

SMALL SITES



SMALL BUILDERS

COLLIERS WOOD

LEGAL INFORMATION

194-196 HIGH STREET, COLLIERS WOOD, SW19 2BN

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

Report on title – Land at Colliers Wood Station

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: LONDON UNDERGROUND LIMITED, Windsor House, 42-50 Victoria Street, London SW1H 0TL.

2. SCOPE OF THE REVIEW AND LIMITATION OF LIABILITY

2.1

This report has been prepared for the sole benefit of you, London Underground Limited, 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, 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.

2.7

We have not investigated title to any land adjoining the Property.

3. EXECUTIVE SUMMARY

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

3.1

- a) The Property is located within the Merton (Wandle Valley) Extended Conservation Area;
- b) High Street, Colliers Wood (A24) is a Red Route, for which Transport for London (TfL) is the highways authority;
- c) The Property is located in an area subject to the following planning policies:
 - a. Town Centre Policies;
 - b. Conservation Area Policies;
 - c. Archaeological Priority Zones Policies;
 - d. Car Parking Zones Policies;
 - e. Wandle Valley Regional Park 400 metre buffer

3.2

The Property is within the historical boundary of a parish which continues to have a potential chancel repair liability. Further details are provided at paragraph 7.5.

3.3

The regional electricity search dated 4 May 2017 reveals apparatus within the boundaries of the Property. Further details are provided at paragraph 7.10.

4. THE PROPERTY

4.1

The Property is land and buildings known as Colliers Wood Station, SW19 2BN.

4.2

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

4.3

The Property is registered at the Land Registry under freehold title number SGL782057.

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

4.4

The registered owner of the Property is the Owner.

5. MATTERS BENEFITING THE PROPERTY

The Property enjoys the following Benefits:

5.1

None.

6. MATTERS BURDENING THE PROPERTY

The Property is subject to the following Incumbrances:

6.1

None.

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 part of the Property is registered under the title numbers 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 the London Borough of Merton Council on 17 May 2017. The result of the search revealed that the following local land charges are registered against the Property:

- d) The Property is located within the Merton (Wandle Valley) Extended Conservation Area;
- e) The Property is in an area subject to a Smoke Control Order;
- f) Planning consent was refused for the display of 1 x 48 sheet ultravision advertisement unit;
- g) Planning permission was also refused for the continued use of the site for display and sale of commercial vehicles and retention of a portacabin for office use.

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 Merton Council on 17 May 2017. The result of the search did not show any entries that adversely affect the Property and revealed the following information:

- a) The Property is located in an area subject to the following planning policies:
 - a. Town Centre Policies;
 - b. Conservation Area Policies;
 - c. Archaeological Priority Zones Policies;
 - d. Car Parking Zones Policies;
 - e. Wandle Valley Regional Park 400 metre buffer
- b) The search reveals a site proposal at 194-196 High Street, Colliers Wood. Allocated use: any of the following or a suitable mix of retail (A1 Use Class), financial and professional services (A2 Use Class), restaurant or cafes (A3 Use Class), drinking establishments (A4 Use Class), hot food takeaways (A5 Use Class), offices (B1(a) Use Class) and residential (C3 Use Class);
- c) The search reveals the following railway and tramway proposals within the London Borough of Merton:
 - a. Crossrail 2;
 - b. An extension to the tramway between Wimbledon and Sutton via Morden.
- d) The whole of the London Borough of Merton has been declared an Air Quality Management Area under the Environment Act 1995;
- e) The Property is subject to a CIL charging schedule

High Street, Colliers Wood (A24) is a Red Route, for which Transport for London (TfL) is the highways authority. Information in respect of this Red Route road cannot be supplied by the council.

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.

Replies to the drainage and water enquiries were provided by Thames Water on 3 May 2017. The replies did not show any entries that adversely affect the Property and revealed the following information:

Foul and surface water from the Property are not stated to drain to a public sewer and the Property is believed to be a plot of land.

The Property is stated to be believed to be a plot of land and not connected to the mains water supply.

No drains or sewers are shown within the Property.

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 8 May 2017. The result of the search showed that the Property is within the historical boundary of a parish which continues to have a potential chancel repair liability.

Indemnity insurance for chancel repair liability can be obtained from First Title for approximately £230. This policy will cover you and your successors in title up to an indemnity limit of £1 million in perpetuity.

7.6

Utility Search Gas

The gas search was provided by National Grid Gas on 5 May 2017. Nothing was disclosed within the Property.

7.7

Utility Search BT Infrastructure

The BT Infrastructure search was provided by BT on 3 May 2017. Nothing was disclosed within the Property albeit BT plant and cabling are disclosed in the adjoining roads.

7.8

Utility Search NG Electric

The NG Electric search was provided by National Grid on 4 May 2017. Nothing was disclosed within the Property.

7.9

Highways Search

The highways search dated 7 August 2017 reveals that the Property directly abuts highway maintainable by Transport for London as shown by the plan at Annex B. The Property also abuts Baltic Close shown coloured blue on the plan at Annex B. A three meter strip to the front of the Property adjacent to the highway maintainable by Transport for London has been adopted pursuant to the Adoption Agreement at Annex D, as also referred to in paragraph 8.2 below.

7.10

Regional Electricity Search

The regional electricity search dated 4 May 2017 reveals apparatus within the boundaries of the Property as shown on the plan at Annex C.

8. REPLIES TO PRE-CONTRACT ENQUIRIES

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

8.1

CPSE 12.6 confirms that any staff parking at the Property will cease prior to disposal. The Seller will provide for vacant possession at the Property.

8.2

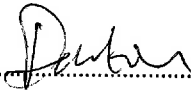
CPSE 13.1 notes that there is an adoption agreement relating to a small strip of land fronting the high street for highway purposes. The Seller has received no notice of any breach or outstanding obligation.

8.3

CPSE 29.1 states that the Seller has not exercised a VAT option to tax over the Property.

CONCLUSION

Subject to the matters referred to in this report we are of the opinion that the Property and registration has a good and marketable title.

.....

