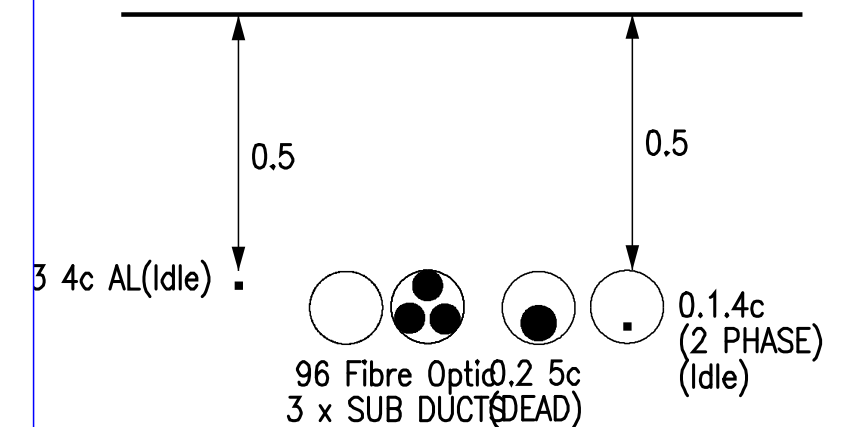
Cross Section  
2057576

Cross Section (2057573)



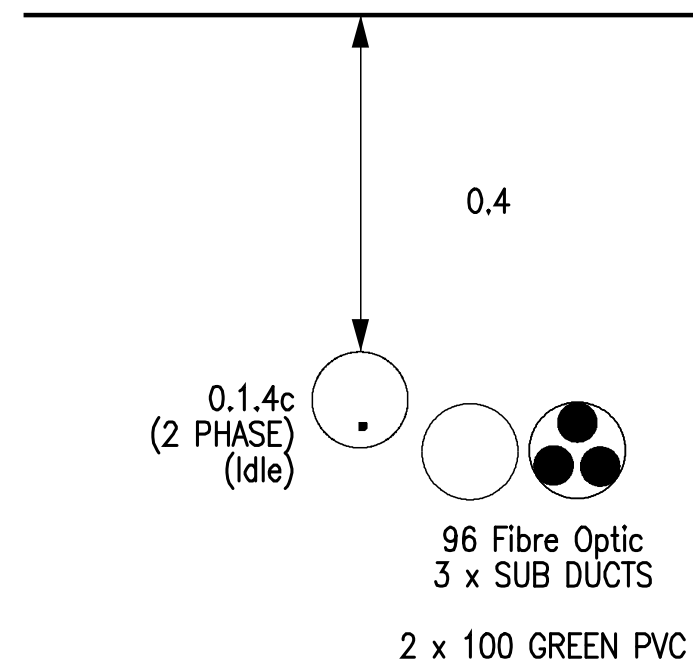
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2057573

Cross Section (2057570)



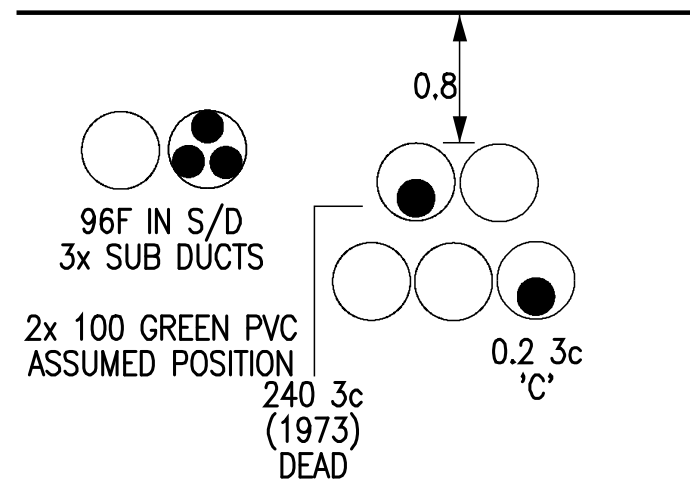
2 x 100 GREEN PVC  
Cross Section  
2057570

Cross Section (2057569)



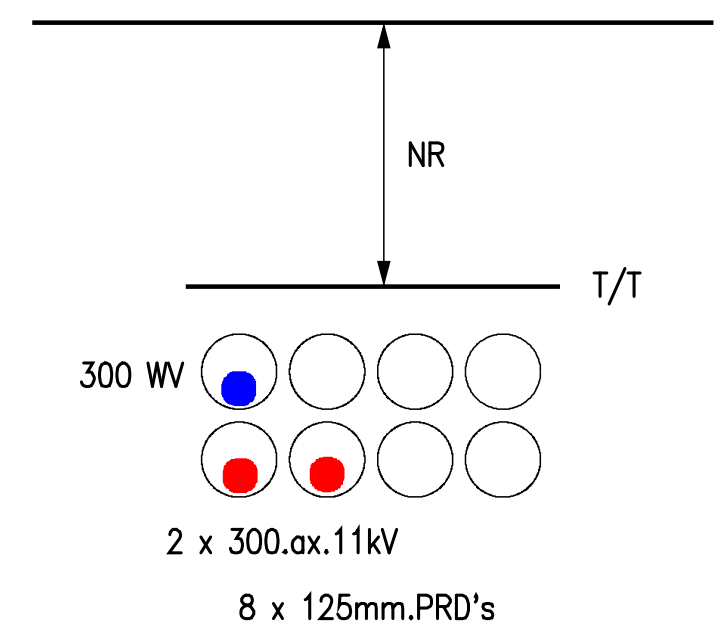
Cross Section  
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Cross Section (2057574)

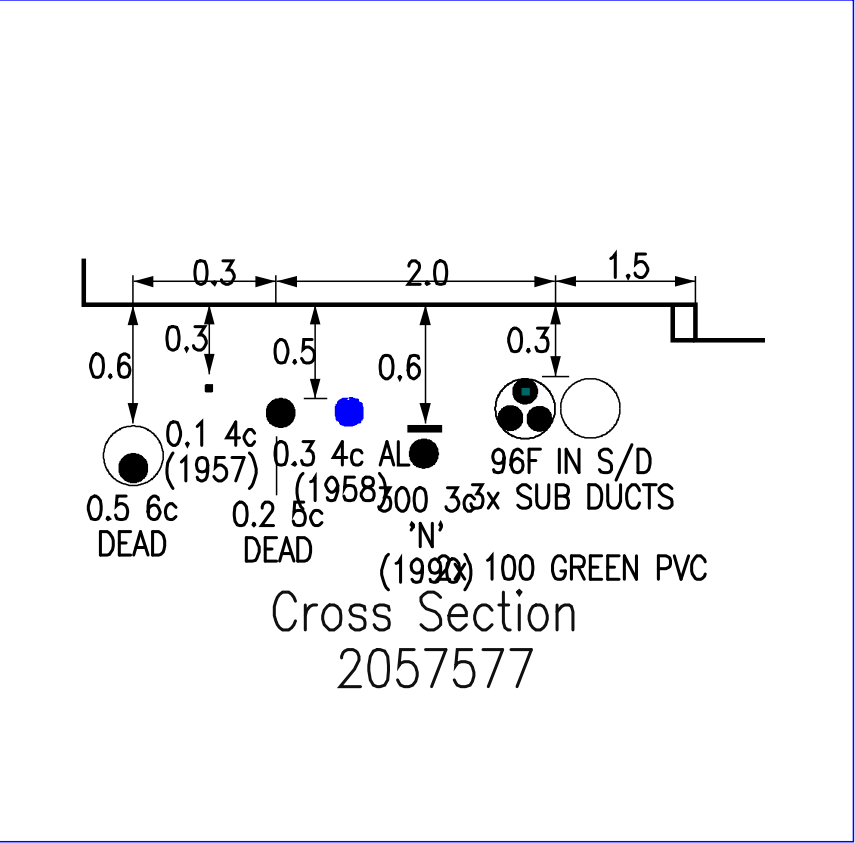


Cross Section  
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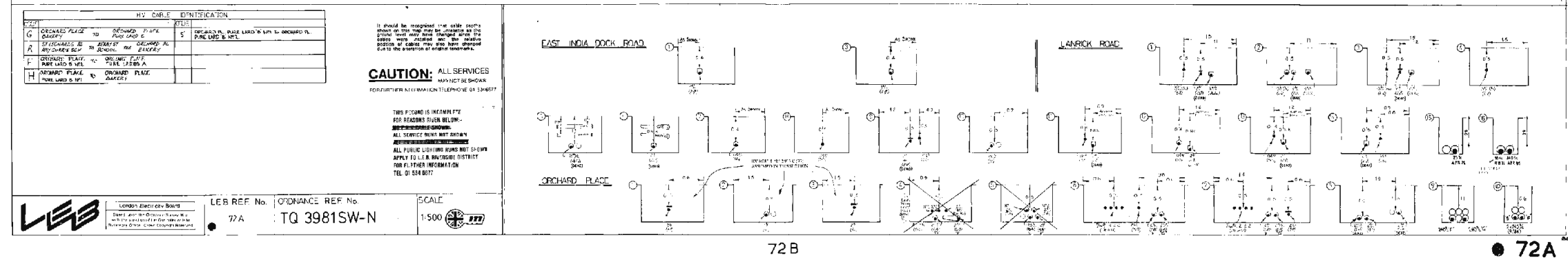
Cross Section (2769663)



Cross Section  
2769663



71A



5- - - - DOCK RD TR  
6- - - - VANAMEL S  
7- - - - RST END IN A  
8- - - - LIVERPOOL RD  
13- BODDER ST CORNER - DOCK RD  
14- CRAWFORD ST - STRENGTHEN S  
21- WEST HAM SEN - PACIFIC RD

16/9

16/15

72A

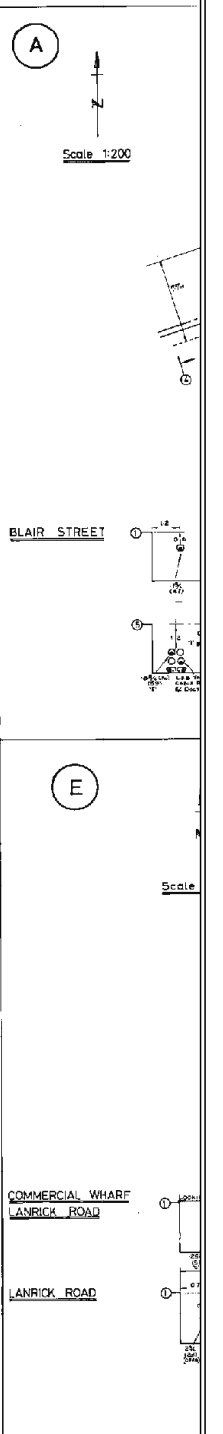
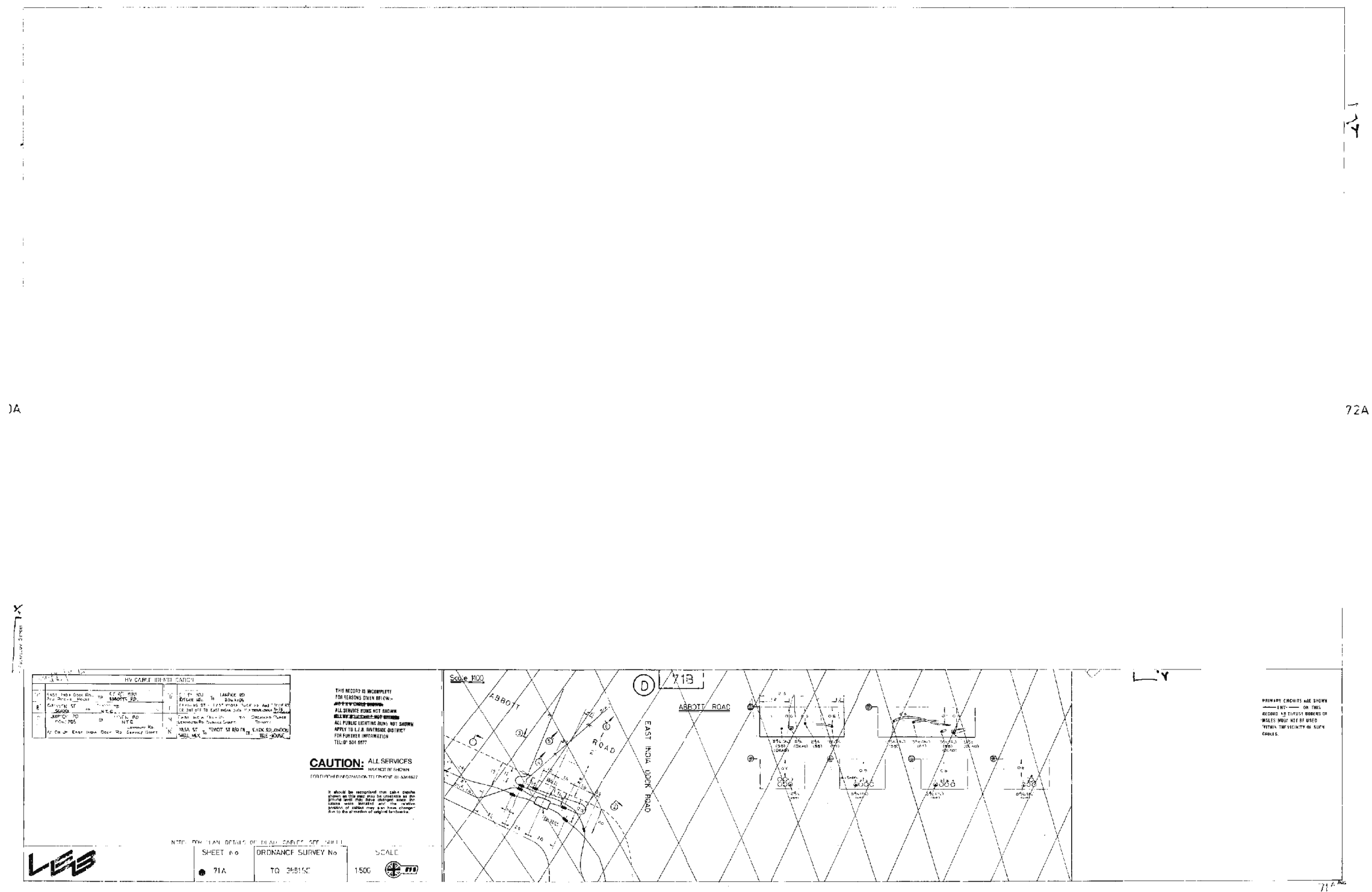
It should be recognized that cable routes shown on this map may be available on the ground level only from original aerial photographs. The routes shown are not intended to be used for the purpose of engineering or other technical work.

CAUTION: ALL SERVICES MAY NOT BE SHOWN  
FOR FULL INFORMATION TELEPHONE 01454 8577

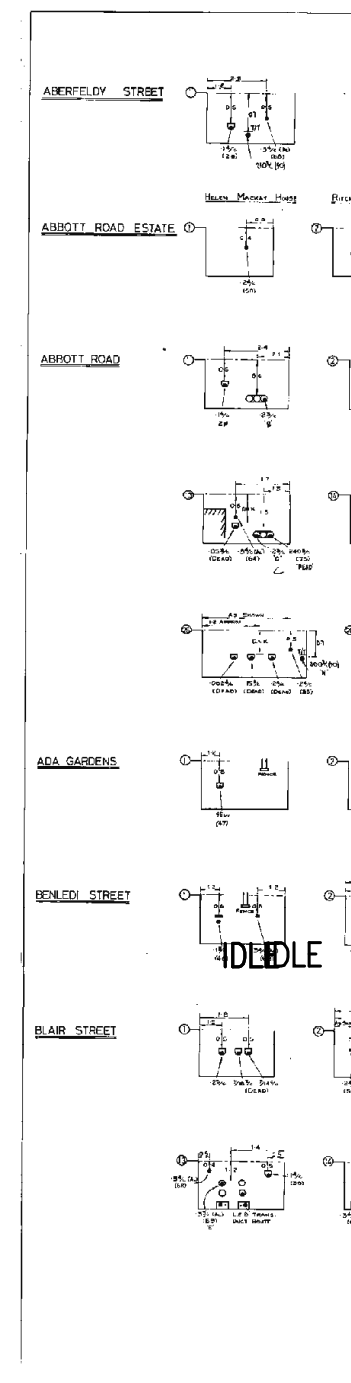
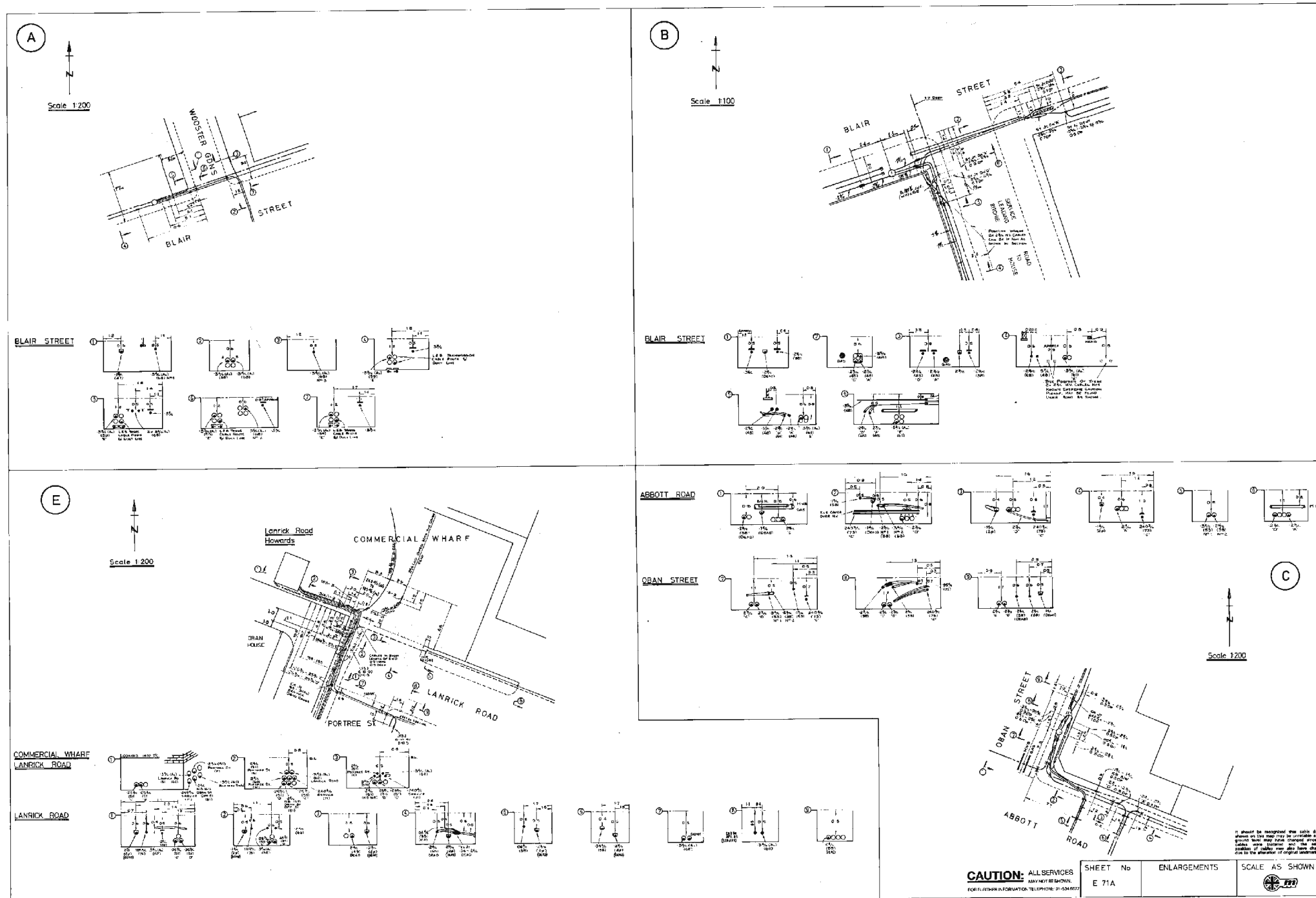
16/14

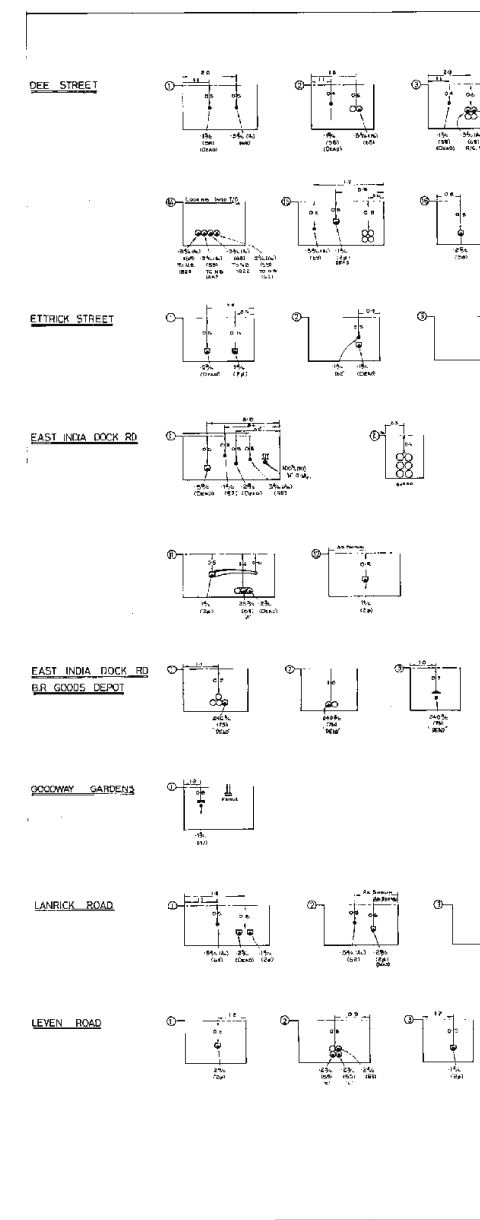
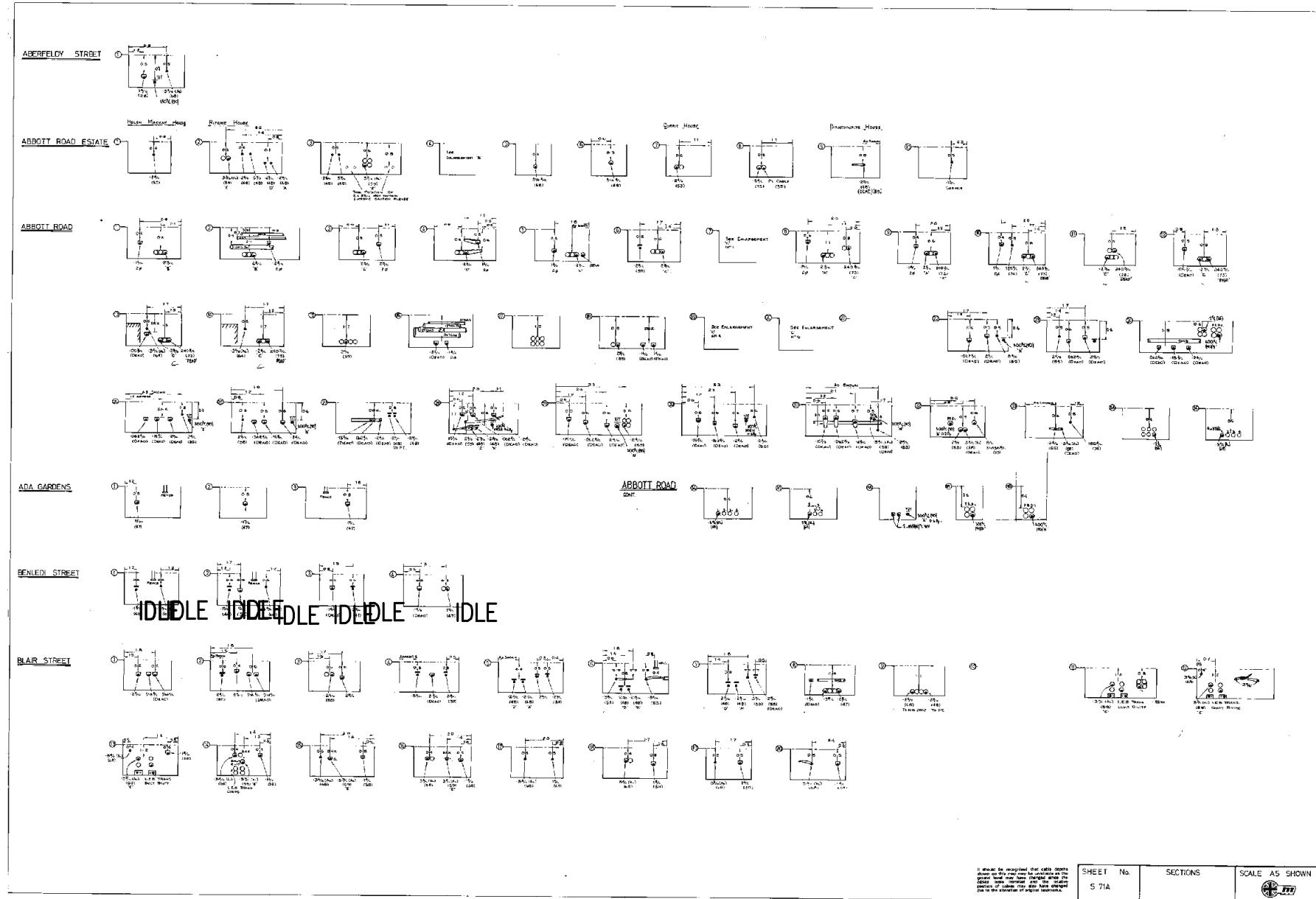
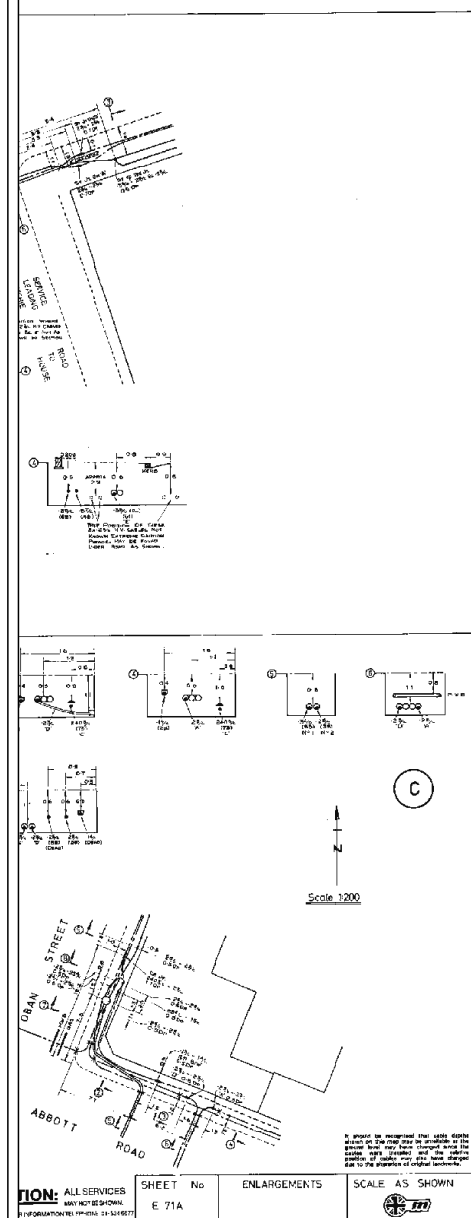
FEEDER N°

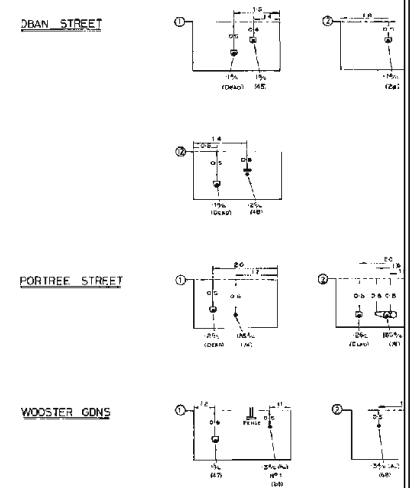
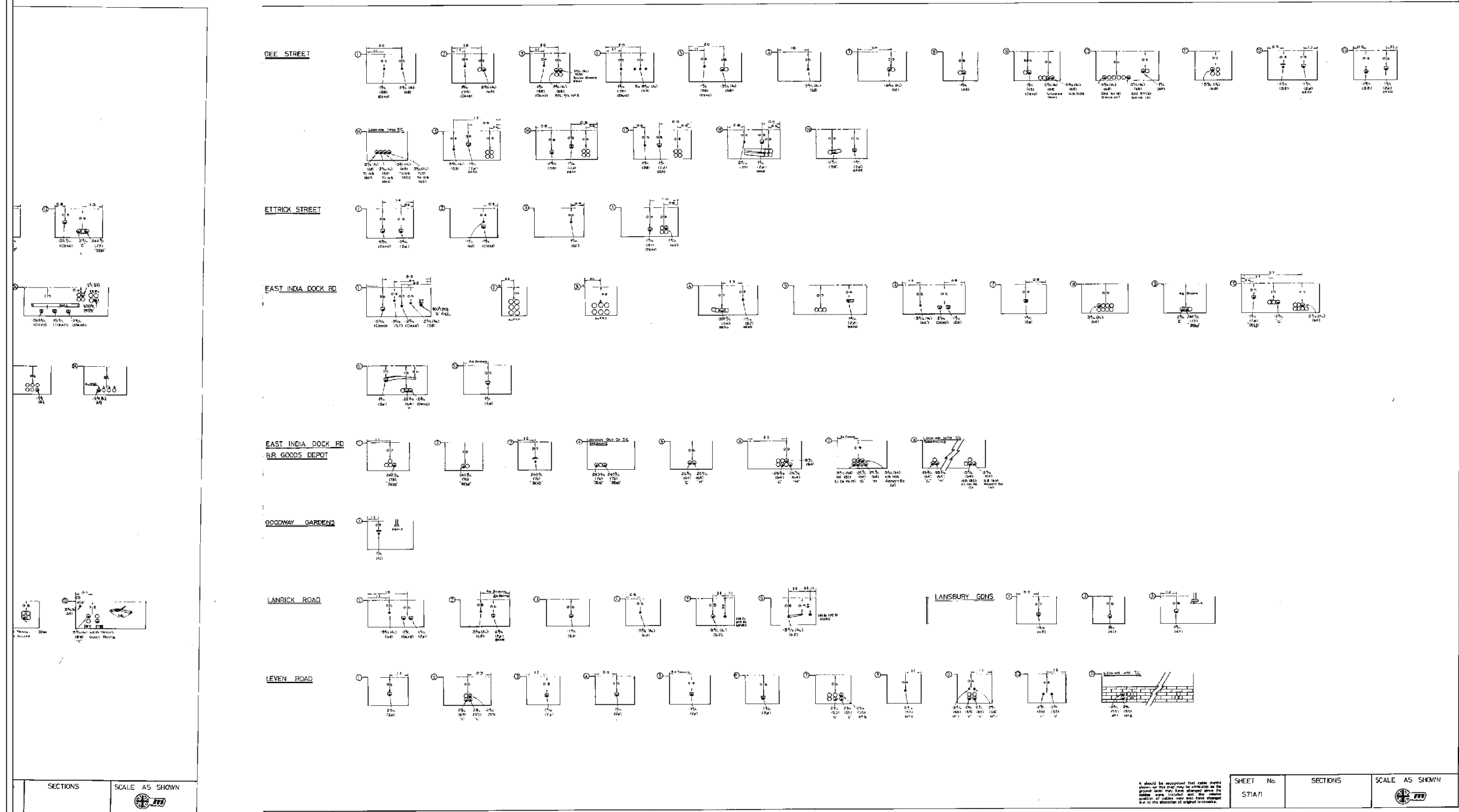
- 1:~ WEST HAM GEN ~ HANAMEEL ST TEE TIDAL BASIN PUMP STA.
- 2:~ " " " ~ N. WOOLWICH RD PINCHIN JOHNSON.
- 3:~ " " " ~ VENESTAS.
- 4:~ " " " ~ N. WOOLWICH RD TIDAL BASIN
- 5:~ " " " ~ DOCK RD TBS.
- 6:~ " " " ~ HANAMEEL ST DUNLOP PT TEE TIDAL BASIN PUMP STA.
- 7:~ " " " ~ POT END IN PETO ST ROUNDABOUT JOINT BAY.
- 8:~ " " " ~ LIVERPOOL RD GOODWINS TEE PLYMOUTH RD PATTINSON PT.
- 13:~ BIDDER ST COHENS ~ DOCK RD CONTINHO STEEL TEE PETO ST.
- 14:~ CRAWFORD ST ~ STEPHENSON ST TEE LIVERPOOL RD GOODWINS.
- 21:~ WEST HAM GEN ~ PACIFIC RD TEE TURNER ST.