Signed: DENTONS UKMEA LLP

Dated.....17/02/2017

**SCHEDULE 1
TERMS OF THE LEASE**

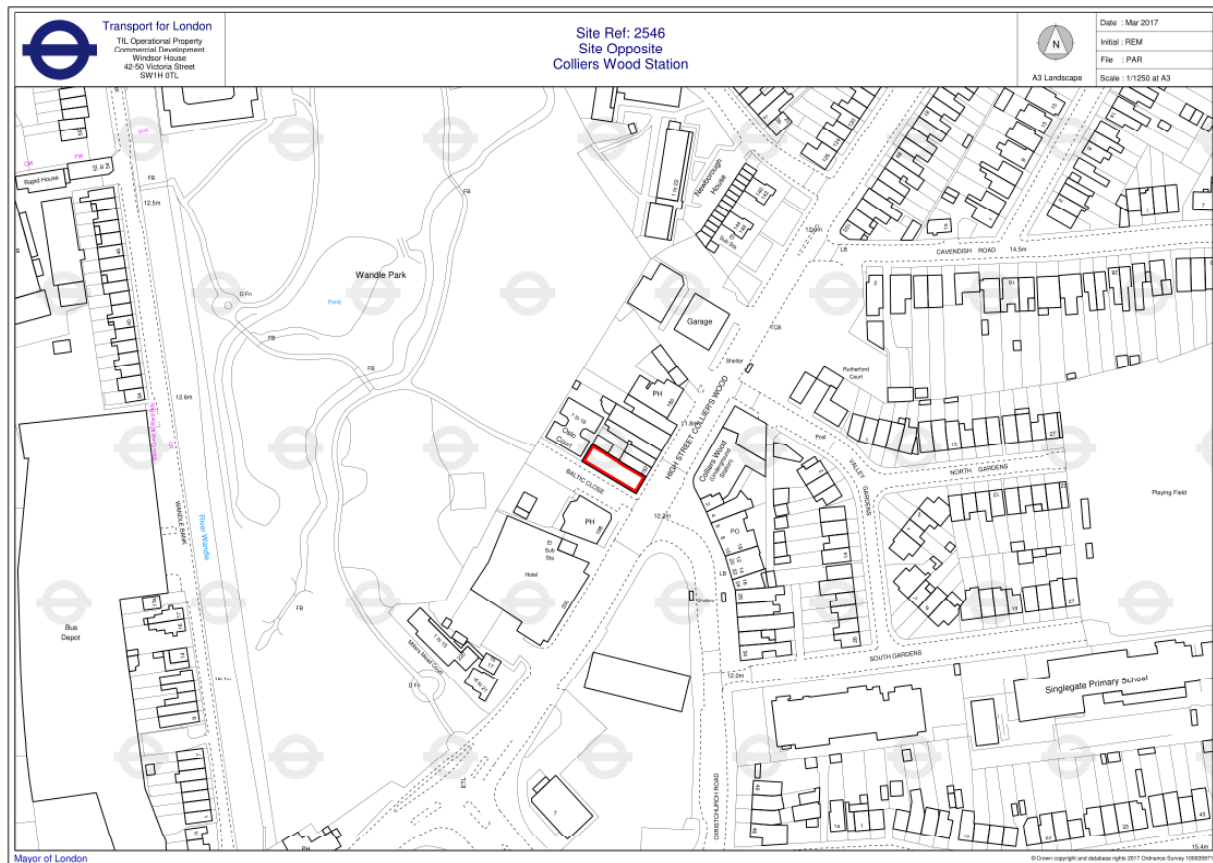
Not applicable

**SCHEDULE 2
OUTSTANDING MATTERS**

None.

ANNEXURES:

**ANNEX A: PLAN OF THE PROPERTY
ANNEX B: HIGHWAYS SEARCH
ANNEX C: REGIONAL ELECTRICITY SEARCH
ANNEX D: ADOPTION AGREEMENT**



Search Number:
208556

Address: Car Park 194-196 &
Advertising Hoarding Adj
to 192 High Street
Colliers Wood SW19 2BH

LEGEND

The area-shaded yellow indicates the approximate extent of the highway maintainable at public expense.

The area-shaded purple is a private forecourt between the property and the highway.

The area cross-hatched red/white is Red Route and is maintainable by Transport for London (TfL).

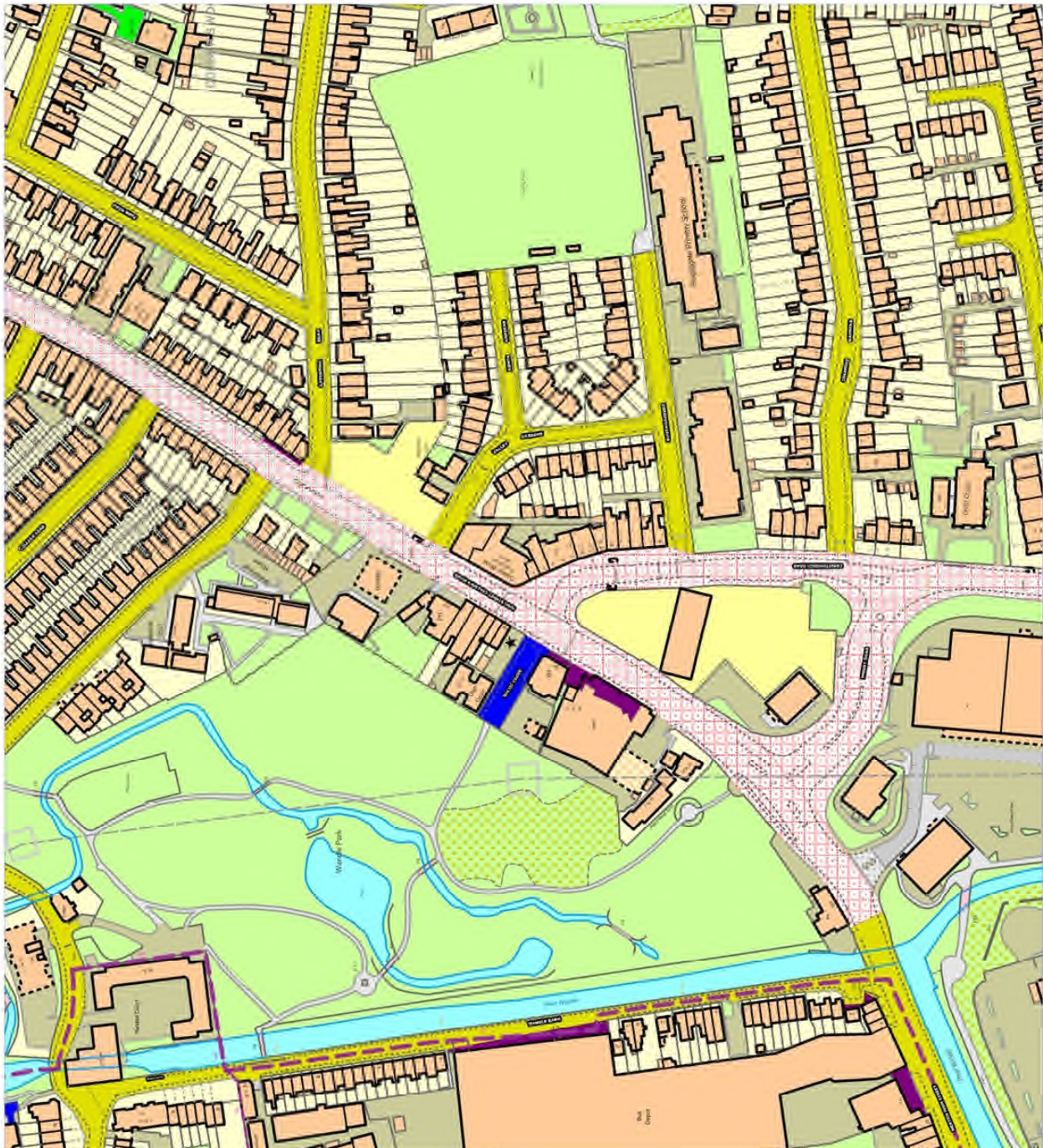
The area-shaded blue was a private street but has now been adopted and is maintainable at public expense