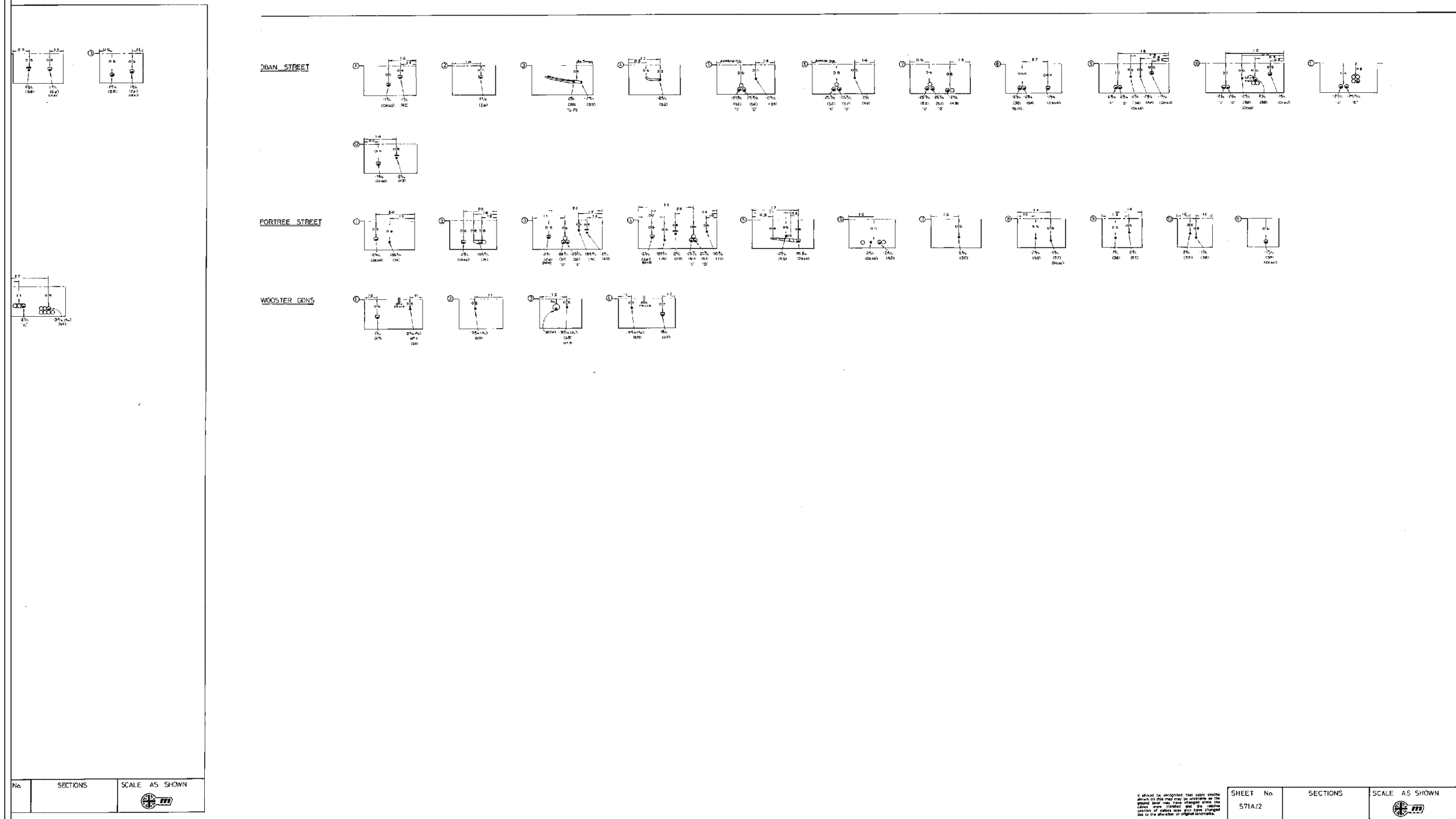


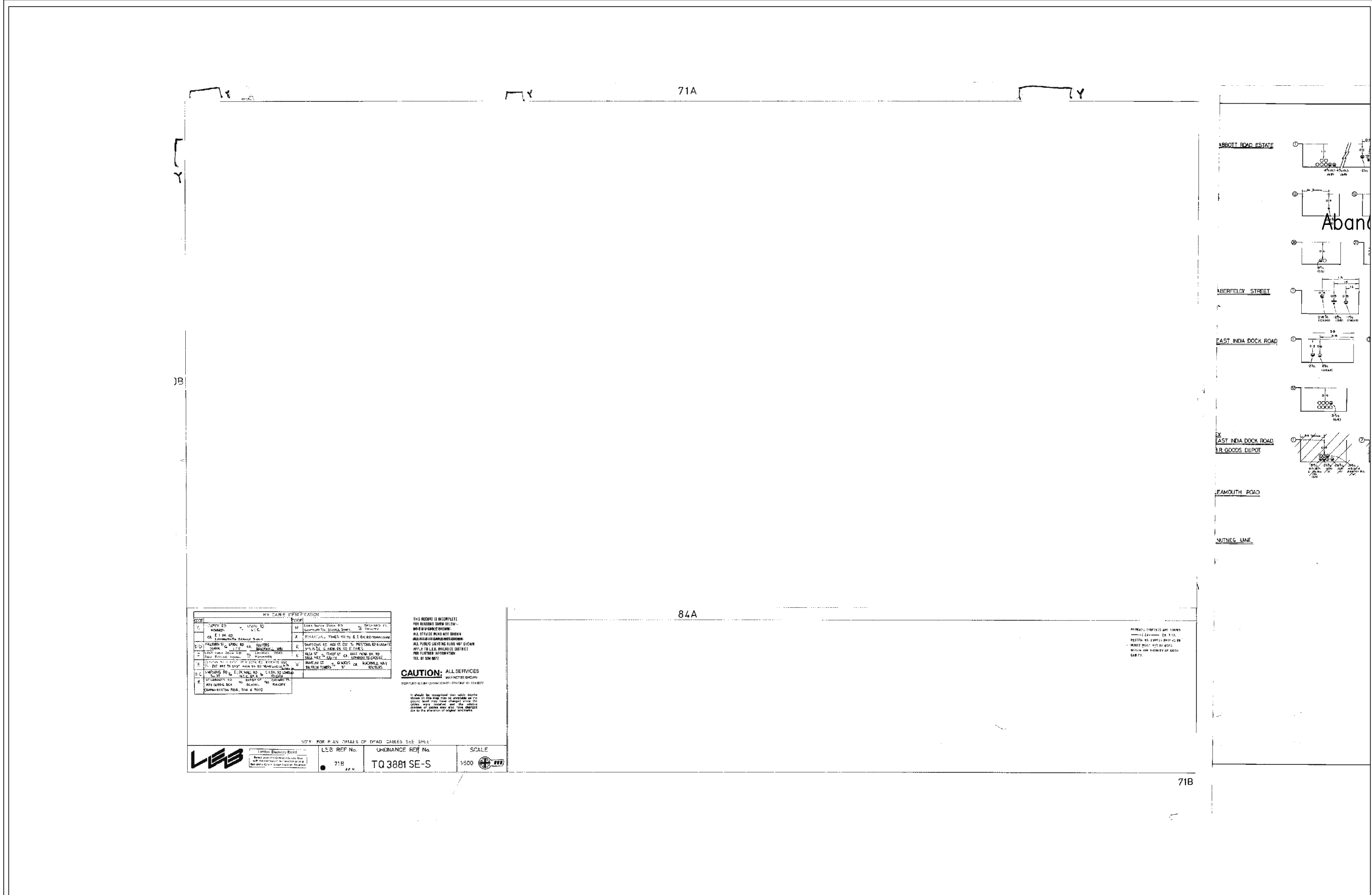
72A











Plotted By: Mark Ellis

2017/2258147

Plotted On 26/06/2017

TQ3881SEASE





The duplicate of this form must also be completed:  
a carbon copy will suffice

For directions, notes and fees see overleaf

## Register of local land charges

## Requisition for search and official certificate of search

Insert name and address of registering authority in space below

Local Land Charges Department  
Tower Hamlets London Borough Council  
Mulberry Place (AH)  
PO Box 55739  
5 Clove Crescent  
E14 1BY

### 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) <sup>1,2,3,4,5,6,7,8,9,10,11,12</sup> of <sup>1</sup> 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] <sup>2</sup> described below.

Description of land sufficient to enable it to be identified

Land to the west of Lanrick Road  
Tower Hamlets  
London

Name and address to which certificate is to be sent

Dentons UK LLP C/O TM Search Choice Ltd  
1200 Delta  
Delta Business Park  
Swindon  
Wiltshire  
SN5 7XZ

DX: 743360 Swindon 31

Signature of applicant (or his solicitor)

Date

16-06-2017

Telephone number

0844 249 9212

Reference

haru.043574.1/Lanrick

### Enclosure

Cheque/Money Order/Postal Order/Giro 41.00

### Official certificate of search

To be completed by authorised officer

It is hereby certified that the search requested above reveals ~~no subsisting registrations~~<sup>3</sup> or the 3 registrations described in the Schedule hereto<sup>3</sup> up to and including the date of this certificate

Signed Owen Whalley

On behalf of London Borough of Tower Hamlets

Date 03-07-2017

- 1 Delete if inappropriate. Otherwise insert Parts(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 of registrations disclosed should be inserted in the space provided. Only Parts which disclose subsisting registrations should be sent.)

4 Insert name of registering authority.

Oyez

7 Spa Road, London SE16 3QQ.  
Crown copyright (LR/SC/11)

2007 Edition

3.2007

5063109

LLC/1

## Directions and notes

**1** This form and the duplicate should be completed and sent by post to or left at the office of the registering authority.

**2** A separate requisition for search should be made in respect of each parcel of land in respect of which a search is required except where, for the purpose of a single transaction, a certificate is required in respect of two or more parcels of land which have a common boundary or are separated only by a road, railway, river, stream or canal.

**3** 'Parcel of land' means land (including a building or part of a building) which is separately occupied or separately rated or, if not occupied or rated, in separate ownership. For the purpose of this definition an owner is the person who (in his own right or as trustee for any other person) is entitled to receive the rack rent of land, or, where the land is not let at a rack rent, would be so entitled if it were so let.

**4** The certificate of the result of an official search of the register refers to any subsisting registrations, recorded against the land defined in the application for search, in the Parts of the register in respect of which the search is requested. The Parts of the register record:

|         |                                   |
|---------|-----------------------------------|
| Part 1  | General financial charges.        |
| Part 2  | Specific financial charges.       |
| Part 3  | Planning charges.                 |
| Part 4  | Miscellaneous charges.            |
| Part 5  | Fenland ways maintenance charges. |
| Part 6  | Land compensation charges.        |
| Part 7  | New towns charges.                |
| Part 8  | Civil aviation charges.           |
| Part 9  | Opencast coal charges.            |
| Part 10 | Listed buildings charges.         |
| Part 11 | Light obstruction notices.        |
| Part 12 | Drainage scheme charges.          |

**5** An office copy of any entry in the register can be obtained on written request and on payment of the prescribed fee.

## Fees

In England, fees payable to registering authorities for local land charge services under the Local Land Charges Act 1975 (other than the fee for a personal search of the local land charges register) are set by individual registering authorities and the fee for a personal search of the local land charges register is set out by the Lord Chancellor. In Wales, these fees are set by the National Assembly for Wales.

Information about the fees should be obtained from the relevant registering authority.



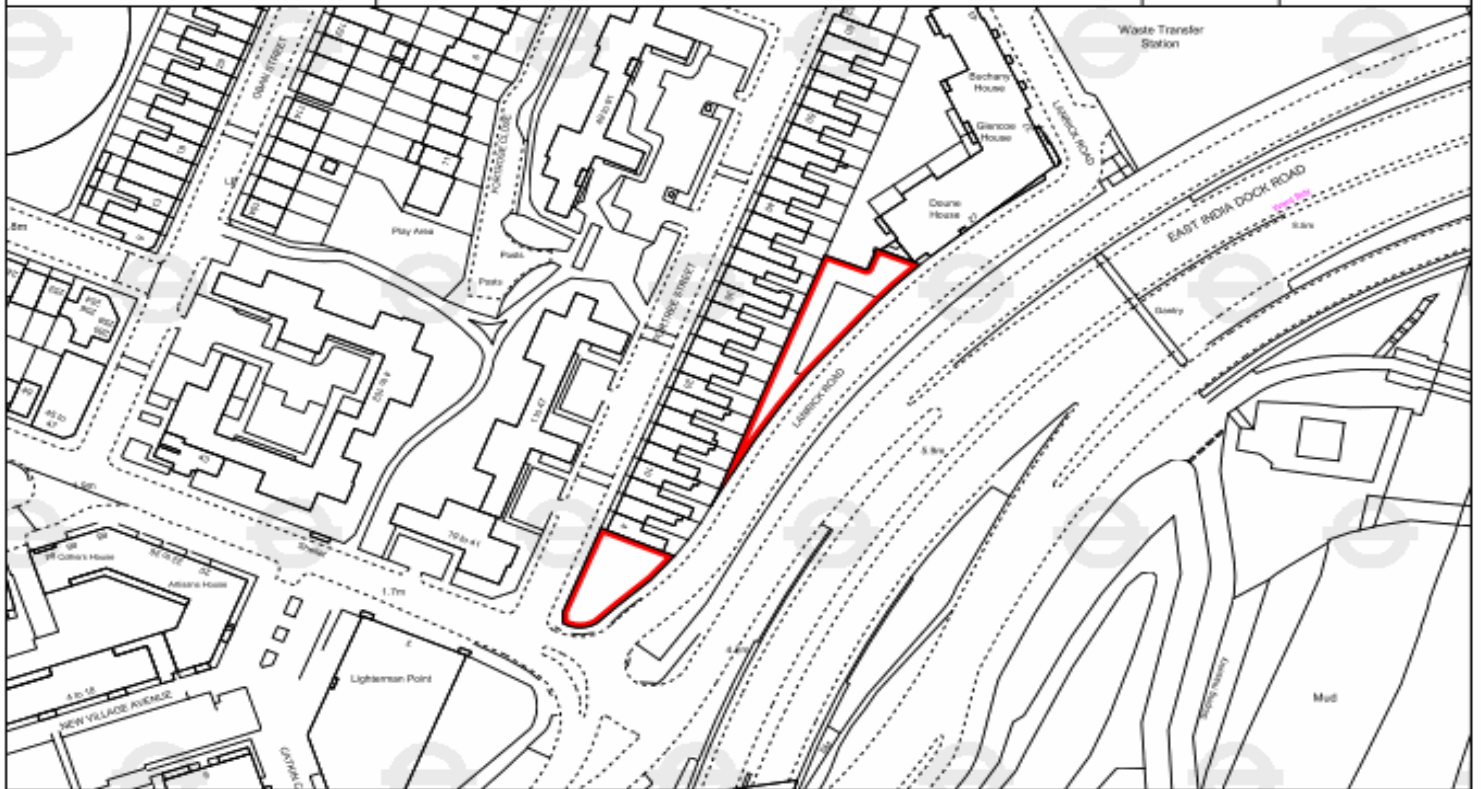
Transport for London  
TfL Operational Property  
Commercial Development  
Windsor House  
42-50 Victoria Street  
SW1H 0TL

## Land at Lanrick Road



A4 Landscape

Date : Jun 2017  
Initial : REM  
File : PAR  
Scale : 1/1250 at A4



**Replies to enquiries of local authority (CON29 2016)**

**Local Land Charges  
Mulberry Place  
5 Clove Crescent  
London  
E14 2BG**

**Tel: 020 7364-5009**

**Email:**

**landcharges@towerhamlets.gov.uk**

**Search No:**

**LLC/01178/17**

**UPRN:**

**Date: 03/07/2017**

**Description of Property:**

Land to the West of Lanrick Road, London

**Law Society CON29 Enquiries of Local Authority (2016)**

**PLANNING AND BUILDING REGULATIONS**

**1.1 Planning and Building Regulation Decisions and Pending Applications**

**Which of the following related to the property have been granted, issued or refused or (where applicable) are the subject of pending applications?**

**(a) a planning permission**

Yes

Case Number: PA/60/00959  
Case Address: Former No. 2 Portree Street  
Case Application Type: Full Planning Permission  
Case Decision Date: 29/12/1960  
Case Decision Type: Permit  
Case Description: The retention for a limited period of a single storey shelter at No. 2 Portree Street, Poplar, and its use for the storage of waste paper.

Case Number: PA/56/00573  
Case Address: Former No. 2, Portree Street, Poplar  
Case Application Type: Full Planning Permission  
Case Decision Date: 17/12/1956  
Case Decision Type: Refuse  
Case Description: The use of the site of No. 2, Portree Street, Poplar, as indicated on plan submitted, for the storage of waste paper and scrap iron.

Case Number: PA/56/00574  
Case Address: Former No. 2, Portree Street, Poplar  
Case Application Type: Full Planning Permission  
Case Decision Date: 17/12/1956  
Case Decision Type: Permit  
Case Description: The use, for a limited period, of the site of No. 2, Portree Street, Poplar, as indicated on plan submitted, for the parking of two lorries, for the retention of a 7 feet high enclosing corrugated iron fence and gates and the formation of a means of access.

Case Number: PA/57/00596  
 Case Address: Former No.2 Portree Street, Poplar  
 Case Application Type: Full Planning Permission  
 Case Decision Date: 08/11/1957  
 Case Decision Type: Permit  
 Case Description: The retention for a limited period of the single storey shelter at No.2 Portree Street, Poplar, and its use for the storage of waste paper, as shown on plans submitted.

Case Number: PA/76/00498  
 Case Address: Former Timber depot. Lanrick Road, Tower Hamlets, E14  
 Case Application Type: Full Planning Permission  
 Case Decision Date: 02/08/1976  
 Case Decision Type: Permit  
 Case Description: Change of use to light industry (furniture manufacturing)

Case Number: PA/58/00016  
 Case Address: Former Site At 7-11 , Abbott Road & 2 Portree Street, Poplar  
 Case Application Type: Full Planning Permission  
 Case Decision Date: 24/07/1958  
 Case Decision Type: Refuse  
 Case Description: THE ERECTION OF A PETROL FILLING STATION AND SHOWROOM AT NOS. 7-11 ABBOTT ROAD AND 2 PORTREE STREET:TP45284

Case Number: PA/54/00025  
 Case Address: Former Site At 7-9 & 11 , Abbott Road & 2 , Portree Street  
 Case Application Type: Full Planning Permission  
 Case Decision Date: 30/12/1954  
 Case Decision Type: Refuse  
 Case Description: THE USE OF THE SITE OF NO.7-9 AND 11 ABBOTT ROADAND NO.2 PORTREE STREET AND THE LAND FRONTING ON TO EAST INDIA DOCK ROAD,AS A PETROL FILLING STATION:TP45284

Case Number: PA/51/00021  
 Case Address: Former Site At 7 ,9 ,11 , Abbott Road & 2 , Portree Street  
 Case Application Type: Full Planning Permission  
 Case Decision Date: 17/01/1952  
 Case Decision Type: Permit  
 Case Description: Use of the site of No.2, Portree Street. 7, 9, 11, Abbott Rd and land adjoining as a petrol filling station: TP 45284

Case Number: PA/57/00010  
 Case Address: Former Site At 7 & 9 , Abbott Road  
 Case Application Type: Full Planning Permission  
 Case Decision Date: 07/11/1957  
 Case Decision Type: Permit  
 Case Description: THE USE FOR A LIMITED PERIOD OF THE SITE OF NOS.7 AND 9 ABBOTT ROAD AND LAND FRONTING EAST INDIA DOCK ROAD FOR THE STORAGE OF WASTE PAPER AND PARKING A VEHICLE, TOGETHER WITH THE ERECTION AND RETENTION FOR A SIMILAR

LIMITED PERIOD OF FENCE ON THE ABBOTT ROAD FRONTAGE AND  
OF A 7 FOOT HIGH FENCE AT THE REAR:TP 43284

Case Number: PA/54/00026  
Case Address: Former Land At 7 ,9 ,11 , Abbott Road & Land Adjoining East India Dock Road & Parian Street  
Case Application Type: Full Planning Permission  
Case Decision Date: 01/04/1955  
Case Decision Type: Permit  
Case Description: THE DEVELOPMENT OF THE SITE ON AN OUTLINE APPLICATION OF NO.7, 9 & 11(ODD), ABBOTT ROAD AND LAND ADJOINING EAST INDIA DOCK ROAD, AND PARIAN STREET,BY THE ERECTION OF AN OFFICE BUILDING AND THE USE OF PART THEREOF FOR TIMBER STORAGE:TP45284

Case Number: PA/98/00007/  
Case Address: No.2, Unit C, Portree Street, E14 (East India Ward)  
Case Application Type: Full Planning Permission  
Case Decision Date: 04/03/1998  
Case Decision Type: Permit  
Case Description: Change of use from light industrial unit (B1) to MOT test centre (sui generis).