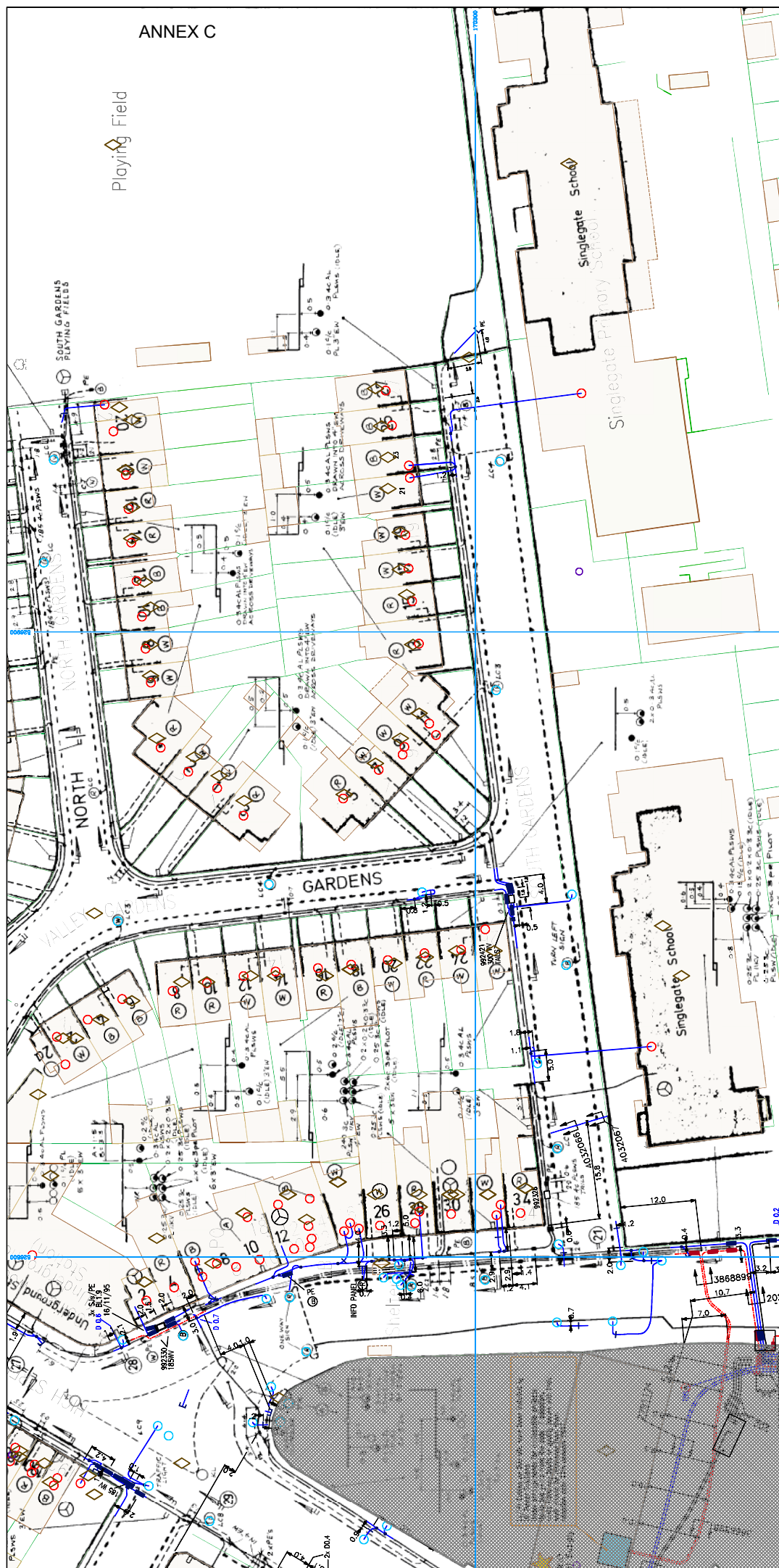


Date: 04/08/2017
Scale 1: 2,500



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London Borough of Merton 100019259, 2011.





Plot Description: SITE OPP. COLLIER'S WOOD STATION, HIGH STREET COLLIER'S WOOD, LONDON, SW19 2BN

Map Centre : TQ2670SE



UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
Tel 0800 0565 866
Fax 08701 963782

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

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

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 exact position of the apparatus should be verified. Use approved cable evidence tools prior to excavation.
2. The exact position of the apparatus should be verified. Use approved cable evidence 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 equipment. No metal rods or tools should be used.
4. It must be assumed that all street furniture has an electricity supply. Therefore, it is essential that the location of all street furniture is recorded on this second record.
5. A service record is kept for each service cable but its route is not necessarily shown on this drawing.
6. Cables must be treated as being live unless proved otherwise by UK Power Networks.
7. The information provided must be given to all parties working near UK Power Networks' plant and equipment. Do not use plans more than 3 months after the issue date for excavation purposes.
8. It is the responsibility of the excavator to ensure that electric cables/lines belonging to other owners of licensed electricity distribution systems may be present and if so, 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

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), in damages, in respect of any loss, contract, tort, breach of contract, breach of duty, claims, damages or losses that you or any third party may suffer or incur as a result of using the information provided, whether for physical or financial loss.

elimination 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.

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- 1) Do have cable drawings with you on site and check them before you resort the excavation.
- 2) Do have a cable locator tool on site and use it to help you.
- 3) Do 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.

ANNEX D

Dated 16 June 2017

BETWEEN

London Underground Limited

And

Transport for London

SECTION 38 AGREEMENT

**For the Dedication of Land at 194-196 High Street,
Colliers Wood, Merton, London**

Transport for London
Windsor House
42-50 Victoria Street
London SW1H 0TL

AGREEMENT MADE ON THE 16th DAY OF June 2017

BETWEEN:

- (1) **London Underground Limited ("LUL")** company registration number 1900907 of Windsor House, 42-50 Victoria Street London SWH 0TL; and
- (2) **Transport for London ("TfL")** of Windsor House 42-50 Victoria Street London SW1H 0TL.

WHEREAS:

- (1) LUL is the owner of the freehold land at 194-196 High Street, Colliers Wood, Merton, London being 3m (width) x 7.5m (depth) as shown edged red on the attached plan (ref: JF-COLLIERS-01) and being part of the land comprised within a conveyance dated 11 June 1924 between (1) JB Page and others and (2) The City and South London Railway Company ("Land").
- (2) TfL has agreed to adopt the surface of the Land so that it becomes part of the highway and maintained at the public expense.
- (3) TfL is satisfied that this Agreement will be of benefit to the public.

NOW in pursuance of Section 38 of the Highways Act 1980 and paragraph 1(3) of Schedule 10 and paragraph 32 of Schedule 11 of the Greater London Authority Act 1999 and all other statutory powers.

IT IS AGREED AS FOLLOWS:

1. The Land

- 1.1 LUL dedicates with effect from the date of this Agreement the Land to the public as highway and TfL agrees to adopt and undertake the maintenance of the Land as highway maintainable at public expense.
- 1.2 LUL undertakes to TfL that the Land is unencumbered and that it is not aware of any other party who has an interest in the Land or who would need to join in this Agreement

in order to give effect to the dedication of the Land as highway maintainable at the public expense.