Case Number: PA/84/00649  
Case Address: Former British Oxygen & co, Depot, Lanrick Road, e.14  
Case Application Type: Full Planning Permission  
Case Decision Date: 22/02/1985  
Case Decision Type: Permit  
Case Description: Use of the premises for general industrial purposes and extension to existing building as shown in the submitted drawings.

Case Number: PA/48/00003  
Case Address: Former 11 Abbott Road Poplar  
Case Application Type: Full Planning Permission  
Case Decision Date: 25/11/1948  
Case Decision Type: Permit  
Case Description: THE CARRYING OUT OF WAR DAMAGE REPAIRS IN THE SUM OF £900 REF NO TP45284

Case Number: PA/55/00011  
Case Address: Former 11 Abbott Road  
Case Application Type: Full Planning Permission  
Case Decision Date: 07/11/1955  
Case Decision Type: Permit  
Case Description: THE ROOFING OVER OF NO.11 ABBOTT ROAD AT FIRST-FLOOR LEVEL OF THE EXISTING BUILDING FRONTING ABBOTT ROAD FOR A LIMITED PERIOD :TP45284

Case Number: PA/66/00014  
Case Address: Junction Of Portree Street , East India Dock Road & Abbott Road  
Case Application Type: Full Planning Permission

Case Decision Date: 22/09/1966  
 Case Decision Type: Permit  
 Case Description: THE ERECTION OF A SINGLE STOREY EXTENSION TO AN EXISTING WAREHOUSE AND THE ERECTION OF A SINGLE STOREY WAREHOUSE BUILDING ON THE SITE AT JUNCTION OF PORTREE STREET , EAST INDIA DOCK ROAD & ABBOTT ROAD BOTH BUILDINGS USED FOR STORAGE

Case Number: PA/64/00534  
 Case Address: East India Dock Road, Abbott Road and Portree Street, Poplar  
 Case Application Type: Outline Planning Permission  
 Case Decision Date: 14/10/1964  
 Case Decision Type: Permit  
 Case Description: The erection of a warehouse extension store, retail shop and ancillary offices at the site of East India Dock Road, Abbott Road and Portree Street, Poplar.

Case Number: PA/64/00016  
 Case Address: East India Dock Road, Abbott Rd & Portree St  
 Case Application Type: Full Planning Permission  
 Case Decision Date: 14/10/1964  
 Case Decision Type: Permit  
 Case Description: THE ERECTION OF A WAREHOUSE EXTENSION, STORE, SHOP AND OFFICE AT THE SITE OF EAST INDIA DOCK ROAD, ABBOTT RD & PORTREE ST

**(b) a listed building consent**

None. Please note that planning applications prior to 1st April, 1974 are not shown in this search. If the property is situated in a rural area and was erected between 1948 and 1974, conveyancers should satisfy themselves that it is not subject to an agricultural occupancy restriction. Conveyancers may also wish to make similar enquiry with regard to seasonal occupancy restrictions. For further information contact the Planning Department.

**(c) a conservation area consent**

None. Please note that planning applications prior to 1st April, 1974 are not shown in this search. If the property is situated in a rural area and was erected between 1948 and 1974, conveyancers should satisfy themselves that it is not subject to an agricultural occupancy restriction. Conveyancers may also wish to make similar enquiry with regard to seasonal occupancy restrictions. For further information contact the Planning Department.

**(d) a certificate of lawfulness of existing use or development**

None. Please note that planning applications prior to 1st April, 1974 are not shown in this search. If the property is situated in a rural area and was erected between 1948 and 1974, conveyancers should satisfy themselves that it is not subject to an agricultural occupancy restriction. Conveyancers may also wish to make similar enquiry with regard to seasonal occupancy restrictions. For further information contact the Planning Department.

**(e) a certificate of lawfulness of proposed use or development**

None. Please note that planning applications prior to 1st April, 1974 are not shown in this search. If the property is situated in a rural area and was erected between 1948 and 1974, conveyancers should satisfy themselves that it is not subject to an agricultural occupancy restriction. Conveyancers may also wish to make similar enquiry with regard to seasonal occupancy restrictions. For further information contact the Planning Department.

**(f) a certificate of lawfulness of proposed works for listed buildings**

None. Please note that planning applications prior to 1st April, 1974 are not shown in this search. If the property is situated in a rural area and was erected between 1948 and 1974, conveyancers should satisfy themselves that it is not subject to an agricultural occupancy restriction. Conveyancers may also wish to make similar enquiry with regard to seasonal occupancy restrictions. For further information contact the Planning Department.

**(g) a heritage partnership agreement**

None.

**(h) a listed building consent order**

None.

**(i) a local listed building consent order**

None.

**(j) building regulations approval**

None

**(k) a building regulation completion certificate and**

None

**(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?**

No

**1.1.(i) INFORMATIVE:** The Council's computerised records of Building Regulation Decisions do not, currently, extend back before 1st April 1998 and this reply covers only the period since that date. Prior records would have to be searched manually at additional cost. Where building control approval for the property is currently being administered by an Approved Inspector eg.NHBC, the seller or developer should be asked to provide evidence of compliance with building regulations.

**1.1.(ii):** (1) This information has been provided to us electronically by the relevant Competent Person Scheme and we do not hold copies of certificates. To obtain a copy please contact the building owner or the relevant Competent Person Scheme (see below).

**Full Legal name of Scheme - Acronyms - Contact**

Ascortiva Group Limited - NICEIC - 01582 531 000  
 Association of Plumbing and Heating Contractors (Certification) Limited - APHC - 0121 711 5030  
 Benchmark Certification Limited - Benchmark - 0238 051 7069  
 BM Trada Certification Limited - BM Trada - 01494 569 700  
 British Institute of Non Destructive Testing - BINDT - 01604 603 124  
 British Standards Institution - BSI - 01442 278 607  
 Building Engineering Services Competence Accreditation Limited - BESCA - 0800 652 5533  
 Capita Gas Registration and Ancillary Services Limited - GSR - 0800 408 5500  
 Cavity Insulation Guarantee Agency Limited - CIGA - 01525 853 300  
 CERTASS Limited - CERTASS - 0845 0948 025  
 ECA Certification Limited - ELECSA - 0845 634 9043  
 Fensa Limited - FENSA - 020 7645 3700  
 HETAS limited - HETAS - 0845 634 5626  
 NAPIT Registration Limited - NAPIT - 0845 543 0330  
 National Federation of Roofing Contractors Limited - NFRC - 0844 318 8888

Network VEKA Limited - Network VEKA - 01282 473 170  
 Oil Firing Technical Association Limited - OFTEC - 0845 658 5080  
 Stroma Certification Limited - STROMA - 0845 621 1111

**Contacts:** Address for Planning AND/OR Building Control Department for copies: Mulberry Place, 5 Clove Crescent, London E14 2BG Tel No: **Planning and Building Control: 020 7364 5009** (Please note request for additional information/copies from Building Control can take up to 10 days to be dealt with).

## 1.2 Planning Designations and Proposals

**What designations of land use for the property or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?**

Flood Risk Zone

Archaeological Priority Area

**1.2. INFORMATIVE:** This reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan, but does not include policies contained in planning guidance notes.

## ROADS AND PUBLIC RIGHTS OF WAY

### Roadways, footways and footpaths

**2.1. Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:**

**(a) highways maintainable at public expense**

Lanrick Road & Portree Street & East India Dock Road- Yes

Any internal accessways - No

**2.1(a) INFORMATIVE:** The reply to this enquiry is restricted to highways maintainable at the public expense within the meaning of the Highways Act 1980 (s36). If the road, footpath or footway is not a publicly maintainable highway the Council cannot express an opinion as to what rights of access may exist over it. An affirmative reply does not imply that the publicly maintainable highway directly abuts the boundary of the property. If information regarding the limits of the highway is required a separate enquiry, including a plan showing the area in question, should be made to the Traffic and Transportation Service, Mulberry Place, 5 Clove Crescent, London E14 2BG; an additional fee will be charged for this information.

**(b) Subject to adoption and, supported by a bond or bond waiver**

No

**(c) to be made up by a local authority who will reclaim the cost from the frontagers**

None

**(d) to be adopted by a local authority without reclaiming the cost from the frontagers?**

None

### Public Rights of Way

**2.2 Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?**

Not applicable

**2.2. INFORMATIVE:** The local authority does not keep a definitive map of public rights of way other than that to comply with the Highways Act (s36) which is revealed in the reply to enquiry 2.1 (a).

**2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?**

No.

**2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?**

No.

**2.5 If so, please attach a plan showing the approximate route.**

Not applicable.

## OTHER MATTERS

**Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? How can copies of relevant documents be obtained?**

Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1 to 3.15 below.

### 3.1 Land required for Public Purposes

**Is the property included in land required for public purposes?**

No

### 3.2 Land to be acquired for Road Works

**Is the property included in land to be acquired for road works?**

No

**3.2 INFORMATIVE:** This enquiry is answered in respect to schemes that have been approved by the Council, or have been notified to the Council by any other highway authority.

### 3.3 Drainage matters

**(a) Is the property served by a sustainable urban drainage system (SuDS)?**

NonePlease contact the managing agent or developer of the property.

**(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?**

NonePlease contact the managing agent or developer of the property.

**(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?**

NonePlease contact the managing agent or developer of the property.

### 3.4 Nearby Road Schemes

**Is the property (or will it be) within 200 metres of any of the following?**

**(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme**

None

**(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway**

None

**(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving: (i) construction of a roundabout (other than a mini roundabout), or (ii) widening by construction of one or more additional traffic lanes**

None

**(d) the outer limits of:**

**(i) construction of a new road to be built by a local authority,**

**(ii) an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway,**

**(iii) construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes;**

No

**(e) the centre line of the proposed route of a new road under proposals published for public consultation**

None

**(f) the outer limits of:-**

**(i) construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway**

**(ii) construction a roundabout (other than a mini roundabout)**

**(iii) widening by construction of one or more additional traffic lanes, under proposals published for public consultation**

No

**3.4 INFORMATIVE:** The replies to these enquiries relate to roads that are, or it is proposed will become, highways maintainable at the public expense within the meaning of the Highways Act 1980 (s36). The replies to enquiries 3.4. (c), (d) and (f) refer to proposals involving carriageway widening that include additional lanes for motor vehicles. The widening of approaches to proposed junction improvements and schemes that only consist of acceleration/deceleration lanes are not included here but will be revealed in the reply to enquiry 3.6 (i).

### **3.5 Nearby Railway Schemes**

**(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?**

No

**3.5. INFORMATIVE:** This enquiry relates to proposals that have been approved by or formally notified to the Council, where it is possible to identify the likely route. Proposals within amusement or leisure parks, fun fairs or that are only for private or personal use are not included.

For further details of Crossrail proposals please direct your enquiries to:- [Crossrail Ltd, FREE POST CROSSRAIL \(No Postage Required\)](mailto:safeguarding@crossrail.co.uk). email: [safeguarding@crossrail.co.uk](mailto:safeguarding@crossrail.co.uk) or [helpdesk@crossrail.co.uk](mailto:helpdesk@crossrail.co.uk) Tel no: 0345 602 3813.

**(b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?**

Not Known

### **3.6 Traffic Schemes**

**Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?**

**(a) permanent stopping up or diversion**

No

**(b) waiting or loading restrictions**

No

**(c) one way driving**

No

**(d) prohibition of driving**

No

**(e) pedestrianisation**

No

**(f) vehicle width or weight restriction**

No

**3.6.(f) INFORMATIVE:** The reply to (f) relates to restrictions that will be covered by a legal order.

**(g) traffic calming works including road humps**

No

**3.6.(g) INFORMATIVE:** The reply to (g) relates to proposals that involve physical construction on the carriageway, e.g. works involving only signing and/or markings are excluded.

**(h) residents parking controls**

No

**3.6.(h) INFORMATIVE:** The reply to (h) refers to proposals for the introduction or removal of residents parking controls. Amendments to existing waiting and loading restrictions within a residents controlled parking area will be revealed in the reply to enquiry 3.6 (b). **It should be noted that the reply to 3.6.(h) does not refer to whether the property is a 'car free' property, or not a car free property, and the enquirer will need to check any related s106 car free clause, condition and / or other legal notice to ascertain whether this property/development is \*car free or not. \*The occupier(s) of a car free (permit free) property will not be able to apply for parking permits from the Council unless they are a holder of a disabled driver's parking permit issued under the EU blue badge scheme.**

**(i) minor road widening or improvement**

No

**3.6.(i) INFORMATIVE:** The reply to (i) covers proposals such as junction improvements, turning and acceleration/deceleration lanes etc. which are not revealed in the reply to 3.4. Pedestrian improvement (other than the construction of new footways) and improvements that are purely maintenance will not be revealed.

**(j) pedestrian crossings**

No

**(k) cycle tracks**

No

**3.6.(k) INFORMATIVE:** Cycle tracks and marked cycle lanes, but not advisory routes, are covered by this enquiry.

**(l) bridge building**

No

**3.6. INFORMATIVE:** The replies to these enquiries relate to permanent or experimental proposals on roads, footways and footpaths that are, or it is proposed will become, highways maintainable at the public expense within the meaning of the Highways Act, 1980 (s36). The replies relate to the entire lengths of the roads, footways and footpaths mentioned in Box B or Box C to which the property has a frontage (boundary).

**3.6. INFORMATIVE:** In some circumstances, road closure orders can be obtained by third parties from magistrates courts or can be made by the Secretary of State for Transport, without involving the Council.

**3.6. INFORMATIVE:** Please address enquiries of Transport for London to: Transport for London Surface, Strategy Development Planning, Palestra (zone 11Y4), 197 Blackfriars Road, London. SE1 8NJ. Tel No: 020 3054 1766 Fax No: 020 3054 2002  
Email: SurfaceDevelopmentPI@tfl.gov.uk

**3.7 Outstanding Notices**

**Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in response to any other enquiry in this form?**

**(a) building works**

None

**(b) environment**

None

**(c) health and safety**

None

**(d) housing**

None

**(e) highways**

No outstanding notices

**(f) public health**

None

**(g) flood and coastal erosion risk management**

No - The Council is not responsible for flood defences. Please contact the Environment Agency.

Environment Agency  
National Customer Contact Centre  
PO Box 544  
Rotherham  
S60 1BY  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
Telephone: 03708 506 506

**3.8 Contravention of Building Regulations**

**Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?**

None

**3.9 Notices, Orders, Directions and Proceedings under Planning Acts**

**Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?**

**(a) an enforcement notice**

None

***Informatives: 3.9.(a-g & i)** This information has been provided by Planning Enforcement. For more information or to obtain a copy of the Enforcement Notice please contact Planning Enforcements: Mulberry Place, PO Box 55739, 5 Clove Crescent, London E14 1BY. Tel No: Planning: 020 7364 5009 (Please note requests for additional information/copies from Planning Enforcement can take up to 10 working days to be dealt with).*

**(b) a stop notice**

None

**(c) a listed building enforcement notice**

None

**(d) a breach of conditions notice**

None

**(e) a planning contravention notice**

None

**(f) another notice relating to breach of planning control**

None

**(g) a listed building repairs notice**

None

**(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation**

No

**(i) a building preservation notice**

None

**(j) a direction restricting permitted development**

No

**(k) an order revoking or modifying planning permission**

No

**(l) an order requiring discontinuance of use or alteration or removal of building or works**

No

**(m) a tree preservation order**

No

**3.9. INFORMATIVE:** The Historic Buildings and Monuments Commission (also called English Heritage) also have power to issue building preservation notices for listed buildings in London Boroughs and enquiry should also be made of them if appropriate: English Heritage, 23 Savile Row, London W1S 2ET. Telephone: 0207 973 3000

**(n) proceedings to enforce a planning agreement or planning contribution**

No

### **3.10 Community Infrastructure Levy (CIL)**

**(a) Is there a CIL charging schedule?**

Yes.

**(b) If yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, or commence any of the following:-**

**(i) a liability notice?**

No.

**(ii) a notice of chargeable development?**

No

**(iii) a demand notice?**

No

**(iv) a default liability notice?**

No

**(v) an assumption of liability notice?**

No

**(vi) a commencement notice?**

No

**(c) Has any demand notice been suspended?**

No.

**(d) Has the Local Authority received full or part payment of any CIL liability?**

No.

**(e) Has the Local Authority received any appeal against any of the above?**

No.

**(f) Has a decision been taken to apply for a liability order?**

No.

**(g) Has a liability order been granted?**

No.

**(h) Have any other enforcement measures been taken?**

No.