- 1.3 That any ongoing issue matter dispute or thing whatsoever affecting the LUL's title to the Land which immediately prior to the execution of this Agreement was charged upon the remaining property of LUL together with the Land or any part will be charged exclusively upon the remaining property of LUL subject to the release of such issue matter dispute or thing in relation to the Land.
- 1.4 Nothing contained in this Agreement will be construed as affecting or interfering with the ownership of the sub soil of the Land except so much of such sub soil as is required to support the highway which will still form part of the property under LUL's title subject to the statutory powers of TfL as the Highway Authority.

2. Governing Law

English Law is the applicable law to this Agreement.

3. Rights of Third Parties

- 3.1 Any third party who is not a party to this Agreement has no right under the Contracts (Rights of Third Parties) Act 1999 ("the 1999 Act") to enforce any term of this Agreement even though a term may purport to confer or may be construed as conferring a benefit on a third party. This does not affect any right or remedy of a third party, which exists or is available apart from the 1999 Act.
- 3.2 The Greater London Authority Act 1999 applies to this Agreement to the effect that any member of the TfL Group has the right to enforce against LUL any provision contained in this Agreement to the extent that the provision confers a benefit or purports to confer a benefit on that member of the TfL Group.

Plan
(JF-COLLIER-S-01)

IN WITNESS

THE CORPORATE SEAL of
TRANSPORT FOR LONDON

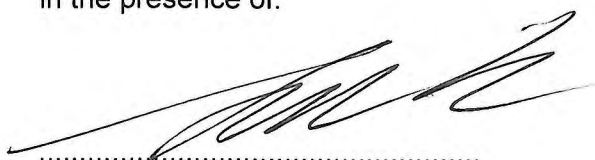
was affixed in the
presence of:



.....
Authorised Signatory



EXECUTED as a deed by affixing
the common seal of
LONDON UNDERGROUND LIMITED
in the presence of:



.....
Authority Signatory





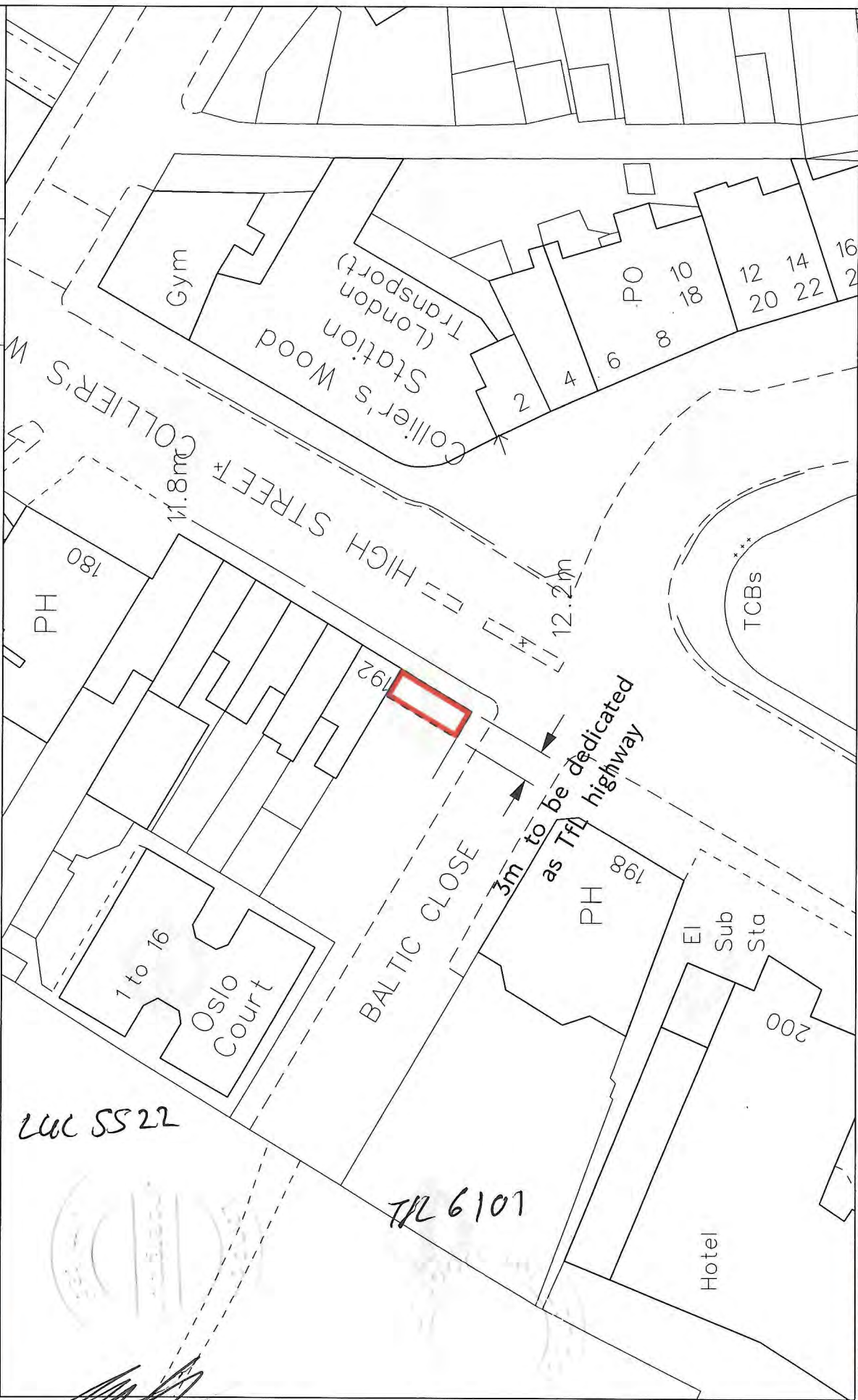
Transport for London
TfL Operational Property
Commercial Development
Windsor House
42-50 Victoria Street
SW1H 0TL

TfL Highway Dedication of 3 metres Wide Strip of Land at the Junction of Baltic Close and High Street Colliers Wood



A4 Landscape

Date : 23/10/2014
Initials : PS
Drg No. : JF-COLLIER-S-01
Rev : -
Scale : 1:500





Date of Report:

Search Type:

Property Address:

Your Reference:

Our Reference:

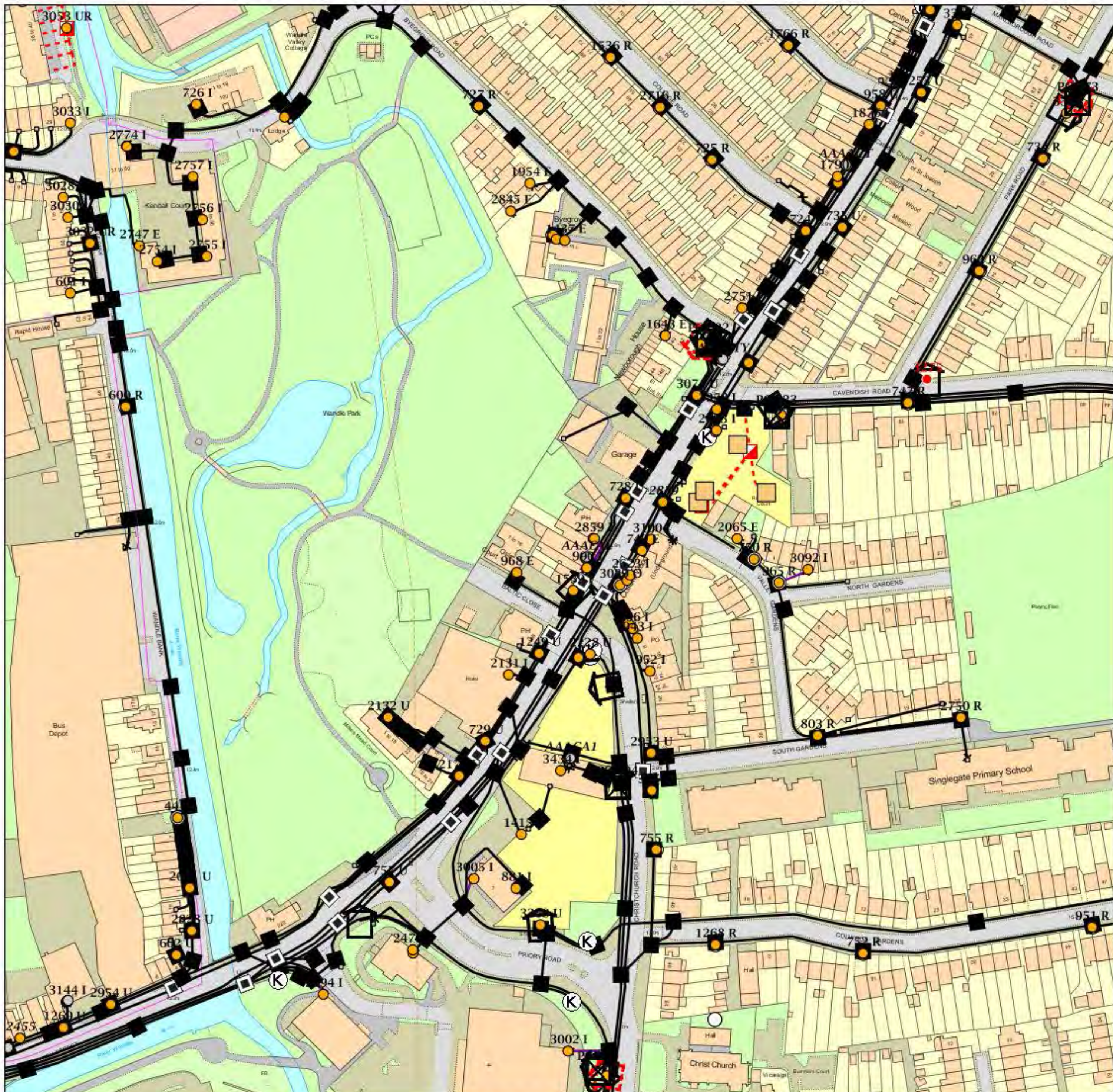
While every effort is made to obtain as much information as possible TM Group is dependent on the data provider for the accuracy and extent of the information supplied and accordingly, cannot be held liable for inaccurate or incomplete information supplied to TM Group.

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t 0844 249 9200 | **e** helpdesk@tmgroup.co.uk | **www** [tmgroup.co.uk](http://www.tmgroup.co.uk)

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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
a BT Group business

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

ADVANCE NOTICE REQUIRED

(Office hours: Monday - Friday 08.00 to 17.00)

www.openreach.co.uk/cbyd

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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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a BT Group business

BT Ref : YDY10288P

Map Reference : (centre) TQ2676070383

Easting/Northing : (centre) 526760,1703

Issued : 03/05/2017 10:29:00

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

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

Date : 13 June 2017

Your Ref : 16586810

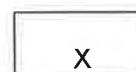
Our Ref : Archives

Dear Sirs,

WAYLEAVE SEARCH at COLLIERS WOOD STATION LONDON SW19 2BN

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, 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

Yours faithfully

Joanna Hepper

WAYLEAVE ARCHIVE MANAGER

Report Details

Report Number	6780957
Issue Date	08/05/2017
Client Ref	HARU/043574.00001/TFL - Plot 2546
Address	Land edged red - Site opposite Colliers Wood Station, London, SW19 2BN

The above address is located within the historical boundary of a tithe district within a parish which continues to have a potential chancel repair liability based upon historical parish boundary data and the relevant Inland Revenue Indices held by The National Archives.

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

This service is only available for properties in England and Wales. The data used to identify potential risk is derived from a comprehensive academic study of historical boundaries relating to parishes and documentation pertaining to potential chancel repair liability held at The National Archives.

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.

ChancelSure® provides market leading indemnity insurance for chancel repair liability. Part of the **ConveySure®** suite of insurance products, **ChancelSure®** is available online via our website at www.clsi.co.uk.

ChancelSure® (indemnity insurance for chancel repair liability) offers diminution in value and a 200% escalator clause as standard – in perpetuity cover is also available. For lender complaint insurance policies (no cover notes, orders returned within 30 seconds via email with invoice that is payable by BACS or cheque within 14 days) log onto www.clsi.co.uk.

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

Terms and Conditions

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

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

ChancelCheck®	ChancelCheck® 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.
Certificate	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.
Report	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. Where an issue has been identified, ChancelSure® is available to cover the potential risk. <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

ChancelSure®	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. ChancelSure® offers a cost effective solution, protecting the owner/occupier, mortgagee, lessees and successors if required. ChancelSure® policies have been specifically designed to work in conjunction with ChancelCheck® and are fully compliant with both lender and Law Society requirements. ChancelSure® insurance is part of the ConveySure® suite of legal indemnity insurance products, which are available from CLS and other authorised resellers. ChancelSure® premiums start at £40.00 including IPT, a schedule of online premiums is provided overleaf.
Insurer Details	The highest and most consistently-rated security, AA-, available through ERGO Versicherung AG, UK Branch.
Expert Underwriters	The policies are underwritten by ERGO Versicherung AG, UK Branch and fully compliant with the requirements of Part II of the CML Handbook.
Period of Cover	Cover is offered for 25, 35 years or in perpetuity. ChancelSure® policies offer full value indemnity insurance against claims and legal costs of up to £3m. All ChancelSure® policies include diminution of value cover.
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. Email express@clsrs.co.uk for any enquiries.
Samples	To download a sample policy, please visit www.cls.co.uk .

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 Ltd underwrites ChancelSure® policies on behalf of ERGO Versicherung AG, UK Branch 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 or contact our Underwriting Team at 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.

Residential Property (25 Years)

Limit of Indemnity	Residential Non Successor < 5 acres	Residential Successor < 5 acres	Residential Non Successor 5 – 10 acres	Residential Successor 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 Successor < 5 acres	Residential Successor 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 Successor < 5 acres	Residential Successor 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.

ChancelSure® Insurance Policy Premiums

Commercial Property (25 Years)

Limit of Indemnity	Commercial Non Successor < 3 acres	Commercial Non Successor 3 - 5 acres	Commercial Non Successor 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 Successor < 3 acres	Commercial Successor 3 - 5 acres	Commercial Successor 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.

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)

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, Website: www.tpos.co.uk).