### **3.11 Conservation Area**

**Do the following apply in relation to the property?**

**(a) the making of the area a Conservation Area before 31 August 1974**

No

**(b) an unimplemented resolution to designate the area a Conservation Area**

No

### **3.12 Compulsory Purchase**

**Has any enforceable order or decision been made to compulsory purchase or acquire the property?**

No

### **3.13 Contaminated Land**

**Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that harm or pollution of controlled waters might be caused on the property)?**

**(a) a contaminated land notice**

None

**(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990**

**(i) a decision to make an entry**

**(ii) an entry**

None

**(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice**

None

### **3.14 Radon Gas**

**Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England or Public Health Wales?**

No

Informative: The local authority does not hold the source data. Please check website: [ukradon.org](http://ukradon.org)

**3.15 Assets of Community Value**

**(a) Has the property been nominated as an asset of community value? If so:-**

**(i) Is it listed as an asset of community value?**

No

**(ii) Was it excluded and placed on the 'nominated but not listed' list?**

No

**(iii) Has the listing expired?**

No

**(iv) Is the Local Authority reviewing or proposing to review the listing?**

No

**(v) Are there any subsisting appeals against the listing?**

No

**(b) If the property is listed:**

**(i) Has the Local Authority decided to apply to the Land Registry for an entry or cancellation of a restriction in respect of listed land affecting the property?**

No

**(ii) Has the Local Authority received a notice of disposal?**

No

**(iii) Has any community interest group requested to be treated as a bidder?**

No

**Law Society CON290 Enquires of Local Authority (2016)**

**Property Address:** Land to the West of Lanrick Road, London

**ROAD PROPOSALS BY PRIVATE BODIES**

**4. What proposals by others have been approved, or are the subject of pending applications, the limits of construction of which are adjoining or adjacent to the property, for-**

**(a) The construction of a new road, or**

None

**(b) The alteration or improvement of an existing road, involving the construction, whether or not within existing highways limits, of a subway, underpass, flyover, footbridge, elevated road, dual carriageway, the construction of a roundabout (other than a mini roundabout), or the widening of an existing road by the construction of one or more additional traffic lanes?**

None

**ADVERTISEMENTS**

**Entries in the Register**

**5.1. Please list any entries in the Register of applications, directions and decisions relating to consent for the display of advertisements.**

No

**5.2. If there are any entries, where can that Register be inspected?**

Copies can be obtained from the Planning Department, Mulberry Place, 5 Clove Crescent, London, E14 2BG. The planning register, dating back to 2000, is available on-line at: [http://www.towerhamlets.gov.uk/ignl/environment\\_and\\_planning/planning/register\\_of\\_planning\\_decision/Register\\_of\\_planning\\_decision.aspx](http://www.towerhamlets.gov.uk/ignl/environment_and_planning/planning/register_of_planning_decision/Register_of_planning_decision.aspx)

**Notices, Proceedings and Orders**

**5.3. Except as shown in the official certificate of search:**

**(a) Has any notice been given by the Secretary of State or served in respect of a direction or proposed direction restricting deemed consent for any class of advertisement?**

No

**(b) Has the local authority resolved to serve a notice requiring the display of any advertisement to be discontinued?**

No

**(c) If a discontinuance notice has been served, has it been complied with to the satisfaction of the local authority?**

Not applicable

**(d) Has the local authority resolved to serve any other notice or proceedings relating to a contravention of the control of advertisements?**

No

**(e) Has the local authority resolved to make an order for the special control for the area?**

Not applicable

**PARKS AND COUNTRYSIDE**

**Areas of Outstanding Natural Beauty**

**7.1. Has any order under s.82 of the Countryside and Rights of Way Act 2000 been made?**

No

**National Parks**

**7.2. Is the property within a National Park designated under s.7 of the National Parks and Access to Countryside Act 1949?**

No

**PIPELINES**

**8. Has a map been deposited under s.35 of the Pipelines Act 1962, or Schedule 7 of the Gas Act 1986, showing a pipeline laid through, or within 100 feet (30.48 metres) of the property?**

No

**HOUSES IN MULTIPLE OCCUPATION**

**9. Is the property a house in multiple occupation, or is it designated or proposed to be designated for selective licensing of residential accommodation in accordance with the Housing Act 2004?**

No. Please refer to the public register

<http://www.towerhamlets.gov.uk/documents/Housing/Public-register.pdf>

**ENVIRONMENTAL AND POLLUTION NOTICES**

**18. What outstanding statutory or informal notices have been issued by the local authority under the Environmental Protection Act 1990 or the Control of Pollution Act 1974? (This enquiry does not cover notices under Part IIA or Part III of the EPA, to which enquiries 3.7 or 3.13 apply)**

None

**FOOD SAFETY NOTICES**

**19. What outstanding statutory notices or informal notices have been issued by the local authority under the Food Safety Act 1990 or the Food Safety and Hygiene (England) Regulations 2013?**

None

## **FLOOD DEFENCE AND LAND DRAINAGE CONSENTS**

**21. Has any flood defence or land drainage consent relating to the property been given or refused, or (if applicable) is the subject of a pending application?**

No.

**Informative:** Please refer your query to the Environment Agency and Canal & River Trust.

1. Environment Agency is responsible for all main rivers + associated flood defences.

General enquiries  
Environment Agency  
National Customer Contact Centre  
PO Box 544  
Rotherham  
S60 1BY  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
Telephone: 03708 506 506

2. Canals & River trust own + manage the canals + docks within Tower Hamlets.

Address:  
Canal & River Trust  
Head Office  
First Floor North  
Station House  
500 Elder Gate  
Milton Keynes  
MK9 1BB  
Telephone: 0303 040 4040  
Email: [customer.services@canalrivertrust.org.uk](mailto:customer.services@canalrivertrust.org.uk)

## **COMMON LAND and TOWN OR VILLAGE GREEN**

**22.1. Is the property, or any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?**

No

**22.2. Is there any prescribed information about maps and statements, deposited under s.15A of the Commons Act 2006, in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?**

No.

**22.3. If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?**

N/a

These replies have been given in accordance with the notes appended to the CON29 form.

References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.

The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.

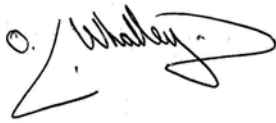
This Form should be read in conjunction with the guidance notes available separately.

Area means any area in which the property is located.

References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.

Where relevant, the source department for copy documents should be provided.

**Signed:**

A handwritten signature in black ink, appearing to read 'O. Whalley', with a stylized flourish at the end.

Owen Whalley  
Divisional Director  
Planning and Building Control  
**Dated: 03/07/2017**

The electronic official certificate of result in respect of your search of the index map follows this message.

Please note that this electronic version is the only certificate of result we will issue. No postal certificate of result will be sent.

|                               |
|-------------------------------|
| Certificate Date: 09 Jun 2017 |
| Certificate Time: 00:00:01    |
| Certificate Ref: 45/S75JZLB   |

|          |                                                                                                                               |
|----------|-------------------------------------------------------------------------------------------------------------------------------|
| Property | Land edged red on the plan attached to the application and described in form SIM as<br>LAND AT, LANRICK ROAD, POPLAR, LONDON. |
|----------|-------------------------------------------------------------------------------------------------------------------------------|

The index map does not define the extent of the land in any registered title. This reflects the fact that the boundary of a registered estate as shown for the purposes of the register is a general boundary, unless shown as determined under section 60 of the Land Registration Act 2002. You might also wish to refer to the individual register and title plan of any adjoining titles for details of the surrounding registered estates and their general boundaries and/or determined boundaries.

## Result

The index map has been searched in respect of the Property with the following result:

| Plan reference | Title No. Registered Estate or Caution | Notes |
|----------------|----------------------------------------|-------|
| Not Applicable | EGL432990 Freehold                     |       |

\*\*\*\*\*

The plan lodged with your application for a search of the index map has been accepted for this application. Any statement of disclaimer has been disregarded as it is assumed that it was not intended to apply for the purposes of the application.

Please note that the acceptance of the plan for this particular application does not necessarily mean that the same plan would be accepted if subsequently used for another application. All plans lodged with a Land Registry application should comply with the guidelines in Land Registry's Practice Guide 40, Supplement 2. Lodging a plan which does not comply with the guidelines may result in requisitions being raised, (such as a request to delete a statement of disclaimer) or the application being cancelled.

Continued on Page 2

|                                      |                        |                                                                                                                                                                                                          |
|--------------------------------------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Your Reference:<br>haru.043574.00001 | Key Number:<br>8716711 | For any enquiries concerning this certificate,<br>please contact:                                                                                                                                        |
| DENTONS UKMEA LLP<br>DX242<br>London |                        | Customer Support:<br>email<br>customersupport@landregistry.gov.uk<br>telephone<br>0300 006 0411 (lines open Monday to Friday<br>8am until 6pm)<br><br>A £4.00 fee will be debited to the account quoted. |

|                   |             |
|-------------------|-------------|
| Certificate Date: | 09 Jun 2017 |
| Certificate Time: | 00:00:01    |
| Certificate Ref:  | 45/S75JZLB  |

\*\*\*\*\*

No other registered estate, caution against first registration, application for first registration or application for a caution against first registration is shown on the index map in relation to the Property.

\*\*\*\*\*

++++The following message is for information only and does NOT form part of the result of the search++++ Business e-Services (portal)  
Users can also take advantage of MapSearch, a Free service allowing customers to search an online map to establish if land and property is registered or not, and obtain title numbers.

For further information about:

SIMs - see Practice Guide 10 - Official searches of the Index Map.

How to obtain official copies - see Practice Guide 11 - Inspection and applications for official copies.

Plan requirements for registration - see Practice Guide 40 - Land Registry plans - ([www.gov.uk/land-registry](http://www.gov.uk/land-registry)).

Ordnance Survey map products - ([www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)).

END OF RESULT



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.



# Official copy of register of title

Title number EGL432990

Edition date 02.05.2012

- This official copy shows the entries on the register of title on 12 JUN 2017 at 10:17:12.
- 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 12 Jun 2017.
- 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, Wales Office.

## A: Property Register

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

### TOWER HAMLETS

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land to the west of Lanrick Road, London.
- 2 A Conveyance of the land tinted pink on the filed plan dated 5 June 1935 made between (1) the London County Council and (2) Alexander Liddon Howard and a Transfer of the land edged and numbered 5 in blue on the filed plan made between (1) The London County Council and (2) W.W. Howard Bros. & Co. Limited contain the following identical agreement and declaration:-  
  
"It is hereby agreed and declared that these presents shall not be deemed to include and shall not operate to convey any ways watercourses sewers drains lights liberties privileges easements rights or advantages whatsoever in through over or upon any other property or land of the Council adjoining or near to the premises hereby conveyed."

## 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 (15.01.2009) PROPRIETOR: TRANSPORT FOR LONDON of The Property Asset Register Manager, Windsor House, 42 - 50 Victoria Street, London SW1H 0TL.
- 2 The price stated to have been paid on 26 November 2001 was £654,500.
- 3 (09.01.2002) RESTRICTION: Except under an order of the registrar no disposition is to be registered without a certificate by a solicitor acting for Transport for London either that the disposition is not subject to section 163 of and/or paragraph 12(1) of Schedule 11 to the Greater London Authority Act 1999 or that, if the disposition is subject to either of these provisions, the necessary consent of the Secretary of State and/or opinion of the Mayor of London has been obtained.

## 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 and other land dated 22 September 1911 made between (1) John Abbott (Vendor) and (2) William Walters Howard (Purchaser) contains covenants a copy of which is set out in the Schedule of restrictive covenants hereto.  
  
NOTE: No copy of the Conveyance dated 8 November 1895 referred to in the said Conveyance dated 22 September 1911 is filed.
- 2 A Conveyance of the land edged and numbered 3 in blue on the filed plan dated 11 July 1919 made between (1) Edwin Alexander Abbott and others (Vendors) and (2) George William Smith (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 A Conveyance of the land edged and numbered 1, 2 and 4 in blue on the filed plan dated 15 January 1920 made between (1) Edwin Alexander Abbott and others (Vendors) and (2) James Harry Pattman (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 The land is subject to the following rights reserved by a Transfer of the land in this title dated 26 November 2001 made between (1) Whithorn Limited (Transferor) and (2) Transport for London (Transferee):-  
  
"There is reserved to the Transferor and its workmen and other persons authorised by the Transferor a right of way on foot only over the area edged red on Plan A at all times for the purposes of escape from fire or other emergency and for maintenance of the Retained Land"  
  
NOTE: The area edged red referred to is hatched blue on the filed plan. The Retained Land is the land remaining in title NGL443444 being land between the land in this title and the backs of properties in Portree Street.

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 22 September 1911 referred to in the Charges Register:-  
  
"The Purchaser for himself his heirs and assigns hereby covenants with the Vendor his heirs and assigns that the Purchaser his heirs or assigns will not at any time hereafter use or allow to be used the said piece of land hereby conveyed or any part thereof or any buildings for the time being standing thereon or on any part thereof respectively in any manner or for any purpose which may be or become a nuisance or an annoyance or prejudicial to the health of the London County Council its successors or assigns as owners of the lands coloured pink on the plan on the Indenture of Conveyance of the eighth day of November One thousand eight-hundred and ninety five mentioned in the Schedule hereto or any part of such land or any of their Lessees or tenants And also that the Purchaser his heirs or assigns will not at any time be removal or interference with any of the Earth Slopes shewn on the plan drawn on the said Indenture of Conveyance of the eighth day of November One thousand eight hundred and ninety five or by removal or interference with any of the Earth Slopes shewn on the plan drawn hereon or in any manner take away or weaken the support to Parian Street and Lanrick Road aforesaid or either of them unless and until the Purchaser his heirs or assigns shall to the satisfaction of the Chief Engineer for the time being of the London County Council provide by the erection of a proper retaining wall upon the land hereby conveyed other edequate support to Parian Street and Lanrick Road aforesaid along the whole lines of frontage thereto of the said piece of land hereby conveyed And that the Purchaser his heirs or assigns will in the event of any such retaining wall being erected as aforesaid for all time thereafter maintain and renew the same and keep the same and any renewals thereof in good order repair and condition so as at all times to afford adequate support to Parian Street and Lanrick Road along the whole of the said lines of frontage And that the Purchaser his heirs or assigns will pay all sums now or at any time hereafter to become payable either by the Vendor personally or by the Owner for the

## Schedule of restrictive covenants continued

time being of the land hereby conveyed in respect of the party walls and party fence walls forming part of the boundary of the land hereby conveyed and generally will at all times hereafter observe and perform all the covenants of the Vendor contained in the said Indenture of the eighth day of November one thousand eight hundred and ninety five whether covered or not covered by the covenants of the Purchaser herein contained And also will indemnify the Vendor from and against all liability in respect of the said covenants of the Vendor contained in the said Indenture of the eighth day of November One thousand eight hundred and ninety five and also from and against all liability in respect of the said walls or any of them."

NOTE: The Earth Slopes front Lanrick Road and Parian Street.

- 2 The following are details of the covenants contained in the Conveyance dated 11 July 1919 referred to in the Charges Register:-

"The Purchaser with intent to bind all persons in whom the said hereditaments hereby conveyed shall for the time being be vested but not so as to be personally liable under this covenant after he or they shall have parted with the same hereby covenants with the Vendors their executors administrators and assigns that the business of an alehouse keeper or seller of beer wines or spirits or any trade pursuit or occupation of a dangerous noisy or offensive nature shall not be carried on upon the said hereditaments hereby conveyed or any part thereof.

- 3 The following are details of the covenants contained in the Conveyance dated 15 January 1920 referred to in the Charges Register:-

"The Purchaser with intent to bind all persons in whom the said hereditaments hereby conveyed shall for the time being be vested but not so as to be personally liable under this covenant after he or they shall have parted with the same hereby covenants with the Vendors their executors administrators and assigns that the business of an alehouse keeper or seller of Beer Wine or Spirits or any trade pursuits or occupation of a dangerous noisy or offensive nature shall not be carried on upon the said hereditaments hereby conveyed or any part thereof."

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.

This official copy is issued on 12 June 2017 shows the state of this title plan on 12 June 2017 at 10:17:12. 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, Wales Office .

# HM Land Registry

## Official copy of title plan

Title number **EGL432990**

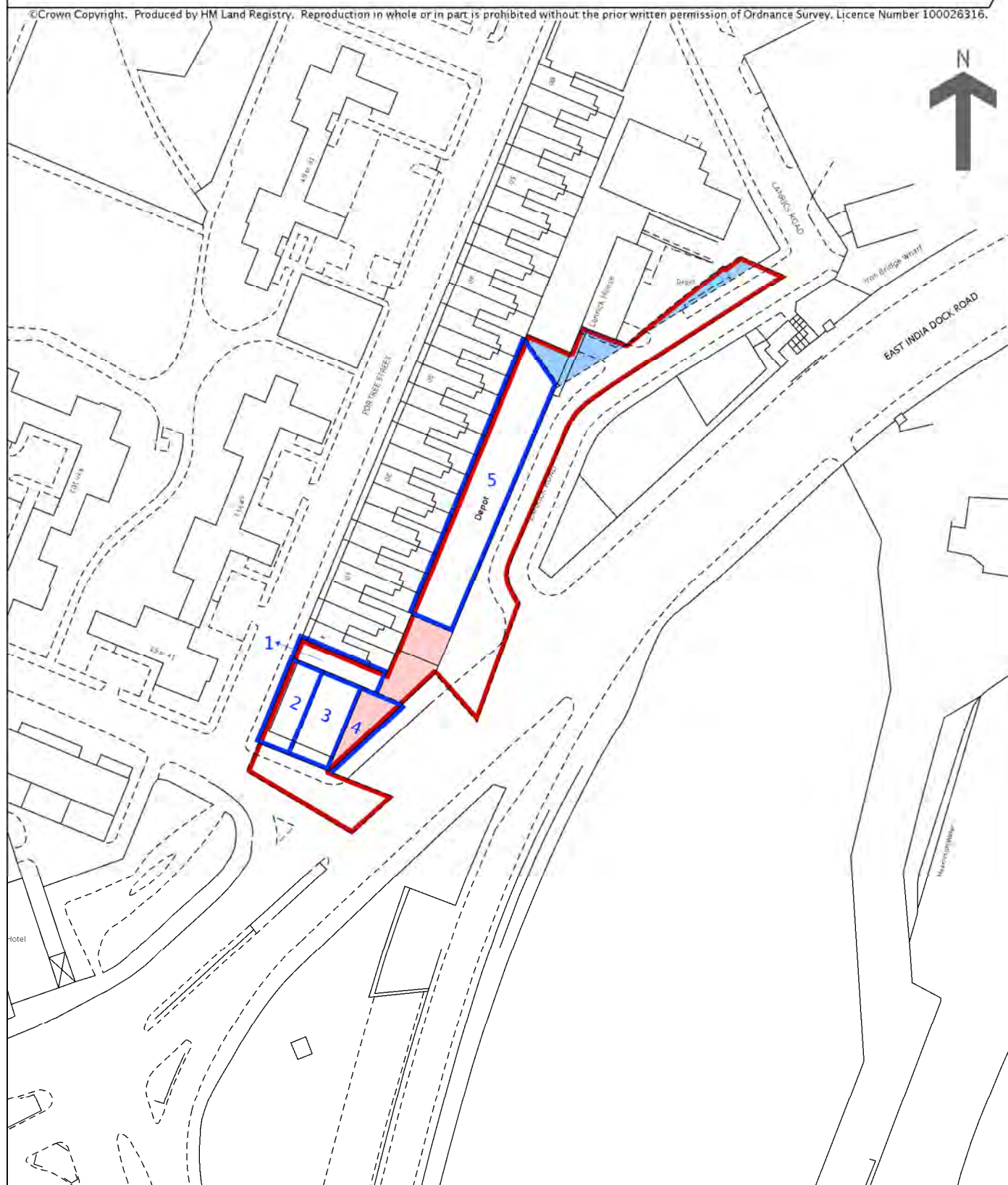
Ordnance Survey map reference **TQ3881SE**

Scale **1:1250**

Administrative area **Tower Hamlets**



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## Real Estate Precedent (English Law)

### Template replies to CPSE.1 (General pre-contract enquiries for all commercial property transactions) and STER (title requirements)

#### REPLIES TO COMMERCIAL PROPERTY STANDARD ENQUIRIES (CPSEs)

CPSE.1 (VERSION 3.6) – General pre-contract enquiries for all property transactions

STER (VERSION 3.0) – Solicitor's title and exchange requirements

|                                          |                                                                                                        |
|------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Seller:</b>                           | Transport for London                                                                                   |
| <b>Buyer:</b>                            | **                                                                                                     |
| <b>Property:</b>                         | Land at Portree Street, end of terrace plot, Tower Hamlets, E14                                        |
| <b>Development<br/>(if appropriate):</b> | **                                                                                                     |
| <b>Transaction:</b>                      | **                                                                                                     |
| <b>Seller's Solicitors:</b>              | Dentons UKMEA LLP  |
| <b>Buyer's Solicitors:</b>               | **                                                                                                     |
| <b>Date:</b>                             | ** 14 November 2017                                                                                    |

#### IMPORTANT NOTES FORMING PART OF THESE REPLIES – PLEASE READ

A The provisions of the section of CPSE.1 headed **Interpretation** apply to these replies.

B These replies are given from the information provided by the Seller's property manager, but who has not made and will not make any enquiry into the Seller's records or any other inspection or investigation other than as included as part of the papers provided.

And in these replies **None known** or **Not to the Seller's knowledge** or similar expressions must be interpreted accordingly.

C These replies must be treated as qualified by any relevant information disclosed elsewhere in the copy documents and other papers provided by the Seller's solicitors to the Buyer's solicitors.

The enquiries comprising CPSE.1 (version 3.6) and STER (version 3.0) are reproduced below with the consent of the Practical Law Company Limited, the British Property Federation and the participating law firms.



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## CPSE.1 (VERSION 3.6) – General pre-contract enquiries for all property transactions

### 1 Boundaries and extent

- 1.1 In respect of all walls, fences, ditches, hedges or other features (**Boundary Features**) that form the physical boundaries of the Property:
- |     |                                                                                                                                     |                                                                                                                      |
|-----|-------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| (a) | are you aware of any discrepancies between the boundaries shown on or referred to in the title deeds and the Boundary Features; and | Please rely on your own inspection and review of the papers provided.                                                |
| (b) | have any alterations been made to the position of any Boundary Features during your ownership or, to your knowledge, earlier?       | The rear boundary wall was created as part of the A13 development. The Seller is not aware of any other alterations. |
- 1.2 To whom do the Boundary Features belong if they do not lie wholly within the Property?
- To the extent that the papers provided are silent, please rely on your own investigation.
- 1.3 In relation to each of the Boundary Features:
- To the extent that the papers provided are silent, please rely on your own investigation. The rear boundary wall referred to in 1.1 (b) above is maintained by the Highway Authority.
- |     |                                                                                                  |  |
|-----|--------------------------------------------------------------------------------------------------|--|
| (a) | have you maintained it or regarded it as your responsibility;                                    |  |
| (b) | has someone else maintained it or regarded it as their responsibility; or                        |  |
| (c) | have you treated it as a party structure or jointly repaired or maintained it with someone else? |  |

- |     |                                                                                                                                                                                              |                                                                                                       |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| 1.4 | Please supply a copy of any agreement for the maintenance of any of the Boundary Features.                                                                                                   | None known.                                                                                           |
| 1.5 | Please supply a plan showing any parts of the Property that are situated beneath or above adjoining premises, roads or footpaths and supply copies of any relevant licences for projections. | None known. To the extent that the papers provided are silent, please rely on your own investigation. |
| 1.6 | Are there any adjoining or nearby premises or land which you use or occupy in connection with the Property?                                                                                  | No.                                                                                                   |
| 1.7 | If the answer to enquiry 1.6 is 'yes', please:                                                                                                                                               | Not applicable.                                                                                       |
|     | (a) provide a plan showing the area occupied;                                                                                                                                                |                                                                                                       |
|     | (b) provide evidence of the basis of such occupation; and                                                                                                                                    |                                                                                                       |
|     | (c) state when such occupation commenced.                                                                                                                                                    |                                                                                                       |

## 2 Party walls

In respect of any party structures which form part of the Property and also in respect of any works of the kind which require notices to be served under the Party Wall etc. Act 1996 (1996 Act) please:

- |     |                                                                                                                                                      |                                                                                                                                     |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| (a) | confirm that there have been no breaches of the 1996 Act or any earlier legislation governing party structures;                                      | The Seller has received no notice of any breach of party wall legislation.                                                          |
| (b) | supply copies of any notices, counter notices, awards and agreements relating to party structures, whether made under the 1996 Act or otherwise; and | None known.                                                                                                                         |
| (c) | confirm that there have been no breaches of any of the terms, notices, counter notices, awards or agreements.                                        | The Seller has received no notice of any breach of any notices, counter notices, awards or agreements relating to party structures. |

## 3 Rights benefiting the Property

- |     |                                                                                                                                                                                                                                     |                                                        |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| 3.1 | Unless apparent from the copy documents supplied, are there any covenants, agreements, rights or informal arrangements of any kind (including any which you may be in the course of acquiring) which benefit the Property (Rights)? | None known.                                            |
| 3.2 | In respect of any Rights benefiting the Property, and unless apparent from the copy documents supplied, please:                                                                                                                     |                                                        |
|     | (a) if the Right is formally documented, show title and supply copies of all relevant documents, plans and consents;                                                                                                                | Please rely on your own review of the papers provided. |

- |     |                                                                                                                                                                      |                                                                                      |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| (b) | if the Right is not formally documented, supply evidence as to entitlement together with a plan showing the area over which the Right is exercised;                  | Please rely on your own review of the papers provided.                               |
| (c) | state to what extent any Rights are exercised, whether they are shared and if so by whom;                                                                            | Please rely on your own inspection and review of the papers provided.                |
| (d) | state whether they can be terminated and, if so, by whom;                                                                                                            | Please rely on your own review of the papers provided.                               |
| (e) | state who owns and/or occupies the land over which any Rights are exercisable;                                                                                       | Please rely on your own inspection, investigation and review of the papers provided. |
| (f) | give details of the maintenance (including costs) of any land, Conduits or equipment used in connection with any Rights;                                             | None known.                                                                          |
| (g) | give details of any interference with any Rights, whether past, current or threatened: and                                                                           | None known.                                                                          |
| (h) | confirm that all terms and conditions relating to the exercise of any Rights have been complied with or, if they have not, give details.                             | The Seller has received no notice of breach of any terms and conditions.             |
| 3.3 | Have you (or, to your knowledge, has any predecessor in title):                                                                                                      | Please rely on your own investigation and review of the papers provided.             |
| (a) | registered against any other titles at the Land Registry any unilateral notices to protect the priority of any of the Rights revealed in response to enquiry 3.1; or |                                                                                      |
| (b) | registered any cautions against first registration in respect of any of the Rights revealed in response to enquiry 3.1?                                              |                                                                                      |

#### 4 Adverse rights affecting the Property

- |     |                                                                                                                                                                                                                                                                                               |                                                                          |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| 4.1 | Unless apparent from the copy documents supplied, are there any covenants, restrictions, agreements, rights or informal arrangements of any kind to which the Property is subject (whether public or private and whether existing or in the course of acquisition) ( <b>Adverse Rights</b> )? | Please rely on your own investigation and review of the papers provided. |
| 4.2 | In respect of any Adverse Rights to which the Property is subject, and unless apparent from the copy documents supplied, please:                                                                                                                                                              | See 4.1.                                                                 |
| (a) | give full details and supply copies of all relevant documents, plans and consents;                                                                                                                                                                                                            |                                                                          |
| (b) | state to what extent any Adverse Rights have been exercised;                                                                                                                                                                                                                                  |                                                                          |
| (c) | state who has the benefit of any Adverse Rights;                                                                                                                                                                                                                                              |                                                                          |

- (d) state whether any Adverse Rights can be terminated and, if so, by whom;
  - (e) give details of the maintenance (including costs) of any land, Conduits or equipment used in connection with any Adverse Rights; and
  - (f) confirm that all terms and conditions relating to the exercise of any Adverse Rights have been complied with or, if they have not, give details.
- 4.3 Unless apparent from the copy documents supplied, does any person use any part of the Property with or without your permission? None known, please rely on your own inspection.
- 4.4 Have you, or to your knowledge has anyone else, applied to have any restrictive covenant affecting the Property modified or discharged? Not to the Seller's knowledge.
- 4.5 Unless full details appear from the copy documents already supplied, please supply details of any interests to which the Property is subject under Schedules 1, 3 or 12 to the Land Registration Act 2002. None known, but the transaction is subject to any there may be.
- 4.6 For the purposes of Part I of the Countryside and Rights of Way Act 2000:
- (a) is the Property 'access land' within the meaning of section 1(1) of that Act;
  - (b) if the answer to 4.6(a) is 'no', are you aware of anything that might result in the Property becoming 'access land'; and
  - (c) if the answer to enquiry 4.6(a) is 'yes', are there any exclusions or restrictions in force under Chapter II of Part I of the Countryside and Rights of Way Act 2000?
- 4.7 Does the Property, or any property over which Rights are enjoyed, include any land that is currently used or has in the past ten years been used by members of the public for recreational purposes, whether with or without your permission? Not to the Seller's knowledge.

## 5 Title policies

- 5.1 Has anyone obtained or been refused insurance cover in respect of any defect in title to the Property, including any restrictive covenant or any lost title deed? Not to the Seller's knowledge.
- 5.2 If insurance cover has been obtained, please:
- (a) supply copies of all policy documents including the proposal form;
  - (b) confirm that the conditions of all such policies have been complied with; and

|          |                                                                                                                                                                                                                                                                                                                                                                                                           |                                                               |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|
|          | (c) give details of any claims made and supply copies of all relevant correspondence and documents.                                                                                                                                                                                                                                                                                                       |                                                               |
| 5.3      | If insurance cover has been refused, please give details and supply copies of all relevant correspondence and documents.                                                                                                                                                                                                                                                                                  | Not applicable.                                               |
| <b>6</b> | <b>Access to neighbouring land</b>                                                                                                                                                                                                                                                                                                                                                                        |                                                               |
| 6.1      | Has the owner or occupier of any neighbouring premises ever requested or been allowed or been refused access to the Property to carry out repairs, alterations or other works to any neighbouring premises or the Conduits serving them? If so, please give details, including copies of any access orders granted under the Access to Neighbouring Land Act 1992 ( <b>1992 Act</b> ).                    | Not to the Seller's knowledge.                                |
| 6.2      | Have you or, to your knowledge, has any previous owner or occupier of the Property ever requested or been allowed or been refused access to neighbouring premises to carry out repairs, alterations or other works to the Property or the Conduits serving it? If so, please give details, including copies of any access orders granted under the 1992 Act.                                              | Not to the Seller's knowledge.                                |
| <b>7</b> | <b>Access to and from the Property</b>                                                                                                                                                                                                                                                                                                                                                                    |                                                               |
| 7.1      | Does the boundary of the Property (or, if applicable, the Development) immediately adjoin a highway maintainable at public expense at, and for the full width of, each point of access?                                                                                                                                                                                                                   | Please rely on your own investigation.                        |
| 7.2      | Are there any barriers to access to the Property that are controlled by a third party? If so, please give details.                                                                                                                                                                                                                                                                                        | Not to the Seller's knowledge.                                |
| <b>8</b> | <b>Physical condition</b>                                                                                                                                                                                                                                                                                                                                                                                 |                                                               |
| 8.1      | If the Property has been affected by any of the following, please supply details: <ul style="list-style-type: none"> <li>(a) structural or inherent defects;</li> <li>(b) subsidence, settlement, landslip or heave;</li> <li>(c) defective Conduits, fixtures, plant or equipment;</li> <li>(d) rising damp, rot, any fungal or other infection or any infestation; or</li> <li>(e) flooding.</li> </ul> | Seller is not aware of any matters relating to points a to e. |
| 8.2      | Is the Seller aware of any Green Deal Plan affecting the Property (whether entered into by the Seller, any predecessor in title, or any previous or current tenant or occupier)? If yes, please supply a copy of the relevant documentation.                                                                                                                                                              | None known.                                                   |

- |      |                                                                                                                                                                                                                                                                                                                                                    |                                                                                           |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| 8.3  | Has asbestos been used in the present structures forming part of the Property or of any premises of which the Property forms part, including Conduits, fixtures, plant and equipment?                                                                                                                                                              | Please rely on your own inspection.                                                       |
| 8.4  | Please supply a copy of the most recent survey or assessment carried out in relation to the Property (whether by the Seller or by any other person) for the purposes of complying with regulation 4 of the Control of Asbestos Regulations 2012 (or any previous Control of Asbestos Regulations) or advise us when and where it can be inspected. | None known.                                                                               |
| 8.5  | Please supply a copy of the written plan and any other records prepared for managing asbestos in the Property or in any premises of which the Property forms part, or advise us when and where they can be inspected.                                                                                                                              | None known.                                                                               |
| 8.6  | Has any substance (other than asbestos) known or suspected to be unsuitable for its purpose, unstable or hazardous, been used in the present structures forming part of the Property, including Conduits, fixtures, plant and equipment?                                                                                                           | Please rely on your own inspection.                                                       |
| 8.7  | Has any asbestos, or any other substance known or suspected to be unsuitable for its purpose, unstable or hazardous, been removed from the Property in the past?                                                                                                                                                                                   | Please rely on your own investigation.                                                    |
| 8.8  | Please identify:                                                                                                                                                                                                                                                                                                                                   | To the extent that the papers provided are silent, please rely on your own investigation. |
|      | (a) any buildings                                                                                                                                                                                                                                                                                                                                  | The rear boundary wall (referred to in 1.1 (a) above) was completed circa 2004.           |
|      | (b) any extensions or major alterations to existing buildings, and                                                                                                                                                                                                                                                                                 |                                                                                           |
|      | (c) any other major engineering works                                                                                                                                                                                                                                                                                                              |                                                                                           |
|      | which have been erected, made or carried out at the Property within the last 12 years.                                                                                                                                                                                                                                                             |                                                                                           |
| 8.9  | In respect of anything identified in reply to enquiry 8.8, please supply copies of any subsisting guarantees, warranties and insurance policies.                                                                                                                                                                                                   | There are none available for the benefit of the Buyer.                                    |
| 8.10 | In respect of all Conduits, fixtures, plant or equipment which will remain part of the Property or which will serve the Property after completion of the Transaction:                                                                                                                                                                              | To the extent that the papers provided are silent, please rely on your own investigation. |
|      | (a) please confirm that they have been regularly tested and maintained;                                                                                                                                                                                                                                                                            |                                                                                           |
|      | (b) please confirm that, so far as you are aware, there are no items requiring significant expenditure within the next three years;                                                                                                                                                                                                                |                                                                                           |
|      | (c) please supply a copy of the most recent maintenance report relating to each of them;                                                                                                                                                                                                                                                           |                                                                                           |

- (d) please supply copies of any subsisting guarantees, warranties and insurance policies.