You can also get more information about the PCCB from 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, Fax: 01732 897531, Email: 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, Website: 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).
- 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

TM Property Service Ltd.
743360 Swindon 31

Search address supplied	Land edged red - Site opposite Colliers Wood Stati, London, SW19 2BN
Your reference	16586809
Our reference	CDWS/CDWS Standard/2017_3559499
Received date	2 May 2017
Search date	3 May 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



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



searches@thameswater.co.uk
www.thameswater-propertysearches.co.uk



0845 070 9148

CON29DW
DRAINAGE AND WATER ENQUIRY



Question	Summary Answer
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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?	No
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.	5.256 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?	No
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

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

Search address supplied: Land edged red - Site opposite Colliers Wood Stati, London, SW19 2BN

Any new owner or occupier will need to contact Thames Water on 0800 316 9800 or log onto our website 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 indicates that there are no public sewers, disposal mains or lateral drains within the boundaries of the property. However, from the 1st October 2011 there may be lateral drains and/or public sewers which are not recorded on the public sewer map but which may 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 Beddington STW which is 5.256 kilometres to the south east 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 does not indicate any 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 135.4mg/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

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

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 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
7306	11.98	5.39
7307	n/a	n/a
7305	12.04	n/a
831E	n/a	n/a
8302	n/a	n/a
731A	n/a	n/a
8311	n/a	n/a
8308	12.47	11.56
831A	n/a	n/a
8312	n/a	n/a
8401	12.02	9.97
8417	11.96	11.27
8402	12.67	5.17
7401	11.64	9.78
8405	12.53	5.09
8403	11.99	9.95
8404	11.97	n/a
8416	12.14	10.94
7301	11.72	9.82
821A	n/a	n/a
7211	12.13	9.9
7202	12.11	10.25
7203	12.09	9.91
8203	13.43	10.21
8201	12.12	5.3
7208	12.08	8.18
8202	13.14	5.26
82DB	n/a	n/a
7201	12.14	10.28
7320	n/a	n/a
8306	14.35	12.43
8301	13.19	9.95
731B	n/a	n/a
841B	n/a	n/a
6301	11.9	10.24
7215	11.93	9.89
7214	11.92	10.38
7213	11.88	10.45
7206	n/a	n/a
7212	11.86	10.46
7303	11.9	4.82
7302	11.9	9.81
7311	11.82	10.72
7304	11.99	n/a
7312	11.97	10.56
7308	11.96	9.94
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)

	Foul: A sewer designed to convey waste water from domestic and industrial sources to a treatment works.		
	Surface Water: A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.		
	Combined: 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

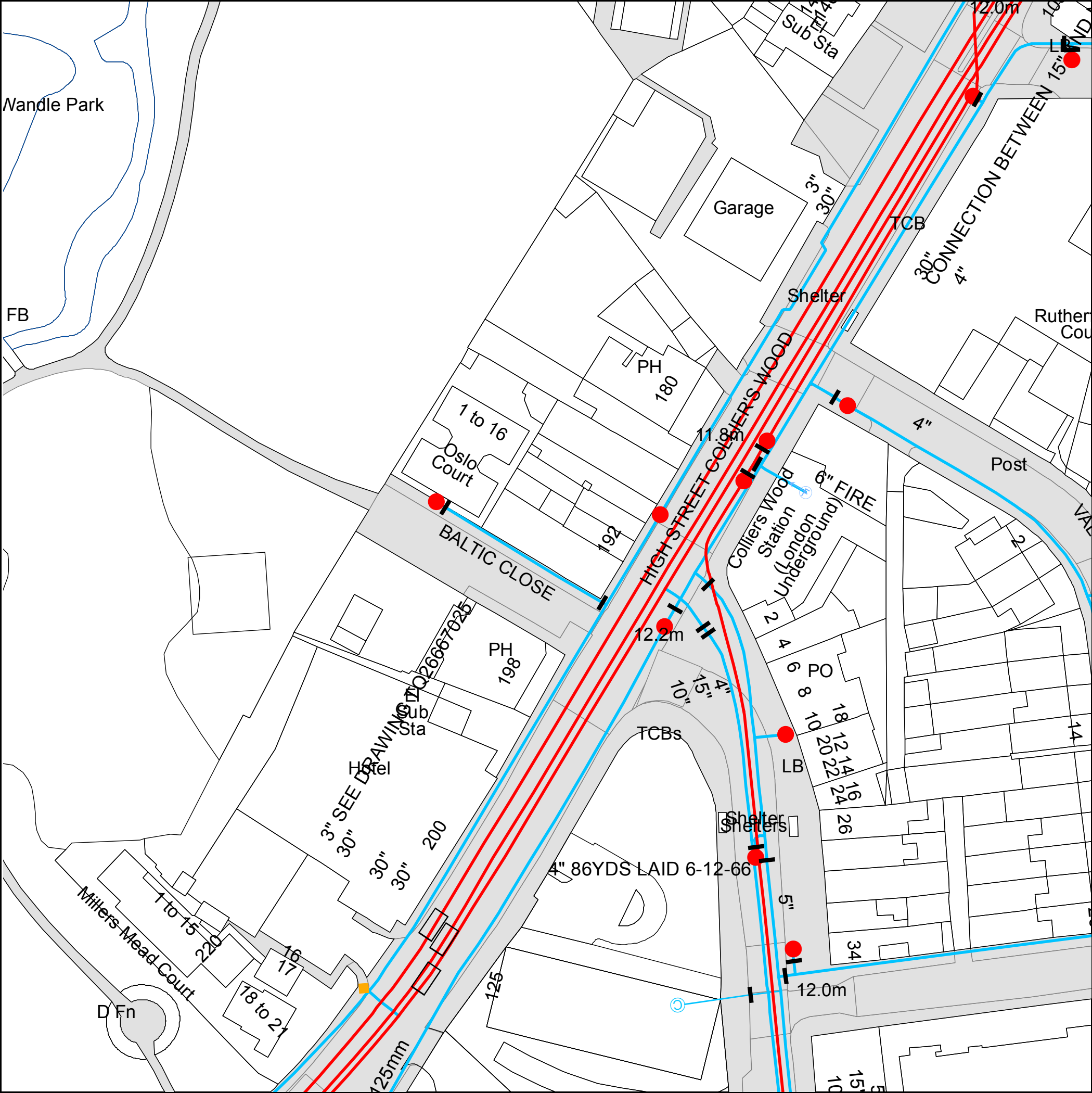
Areas

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.

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Waterworks Key - Commercial Drainage and Water Enquiry

Water Pipes (Operated & Maintained by Thames Water)

	Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
	Trunk Main: 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.
	Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.
	Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
	Metered Pipe: 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.
	Transmission Tunnel: 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.
	Proposed Main: 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
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Other Water Pipes (Not Operated or Maintained by Thames Water)

	Other Water Company Main: 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.
	Private Main: 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) or through our website (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.
- 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.

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' 6th 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

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

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.

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.
- 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.