8.11 In relation to the guarantees, warranties and insurance policies identified in reply to enquiries 8.9 and 8.10, please confirm that: **Not applicable.**

- (a) all the terms have been complied with;
- (b) there have been no claims made under any of them, whether or not those claims are current or have been settled; and
- (c) there are no apparent defects in respect of which a claim might arise under them.

## 9 Contents

9.1 Please list any items which are currently attached to the structure of the Property in some way (e.g. wired, plumbed, bolted) and which you propose removing from the Property prior to completion of the Transaction. **The Property is a vacant plot of land.**

9.2 Please list any items (other than those belonging to an occupational tenant) that are not attached to the structure of the Property, and which you propose leaving at the Property after completion of the Transaction. **None.**

9.3 In respect of each item listed in reply to enquiry 9.2, please: **Not applicable.**

- (a) confirm that the item is included in the purchase price agreed for the Transaction;
- (b) confirm that the item belongs to you free from any claim by any other party; and
- (c) supply copies of any subsisting certificates, guarantees and warranties relating to it.

9.4 Please list any item that will remain at the Property after completion but which belongs to any third party other than an occupational tenant (e.g. meters).

## 10 Utilities and services

10.1 Please provide

- (a) details of the utilities and other services connected to or serving the Property;

**Please refer to the papers provided. The Buyer is responsible for making its own supply arrangements with the relevant utility suppliers following handover. The remainder of enquiry 10.1 is not applicable.**

- |      |                                                                                                                                                                                                                                 |                                                                                     |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| (b)  | the name and contact details of the individual within the Seller who deals with energy supplies in relation to the Property; and                                                                                                | Not applicable.                                                                     |
| (c)  | confirmation that we may make contact with the person referred to in (b) above in order to obtain information about the implementation of the Carbon Reduction Commitment Energy Efficiency Scheme in relation to the Property. | Not applicable.                                                                     |
| 10.2 | In respect of each utility or service listed in reply to enquiry 10.1(a), please state:                                                                                                                                         | Please refer to the papers provided.                                                |
| (a)  | whether the connection is direct to a mains supply;                                                                                                                                                                             | Please rely on your own inspection.                                                 |
| (b)  | whether the connection is metered and if so whether the meter is on the Property and relates only to your use in relation to the Property;                                                                                      | Please rely on your own inspection.                                                 |
| (c)  | who makes the supply; and                                                                                                                                                                                                       | Please make your own arrangements for the supply of these services.                 |
| (d)  | whether the Conduits run directly from a highway maintainable at public expense to the Property without passing through, under or over any other land.                                                                          | Please rely on your own inspection as to their routes.                              |
| 10.3 | In the case of the electricity supply to the Property, is any meter a half hourly meter settled on the half-hourly market?                                                                                                      | No known meters are on site.                                                        |
| 10.4 | Has a notification been submitted in relation to the Property pursuant to regulation 3 of the Heat Network (Metering and Billing) Regulations 2014? If so, please supply a copy.                                                | None known.                                                                         |
| 10.5 | Please provide details of any supply contracts and any other relevant documents.                                                                                                                                                | Please make your own arrangements for the supply of these services.                 |
| 10.6 | Please provide details of any contracts for the supply of services carried out at the Property (e.g. security or cleaning).                                                                                                     | Please make your own arrangements for the supply of other services to the property. |

## 11 Fire safety and means of escape

- |      |                                                                                                                                                                                                                                        |                                                                                                                  |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
|      | In this Enquiry, <b>Fire Safety Order 2005</b> means the Regulatory Reform (Fire Safety) Order 2005 and any regulations made under it.                                                                                                 | The whole of this enquiry 11 is not applicable. Fire safety for the Property will be the Buyer's responsibility. |
| 11.1 | Please advise us where we may inspect any records in relation to the Property, made for the purposes of complying with the Fire Safety Order 2005, including any records of findings following a fire risk assessment of the Property. | None known.                                                                                                      |

- |      |                                                                                                                                                                                                                                                                                                      |                                                                                           |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| 11.2 | Please advise us where we may inspect any records in relation to any premises within any building of which the Property comprises part, made for the purposes of complying with the Fire Safety Order 2005, including any records of findings following a fire risk assessment of any such premises. | Not applicable.                                                                           |
| 11.3 | Please provide details of any steps taken in relation to the Property to co-operate with any other people and to co-ordinate measures to comply with the Fire Safety Order 2005.                                                                                                                     | None known.                                                                               |
| 11.4 | What are the current means of escape from the Property in case of emergency?                                                                                                                                                                                                                         | Please rely on your own inspection.                                                       |
| 11.5 | If any current means of emergency escape from the Property passes over any land other than the Property or a public highway please:                                                                                                                                                                  | To the extent that the papers provided are silent, please rely on your own investigation. |
|      | (a) provide copies of any agreements that authorise such use;                                                                                                                                                                                                                                        |                                                                                           |
|      | (b) confirm that all conditions in any such agreements have been complied with; and                                                                                                                                                                                                                  |                                                                                           |
|      | (c) provide details of anything that has occurred that may lead to any agreement for means of escape being revoked, terminated or not renewed.                                                                                                                                                       |                                                                                           |

## 12 Planning and building regulations

- |      |                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                          |
|------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| 12.1 | Please supply a copy of any planning permission, approval of reserved matters, building regulations approval, building regulations completion certificate, self-certification, listed building consent and conservation area consent which relates to the Property, and of any consent for the display of advertisements at or from the Property (each a <b>Consent</b> ). | Please see the papers provided. There may be other consents of which the Seller does not possess copies. |
| 12.2 | In respect of any Consents disclosed, please identify:                                                                                                                                                                                                                                                                                                                     | Please rely on your own investigation.                                                                   |
|      | (a) those which have been implemented and if so, indicate whether fully or partially;                                                                                                                                                                                                                                                                                      |                                                                                                          |
|      | (b) those which authorise existing uses and buildings; and                                                                                                                                                                                                                                                                                                                 |                                                                                                          |
|      | (c) those which have not yet been implemented but are still capable of implementation.                                                                                                                                                                                                                                                                                     |                                                                                                          |
| 12.3 | Please supply a copy of any of the following certificates (each a <b>Certificate</b> ) which relate to the Property:                                                                                                                                                                                                                                                       | None known.                                                                                              |
|      | (a) established use certificate;                                                                                                                                                                                                                                                                                                                                           |                                                                                                          |
|      | (b) certificate of lawfulness of existing use or development; and                                                                                                                                                                                                                                                                                                          |                                                                                                          |
|      | (c) certificate of lawfulness of proposed use or development.                                                                                                                                                                                                                                                                                                              |                                                                                                          |

|       |                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                        |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| 12.4  | How are the existing buildings on the Property authorised if not by a Consent or a Certificate?                                                                                                                                                                                                                                     | Please rely on your own investigation. There are no buildings on the Property.                                                         |
| 12.5  | How is the existing use of the Property authorised if not by a Consent or a Certificate?                                                                                                                                                                                                                                            | Please rely on your own investigation.                                                                                                 |
| 12.6  | What is the existing use of the Property, when did it start and has it been continuous since? If there is more than one existing use please specify each use and indicate which are main and which are ancillary, and when each use started.                                                                                        | The Property is currently informal open space. The space has been vacant since the completion of the A13 works completed circa 2004.   |
| 12.7  | Where the Property is not listed under the Planning (Listed Buildings and Conservation Areas) Act 1990, please provide details of any building works, demolition, mining or other engineering works that have taken place at the Property within the past ten years and confirm that all necessary Consents were obtained for them. | There are no buildings on the Property. It is believed that any buildings were demolished in 2000/2001 as part of the A13 development. |
| 12.8  | Where the Property is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990, please provide:                                                                                                                                                                                                                 |                                                                                                                                        |
|       | (a) a copy of the listing particulars where available; and                                                                                                                                                                                                                                                                          | Not applicable.                                                                                                                        |
|       | (b) details of any alterations, extensions, other building works, demolition, mining or other engineering works that have taken place at the Property since the date when the Property was listed, and confirm that all necessary Consents were obtained for them.                                                                  | Not applicable.                                                                                                                        |
| 12.9  | Have there been any actual or alleged breaches of the conditions and limitations and other terms in any Consents or Certificates?                                                                                                                                                                                                   | The Seller has received no notice of any breach.                                                                                       |
| 12.10 | Is any Consent or Certificate the subject of a challenge in the courts either by way of judicial review or statutory proceedings? If not, is a challenge expected?                                                                                                                                                                  | None known.                                                                                                                            |
| 12.11 | Please provide details of any application for a Consent or a Certificate which:                                                                                                                                                                                                                                                     | None known.                                                                                                                            |
|       | (a) has been made but not yet decided;                                                                                                                                                                                                                                                                                              |                                                                                                                                        |
|       | (b) has been refused or withdrawn; or                                                                                                                                                                                                                                                                                               |                                                                                                                                        |
|       | (c) is the subject of an outstanding appeal.                                                                                                                                                                                                                                                                                        |                                                                                                                                        |
| 12.12 | If there is any existing outline planning permission relating to the Property or other planning permission with conditions which need to be satisfied in order for development to proceed, what has been done to obtain approval of reserved matters and/or satisfaction of those conditions?                                       | To the extent that the papers provided are silent, please rely on your own investigation.                                              |
| 12.13 | Please supply a copy of any letters or notices under planning legislation which have been given or received in relation to the Property.                                                                                                                                                                                            | Please see the papers provided.                                                                                                        |

12.14 Please confirm that you are not aware of any circumstances by reason of which a planning enforcement order might be made as a result of an apparent breach of planning control that has been deliberately concealed by you or (to your knowledge) any other person. None known.

12.15 Have you notice of any matter, fact or thing that would lead you to believe that the Property or any part of it is to be listed in the local authority's list of assets of community value? None known.

### **13 Statutory agreements and infrastructure**

13.1 In relation to any agreements affecting the Property that have been entered into with any planning, highway or other public authority or utilities provider: None known.

(a) please supply details;

(b) confirm that there are no breaches of any of their terms; and

(c) confirm that there are no outstanding obligations under them.

13.2 Are you required to enter into any agreement or obligation with any planning, highway or other public authority or utilities provider? None known.

13.3 Are there any proposals relating to planning, compulsory purchase powers, infrastructure (including parking, public transport schemes, road schemes and traffic regulation) or environmental health which, if implemented, would affect the continued use of the Property for its present purposes? Please rely on your own investigation.

13.4 Is there anything affecting the Property that is capable of being registered on the local land charges register but that is not registered? To the extent that the papers provided are silent, please rely on your own investigation.

13.5 Please confirm that the Property is not subject to any charge or notice remaining to be complied with. The Seller has received no notice of any outstanding obligation.

13.6 Please supply details of any grant made or claimed in respect of the Property, including any circumstances in which any grant may have to be repaid. To the extent that the papers provided are silent, please rely on your own investigation.

13.7 Please supply details of any compensation paid or claimed in respect of the Property under any planning legislation or following the exercise of compulsory purchase powers. To the extent that the papers provided are silent, please rely on your own investigation.

### **14 Statutory and other requirements**

14.1 Are you aware of any breach of, alleged breach of or any claim under any statutory requirements or byelaws affecting the Property, its current use, the storage of any substance in it or the use of any fixtures, machinery or chattels in it? The Seller has received no notice of any breach or claim.

- 14.2 Please give details of any notices that require works to be carried out to the Property under any statute, covenant, agreement or otherwise and state to what extent these notices have been complied with. The Seller has received no such notices.
- 14.3 Other than any already supplied, please provide details of any licences or consents required to authorise any activities currently carried out at the Property, including any required under local legislation (e.g. London Building Act). None known.
- 14.4 Are you aware, in relation to the Property, of any breach or alleged breach of the Construction (Design and Management) Regulations 1994, 2007 or 2015? The Seller has received no notice of any breach.
- 14.5 Has a Health and Safety file been prepared for the Property? If so, please: Not applicable.
- (a) confirm that it has been compiled and kept up to date in accordance with the Construction (Design and Management) Regulations 1994, 2007 or 2015 (as applicable);
- (b) advise when and where it can be inspected; and
- (c) confirm that the original will be handed over on completion.
- 14.6 Have you supplied a valid Energy Performance Certificate (EPC) for the Property, or a copy of it, in relation to the Transaction and, if so, to whom? Not applicable.
- 14.7 If you have not supplied a valid EPC for the Property, please: Not applicable.
- (a) tell us where a valid EPC for the Property can be inspected; or
- (b) explain why no EPC is needed.
- 14.8 If the Property contains any air-conditioning, please:
- (a) state when and where the latest inspection report for that air-conditioning system can be inspected; and Not applicable.
- (b) confirm that the original of that inspection report will be handed over on completion. Not applicable.

## 15 Environmental

- 15.1 Please supply a copy of all environmental reports that have been prepared in relation to the Property or indicate where such reports may be inspected. Please rely on the papers provided.
- 15.2 Please supply: Please rely on the papers provided.

- (a) a copy of all licences and authorisations given in relation to the Property under environmental law and confirm that the terms of all such licences and authorisations have been complied with; and
    - (b) details of any licences and authorisations for which application has been made but that have not yet been given.
- 15.3 What (if any) authorisations are required under environmental law for activities currently carried out or processes occurring at the Property, including storage of materials, water abstraction, discharges to sewers or controlled waters, emissions to air and the management of waste?
- To the extent that the papers provided are silent, please rely on your own investigation.
- 15.4 Please give details (so far as the Seller is aware) of:
- To the extent that the papers provided are silent, please rely on your own investigation.
- (a) past and present uses of the Property and of activities carried out there; and
    - (b) the existence of any hazardous substances or contaminative or potentially contaminative material in, on or under the Property, including asbestos or asbestos-containing materials, any known deposits of waste, existing or past storage areas for hazardous or radioactive substances, existing or former storage tanks (whether below or above ground) and any parts of the Property that are or were landfill.
- 15.5 Please provide full details of any notices, correspondence, legal proceedings, disputes or complaints under environmental law or otherwise relating to real or perceived environmental problems that affect the Property, or which have affected the Property within the last ten years, including any communications relating to the actual or possible presence of contamination at or near the Property.
- To the extent that the papers provided are silent, please rely on your own investigation.
- 15.6 Please provide full details of how any forms of waste or effluent from the Property (including surface water) are disposed of, including copies of any relevant consents, agreements and correspondence.
- To the extent that the papers provided are silent, please rely on your own investigation.
- 15.7 Please give details of any actual, alleged or potential breaches of environmental law or licences or authorisations and any other environmental problems (including actual or suspected contamination) relating to:
- To the extent that the papers provided are silent, please rely on your own investigation.
- (a) the Property; or
    - (b) land in the vicinity of the Property that may adversely affect the Property, its use or enjoyment or give rise to any material liability or expenditure on the part of the owner or occupier of the Property.

- 15.8 Please provide copies of any insurance policies that specifically provide cover in relation to contamination or other environmental problems affecting the Property. If such insurance cover has at any time been applied for and refused, please provide full details. None known.
- 16 Occupiers and employees**
- 16.1 Please give the names of anyone in actual occupation of the Property or receiving income from it. Except where apparent from the title deeds, please explain what rights or interests they have in the Property. The Property is vacant. Please refer to 12.6 above.
- 16.2 Except where apparent from the title deeds or revealed in reply to enquiry 16.1, please state whether any person, apart from you, has or claims to have any right (actual or contingent) to use or occupy the Property or any right to possession of the Property or to any interest in it. None known.
- 16.3 If the Property is vacant, when did it become vacant? The Property has been vacant/derelict since at least 2000. Please refer to 12.6 above.
- 16.4 Is there anyone to whom the Transfer of Undertakings (Protection of Employment) Regulations 2006 will or might apply, who is: None known.
- (a) employed at the Property by you; or
- (b) employed at the Property by someone other than you; or
- (c) is otherwise working at or is providing services at or to the Property?
- 16.5 In respect of each person identified in reply to enquiry 16.4, please provide copies of the current contract of employment, any other contractual documentation and (if applicable) any service occupancy agreement for resident employees. Not applicable.
- 17 Insurance**
- 17.1 Have you experienced any difficulty in obtaining insurance cover (including cover for public liability and, where relevant, for loss of rent) for the Property at normal rates and subject only to normal exclusions and excesses? No.
- 17.2 Please give details of the claims history and any outstanding claims. None known.
- 17.3 Is there any insurance benefiting the Property, other than buildings insurance and any policy disclosed in reply to enquiry 5.1 (defect in title) or 15.8 (environmental insurance)? None available for the benefit of the Buyer.

- 17.4 If an existing buildings insurance policy will remain in place after completion of the Transaction, or is to be relied on by the Buyer until completion, please supply a copy of the policy including the proposal form (if available) and schedule of insurance cover and (where not shown on the schedule) provide the following information:
- (a) the insurer's name and address;
  - (b) the policy number;
  - (c) the risks covered and the exclusions and the excesses payable;
  - (d) the sums insured (showing separately, where applicable, the sums for buildings, plant and machinery, professionals' fees, loss of rent and public liability);
  - (e) the name(s) of the insured(s) and of all other persons whose interests are (or will be) noted on the policy;
  - (f) the current premium;
  - (g) the next renewal date;
  - (h) the name and address of the brokers; and
  - (i) details of any separate terrorism insurance arrangements.
- 17.5 Please confirm that all premiums have been paid that are required to maintain the cover referred to in enquiry 17.4 up to the next renewal date following the date of the Seller's replies to these enquiries. Not applicable.
- 17.6 Please provide details of any circumstances that may make the policy referred to in the reply to enquiry 17.4 void or voidable. Not applicable.

## 18 Rates and other outgoings

- 18.1 What is the rateable value of the Property? Please rely on your own enquiries of the rating authority.
- 18.2 Please confirm that the Property is not assessed together with other premises or, if it is, please give details. Please rely on your own enquiries of the rating authority.
- 18.3 Please provide copies of any communications received in connection with: None available.
- (a) the latest rating revaluation and any returns made; and None available.
  - (b) any proposal or pending appeal. None available.

- 18.4 Please give details of:
- (a) any works carried out to, or any change of use of, the Property that may cause the rateable value to be revised; and
- (b) any application made for the rateable value to be revised.
- 18.5 In the current year what is payable in respect of the Property for:
- (a) uniform business rates; and
- (b) water rates, sewerage and drainage rates?
- 18.6 Have you made any claim for void period allowance or for exemption from liability for business rates? If so, please give details.
- 18.7 Is the Property the subject of transitional charging arrangements? If so, please give details.
- 18.8 Except where apparent from the title deeds, please give details of all outgoing (other than business, water, sewerage and drainage rates) payable by the owner or occupier of the Property, and confirm that all payments due to date have been made.
- 18.9 Is the Property situated within an area subject to a Business Improvement District (BID) arrangement?
- 18.10 If the Property is within an area subject to a BID arrangement, please provide the following:
- (a) the name and address of the BID body;
- (b) the amount of the levy payable in respect of the Property; and
- (c) details of any arrangements under which you may be liable to contribute to the funding of the BID even if you are not the rateable occupier.
- 18.11 If the Property is not within an area subject to a BID arrangement, are you aware of any proposal to create a BID that will include the Property?

Please rely on your own enquiries of the rating authority.

Please rely on your own enquiries of the relevant bodies.

None known.

Please rely on your own enquiries of the rating authority.

No such outgoing are known.

The Seller has received no notice of a BID.

Not applicable.

The Seller has received no notice of a proposed BID.

## 19 Notices

- 19.1 Except where details have already been given elsewhere in replies to these enquiries, please supply copies of all notices and any subsequent correspondence that affect the Property or any neighbouring property and have been given or received by you or (to your knowledge) by any previous owner, tenant or occupier of the Property.
- None known.

19.2 Are you expecting to give or to receive any notice affecting the Property or any neighbouring property? None expected.

## 20 Disputes

Except where details have already been given elsewhere in replies to these enquiries, please give details of any disputes, claims, actions, demands or complaints that are currently outstanding, likely or have arisen in the past and that:

The Seller does not know of any disputes, claims, actions, demands or complaints relating to the Property or to any rights enjoyed with the Property that are currently outstanding.

There were some historic third party claims for compensation in respect of alleged damage to properties onsite in connection with the A13 improvements/development. To our knowledge these claims have been settled, none are outstanding.

The remainder of this enquiry is too wide and you must rely on your own investigation.

(a) relate to the Property or to any rights enjoyed with the Property or to which the Property is subject; or

(b) affect the Property but relate to property near the Property or any rights enjoyed by such neighbouring property or to which such neighbouring property is subject.

## 21 Community Infrastructure Levy (CIL)

21.1 Has any planning permission (including any permission under section 73 of the Town and Country Planning Act 1990) relating to the Property been granted that is subject to the Community Infrastructure Levy ("CIL")? None known.

21.2 Has any other CIL liability been incurred in respect of the Property relating to development authorised by permitted development rights or any other "general consent" (as defined in Regulation 5 of the CIL Regulations 2010)? None known.

21.3 Are you aware of any existing or future CIL liability relating to the Property? None known.

21.4 Has any notice or correspondence relating to any existing or future CIL liability in respect of the Property (including in relation to any payments of CIL in kind) been sent, lodged or received? If so, please supply a copy of all such notices and correspondence. None known.

21.5 Have you lodged or received notice of any undetermined planning applications (including any planning appeals) relating to the Property or are you aware of any such applications? None known.

- 21.6 If any CIL liability has been, or is to be, incurred, relating to the Property, has any notice been served under the CIL legislation assuming liability for the CIL or is there any legal obligation on anyone to do so? None known.
- 21.7 Where someone has assumed liability for any CIL, or is under an obligation to assume liability for any existing or future CIL, relating to the Property, what protection is in place None known.
- (a) to prevent that person withdrawing their assumption of liability?
- (b) to prevent that person transferring their assumption of liability without the consent of the Buyer, following completion of the Transaction?
- (c) to protect the Buyer from default liability if the person who has assumed liability defaults and the collecting authority seeks or requires payment of the whole or any part of the CIL from the Buyer?
- 21.8 If any CIL liability has been, or is to be, incurred, relating to the Property, have any of the buildings forming part of the Property been in lawful use for a continuous period of six months within the period of three years before planning permission first permitted the chargeable development? If so, please specify which buildings or part(s) of such buildings have been in lawful use. Not applicable. There are no buildings on the property.
- 21.9 If any CIL liability has been, or is to be, incurred relating to the Property, is there any proposal to demolish any of the buildings forming part of the Property, or have any buildings that once formed part of the Property been demolished since the grant of a planning permission that is subject to CIL? If so, please provide details. None known.
- 21.10 In relation to any CIL liability that has been, or is to be, incurred relating to the Property, are you aware that any relief has been claimed? If so, please provide full details including the date when the chargeable development in connection with which the relief was claimed was commenced. None known.

## 22 Commonhold

- 22.1 Does the Property include any land that is the subject of any application, or any proposed application, to the Land Registry for registration of a freehold estate in commonhold? Not applicable.
- 22.2 Have you consented or been asked to consent to the establishment of a freehold estate in commonhold that would include the Property or any part of the Property? Not applicable.

## 23 Stamp Duty Land Tax (SDLT) on assignment of a lease

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                    |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|      | In this enquiry, <b>Lease</b> has the same meaning as in CPSE.4 ("the lease under which the Property is held and which is to be assigned by the Seller to the Buyer").                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | The whole of enquiry 23 is not applicable.                                         |
| 23.1 | If the grant of the Lease or the substantial performance of the agreement to grant the Lease or any event since the grant of the Lease was a land transaction for SDLT purposes,<br><br>(a) what was the date of the grant of the Lease or substantial performance (or later transaction) for SDLT purposes?<br><br>(b) was the transaction notifiable?<br><br>(c) if the transaction was notifiable, please provide a copy of each land transaction return made to HMRC and copy of each certificate issued by HMRC certifying that the transaction was notified to them;<br><br>(d) if the transaction was not notifiable, please specify why it was not and provide a copy of any self-certification certificate made on the grant of the lease (or later transaction) or otherwise certify the effective date of the grant of the lease or substantial performance. | Not applicable.<br><br>Not applicable.<br><br>Not applicable<br><br>Not applicable |
| 23.2 | Is there a potential or outstanding obligation to make an additional land transaction return to HMRC as a result of any of the following occurring during the first five years from the date given in the answer to Enquiry 23.1(a):<br><br>(a) the settlement or determination of any rent reviews or any other provision for varying the rent; or<br><br>(b) the settlement or determination of any contingent, uncertain or unascertained rents?<br><br>If there is, please provide a full schedule of the rents payable and paid in each quarter since the date given in the answer to Enquiry 23.1(a).                                                                                                                                                                                                                                                             | Not applicable.                                                                    |
| 23.3 | If a premium was paid for the grant of the lease or any assignment of the lease to you<br><br>(a) was the whole or any part of that premium contingent, uncertain or unascertained;<br><br>(b) if it was, does the whole or any part of that premium remain contingent, uncertain or unascertained; and<br><br>(c) have you made any application to HMRC to defer payment of SDLT on that contingent, uncertain or unascertained consideration?                                                                                                                                                                                                                                                                                                                                                                                                                         | Not applicable.                                                                    |

- |      |                                                                                                                                                                                                                         |                 |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 23.4 | Were any SDLT reliefs claimed on the grant of the Lease and, if applicable, on the assignment of the Lease to you, that would result in the assignment of the Lease by you being deemed to be the grant of a new Lease? | Not applicable. |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|

## 24 Deferred payments of SDLT

|                                                                                                                                                                                                               |                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| If you have made any application to defer the payment of SDLT on any contingent, uncertain or unascertained consideration and you are seeking an indemnity from the buyer in respect of the deferred payment: | Not applicable. |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|

- |     |                                                                                                                                                                                                         |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | please provide a copy of the original land transaction return made to HMRC and a copy of the certificate issued by HMRC certifying that the transaction was notified to them;                           |
| (b) | please provide a copy of all correspondence with HMRC regarding the application to defer the payment of SDLT;                                                                                           |
| (c) | what is the amount of SDLT on which payment has been deferred;                                                                                                                                          |
| (d) | when does the period of deferral end; and                                                                                                                                                               |
| (e) | has any event occurred that quantifies the amount of the contingent, uncertain or unascertained consideration that would impose an obligation on you to make a further land transaction return to HMRC? |

## 25 Value Added Tax (VAT) registration information

- |      |                                                                                                     |                                                                 |
|------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| 25.1 | Are you registered for VAT?                                                                         | Yes.                                                            |
| 25.2 | If so, please provide details of your VAT registration number.                                      | VAT registration number 756276990.                              |
| 25.3 | If you are registered as part of a VAT group, please provide the name of the representative member. | The name of the representative member is Transport Trading Ltd. |

## 26 Transfer of a business as a going concern (TOGC)

- |                                                                                                              |                                                                                                                        |                 |
|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------|
| 26.1                                                                                                         | Do you expect the Transaction to be treated as a TOGC and so to be outside the scope of VAT?                           | No.             |
| <i>If you answered no, please go to enquiry 27 below; otherwise please answer enquiries 26.2–26.5 below.</i> |                                                                                                                        |                 |
| 26.2                                                                                                         | Why do you think TOGC treatment will apply?                                                                            | Not applicable. |
| 26.3                                                                                                         | Are there any factors (other than those solely within our control) that may affect the availability of this treatment? | Not applicable. |

- |      |                                                                                                                                                                                                                                                                                                                                      |                 |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 26.4 | Is the Transaction partly within and partly outside the scope of VAT (being a TOGC)? If so, how do you propose to apportion the price between the two elements?                                                                                                                                                                      | Not applicable. |
| 26.5 | Is the Property a Capital Goods Scheme item? If so, and if the period of adjustment has not yet expired, please supply the following:                                                                                                                                                                                                | Not applicable. |
|      | (a) the start date of the adjustment period and of any intervals that have started or will start before completion of the Transaction;                                                                                                                                                                                               |                 |
|      | (b) the original deductible percentage;                                                                                                                                                                                                                                                                                              |                 |
|      | (c) the total input tax attributable to the Property (whether or not recoverable) that is subject to adjustment in accordance with the Capital Goods Scheme and the amount of that input tax that has been recovered by you, or by anyone previously responsible for making adjustments during the current period of adjustment; and |                 |
|      | (d) details of any adjustment of the input tax recovered in relation to the Property by you or anyone previously responsible for making adjustments.                                                                                                                                                                                 |                 |

## 27 Other VAT treatment

If and to the extent that the Transaction may not be a TOGC (however unlikely this may be) or TOGC status is not available, will the Transaction (or any part of it) be treated for VAT purposes as:

- |     |                                                                                                                    |                 |
|-----|--------------------------------------------------------------------------------------------------------------------|-----------------|
| (a) | standard-rated ( <i>if yes, please go to enquiry 28 below</i> );                                                   | Not applicable. |
| (b) | exempt ( <i>if yes, please go to enquiry 29 below</i> );                                                           | Yes.            |
| (c) | zero-rated ( <i>if yes, please go to enquiry 30 below</i> ); or                                                    | Not applicable. |
| (d) | outside the scope of VAT (other than by reason of being a TOGC)? ( <i>if yes, please go to enquiry 31 below</i> ). | Not applicable. |

## 28 Standard-rated supplies

- |      |                                                                                                                                                                        |                 |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 28.1 | Why do you think that the Transaction (or any part of it) is standard-rated?                                                                                           | Not applicable. |
| 28.2 | If the Transaction (or any part of it) is compulsorily standard-rated (as the freehold sale of a new or uncompleted building or civil engineering work), please state: | Not applicable. |
|      | (a) the date of the certificate of practical completion of the Property (or each relevant part);                                                                       |                 |

- (b) if different, the date on which it was first fully occupied; and
- (c) whether the Property (or any part of it) is not yet completed.

28.3 Have you (or a relevant associate within the meaning of paragraph 3 of Schedule 10 to the Value Added Tax Act 1994) exercised a valid option to tax (within the meaning of Schedule 10 to the Value Added Tax Act 1994) that applies to the Property? If so, please:

Not applicable.

- (a) supply a copy of the option to tax and the notice of the option given to HMRC and any notices and correspondence received from HMRC in relation to the option;
- (b) supply a copy of any permission required from HMRC for the option or, where relevant, details of any automatic permission relied upon, and provide confirmation that any conditions for such permission have been satisfied; and
- (c) confirm that the option applies to the whole of the Property and has not been and cannot be disapplied or rendered ineffective for any reason and cannot and will not be revoked.

28.4 Where the Transaction is the assignment of a lease, has the landlord (or a relevant associate within the meaning of paragraph 3 of Schedule 10 to the Value Added Tax Act 1994) exercised a valid option to tax (within the meaning of Schedule 10 to the Value Added Tax Act 1994) that applies to the Lease?

Not applicable.

*Unless you also answered yes to enquiry 27(b), (c) or (d), please now go to enquiry 32.*

## 29 Exempt supplies

29.1 Why do you think the Transaction (or any part of it) will be exempt?

The vendor has not exercised a VAT option to tax over the site

29.2 Does the Transaction involve both standard-rated and exempt supplies? If so, how do you propose to apportion the price between the two elements?

Not applicable.

*Unless you also answered yes to enquiry 27(c) or (d), please now go to enquiry 32.*

## 30 Zero-rated supplies

30.1 Why do you think that the Transaction (or any part of it) is zero-rated?

Not applicable.

30.2 Does the Transaction involve both standard-rated and zero-rated supplies? If so, how do you propose to apportion the price between the two elements?

Not applicable.

*Unless you also answered yes to enquiry 27(d), please now go to enquiry 32.*

## **31 Transactions outside the scope of VAT (other than TOGCs)**

- |      |                                                                                                                                                                                         |                 |
|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 31.1 | Why do you think that the Transaction (or any part of it) is outside the scope of VAT?                                                                                                  | Not applicable. |
| 31.2 | Is the Transaction partly within and partly outside the scope of VAT (other than by reason of being a TOGC)? If so, how do you propose to apportion the price between the two elements? | Not applicable. |

## **32 Capital allowances**

**NOTE:** In this enquiry 32 "**plant and machinery fixtures**" means plant and machinery fixtures at the Property

- |      |                                                                                                                                                                                                                                                                         |                                            |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| 32.1 | Do you hold the Property on capital account as an investor/owner-occupier, or on revenue account as a developer/property trader as part of your trading stock? Please specify which.                                                                                    | The whole of enquiry 32 is not applicable. |
| 32.2 | Have you claimed capital allowances on plant or machinery fixtures or allocated any expenditure on such fixtures to a capital allowances pool? If so, please answer the supplementary questions in enquiry 32.9 in respect of that expenditure.                         | No.                                        |
| 32.3 | If you have not pooled any expenditure on plant or machinery fixtures:                                                                                                                                                                                                  | Not applicable.                            |
|      | (a) will you do so if the Buyer asks you to?                                                                                                                                                                                                                            |                                            |
|      | (b) if so, by when?                                                                                                                                                                                                                                                     |                                            |
|      | (c) if not, why not?                                                                                                                                                                                                                                                    |                                            |
| 32.4 | If you bought the Property and cannot pool any expenditure on plant and machinery fixtures:                                                                                                                                                                             | Not applicable.                            |
|      | (a) please provide the name and contact details of everyone who has owned the Property since April 2014;                                                                                                                                                                |                                            |
|      | (b) please provide evidence that the most recent previous owner who was entitled to claim allowances pooled any expenditure on plant and machinery fixtures? Please answer the supplementary questions in enquiry 32.9 in respect of that previous owner's expenditure. |                                            |
| 32.5 | Please provide details of any plant and machinery fixtures which were paid for by a tenant, including any contributions made by you towards their cost.                                                                                                                 | Not applicable.                            |
| 32.6 | Please provide details of any plant and machinery fixtures which are leased to you by an equipment lessor.                                                                                                                                                              | Not applicable.                            |

32.7 If the transaction is the grant of a new lease at a premium, and you are entitled to do so and the Buyer asks you to, will you enter into a Capital Allowances Act 2001 section 183 election for the Buyer to be treated as the owner of the plant and machinery fixtures for capital allowances purposes? Not applicable.

32.8 Please provide details of any expenditure on plant and machinery that you have treated as long-life assets, or any expenditure upon which you have claimed another type of capital allowances (for example, industrial buildings allowances, research and development allowances, business premises renovation allowances and so on). Not applicable.

#### **Supplementary Enquiries**

32.9 For each plant and machinery fixture for which a claim has been made or expenditure has been pooled, please: Not applicable.

- (a) provide a description of that fixture;
- (b) state when that fixture was acquired;
- (c) state whether that fixture was installed by you, or already installed by a previous owner (please specify which);
- (d) state the amount of expenditure pooled in respect of that fixture; and
- (e) (where enquiry 32.2 applies) confirm that you will enter into a Capital Allowances Act 2001 section 198 election in that amount (or other appropriate amount, to be agreed) if asked to do so by the Buyer.

OR

- (f) (where enquiry 32.4 applies) confirm whether the most recent previous owner who was entitled to claim allowances entered into a Capital Allowances Act 2001 section 198 election and, if so, in what amount.

32.10 Please provide the name and contact details of your capital allowances adviser. Please confirm that we may make contact with him/her in order to obtain information about the matters dealt with in this enquiry 32. Not applicable.