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

By Post – 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	By BACS Payment 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	Telephone Banking By calling your bank and quoting your invoice number and the Thames Water's bank account number 90478703 and sort code 60-00-01	By Swift Transfer You may make your payment via SWIFT by quoting NWBKGB2L together with our bank account number 90478703, sort code 60-00-01 and invoice number
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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

You can get more information about the PCCB from 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:

**Car Park 194-196 High Street Colliers Wood
London SN19 2BH and Advertising Hoarding Adj 192 High Street Colliers Wood London SW19 2BH**

Search reference:

16898322

Date of issue:

07 August 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:

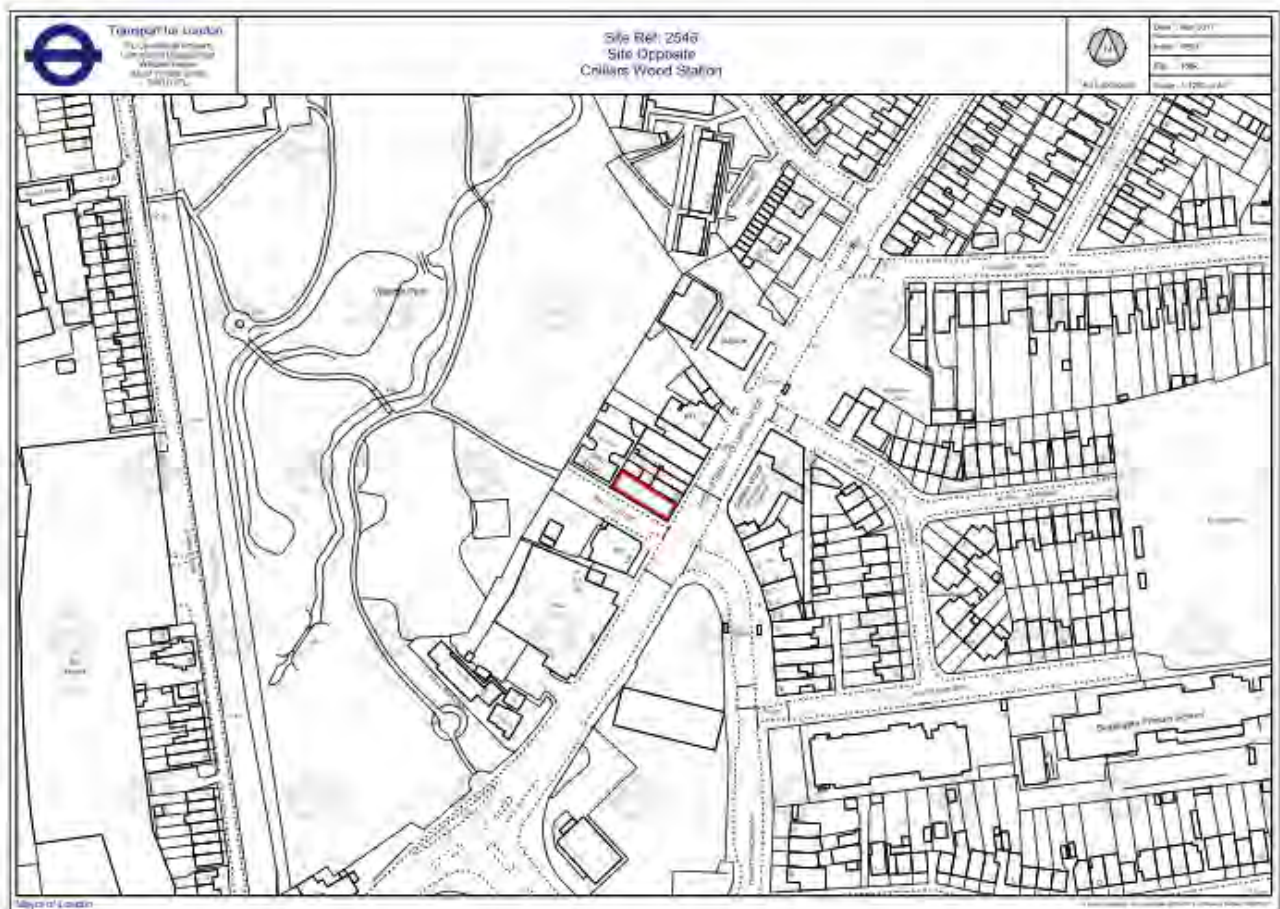
www.planval.com

Planval Reference: 206524/311727

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.



ENVIRONMENT AND REGENERATION DEPARTMENT

Chris Lee, Director of Environment and Regeneration

Searchesonline
Kao Hockham Building, Edinburgh Way
Harlow
Essex
CM20 2NQ

**JAMES MCGINLAY - HEAD OF
SUSTAINABLE COMMUNITIES**
London Borough of Merton
Merton Civic Centre
London Road
Morden SM4 5DX

Direct Line: 020 8545 3220

Ref : 208556
Please Ask For: Michelle Bates
Your Ref:
206524/311727

Date: 4 August 2017

By Email and Post

Dear Sir or Madam,

**CAR PARK 194-196 HIGH STREET COLLIERS WOOD, LONDON SW19
2BH AND ADVERTISING HOARDING ADJ 192 HIGH STREET, COLLIERS
WOOD, LONDON SW19 2BH**

Thank you for your letter concerning the above location.

- 1) According to the Council's highway records, the area indicated in red on your attached plan abuts onto highway maintainable by this council to the south west. The area indicated in red is fronted by Red Route which is maintained by TFL (Transport for London) and information regarding the property abutting this road should be obtained by TFL.
- 2) There are no road improvements or widening schemes for this location at present.
- 3) According to The London Borough of Merton's Definitive Rights of Way plan there are no Public Rights of Way on or over the property.
- 4) There are proposals for a Controlled Parking Zone in nearby Colwood Gardens and Christchurch Close information regarding this can be obtained at http://www2.merton.gov.uk/transport-streets/parking/cpz/cpz_consultations-2/cpz_current_consultations/cpzcw.htm for information on other Traffic & Parking studies currently being undertaken, please refer to the London Borough Of Merton website:

<http://www.merton.gov.uk/living/transport-streets/trafficmanagement.htm>
- 5) According to the Council's highway records, the land coloured yellow on the attached London Borough of Merton plan is adopted public highway and maintainable at public expense.

208556 194-196 High Street Colliers Wood & Ad Hoarding 192 Reply
Created on 8/4/2017 5:04:00 PM

The property is adjacent to a road for which Transport for London (TfL) is the highway authority. For further information on any TfL schemes or proposals that may affect the property please email highwaysearches@tfl.gov.uk including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide please visit www.tfl.gov.uk/conveyancingsearches. Please check that the property is indeed within 200m of a TfL maintained road at <http://www.tfl.gov.uk/TLRNmaps> as any searches submitted will all incur the same fee regardless of the result.

I trust this clarifies the position for you, but if you require further information in relation to highway matters, please contact Paul McGarry on telephone number 020 8545 3003.

Yours faithfully,

Michelle Bates
Technical Support Officer
Future Merton Infrastructure
Environment & Regeneration Department
michelle.bates@merton.gov.uk



**Best
Achieving
Council**

Search Number:
208556

Address: Car Park 194-196 &
Advertising Hoarding Adj
to 192 High Street
Colliers Wood SW19 2BH

LEGEND

The area-shaded yellow indicates the approximate extent of the highway maintainable at public expense.

The area-shaded purple is a private forecourt between the property and the highway.

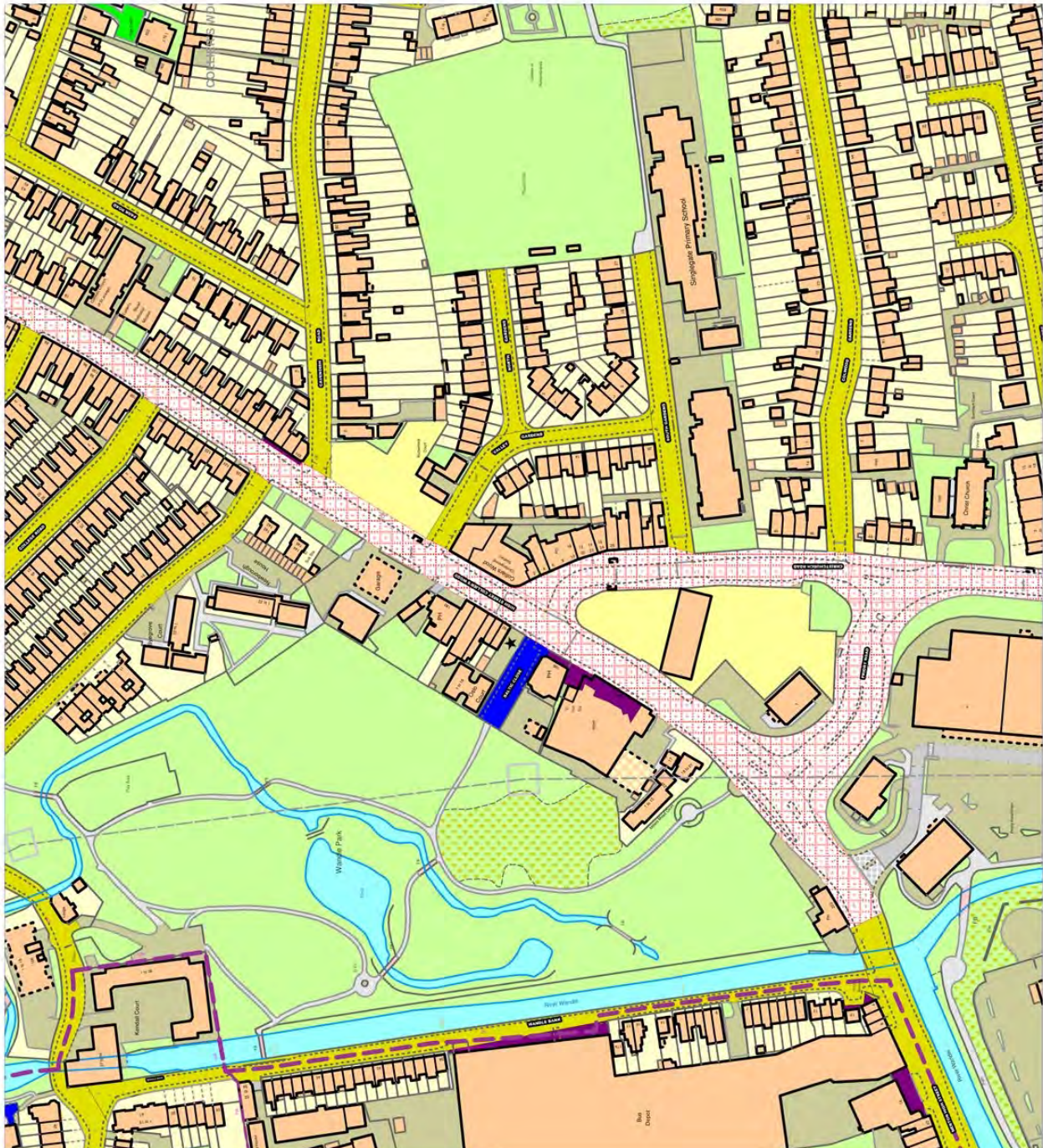
The area cross hatched red/white is Red Route and is maintainable by Transport for London (TfL).

The area-shaded blue was a private street but has now been adopted and is maintainable at public expense

Date: 04/08/2017
Scale 1: 2,500



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



DENTONS UK LLP C/O TM
Search Choice Ltd
DX 743360
SWINDON 31

Enquirer:

DENTONS UK LLP C/O TM
Search Choice Ltd
DX 743360
SWINDON 31

Official Number:

2017/05/00201

Dated

17/05/2017

Enquirer's Reference:

C/O TM Search Choice Ltd 16635727

Search Address:

Car Park
194 - 196 High Street Collier's Wood
and Advertising Hoarding Fw 182, High Street Collier's Wood,
Colliers Wood
London
SW19 2BH

Total Fee - £222.00

**REGISTER OF LOCAL LAND CHARGES
SCHEDULE TO OFFICIAL CERTIFICATE OF SEARCH**

Part 3 - Planning Charges

ENFORCEMENT NOTICE

Issued by the London Borough of Merton Council on 24/05/1990 under the provisions of Section 87 of the Town and Country Planning Act, 1971, requiring that the use of 194/196 High Street, Colliers Wood, SW19 for sale of motor vehicles shall cease. Appeal against Enforcement Notice dismissed by The Planning Inspectorate in a letter dated 26/03/1992, but the Notice is corrected and varied by the deletion of words "And The Repair" and allows 6 months instead of 12 months for compliance with the Notice.

Originating Authority

London Borough of Merton

Place where relevant documents may be inspected

LBM - Civic Centre (London Road,
Morden,
SM4 5DX)

Date of Registration

04 June, 1990

LLC1 DOCUMENT Ref.:

24/05/1990

CONDITIONAL PLANNING CONSENT

94/P0767

Conditional planning consent under the Town and Country Planning Acts, dated 14/10/1994 for use of land for private car parking at 194-196 High Street, Colliers Wood, SW19.

Originating Authority

London Borough of Merton

Place where relevant documents may be inspected

LBM - Civic Centre (London Road,
Morden,
SM4 5DX)

Date of Registration

27 October, 1994

LLC1 DOCUMENT Ref.:

94/P0767

CONDITIONAL PLANNING CONSENT

94/P1096

Conditional planning consent under the Town and Country Planning Acts, dated 04/01/1995 for variation of condition 01 of planning permission ref. 94/P0767 limiting the use of the parking area to one year only at 194-196 High Street, Colliers Wood, SW19.

Originating Authority

London Borough of Merton

Place where relevant documents may be inspected

LBM - Civic Centre (London Road,
Morden,
SM4 5DX)

Date of Registration

12 January, 1995

LLC1 DOCUMENT Ref.:

94/P1096

CONSERVATION AREA

Within Merton (Wandle Valley) Extended Conservation Area made 19/04/2000, under the Planning (Listed Buildings and Conservation Areas) Act, 1990.

Originating Authority

London Borough of Merton

Place where relevant documents may be inspected

LBM - Civic Centre (London Road,
Morden,
SM4 5DX)

Date of Registration

15 May, 2000

LLC1 DOCUMENT Ref.:

19/04/2000

Part 4 - Miscellaneous Charges

SMOKE CONTROL ORDER

Included in a Smoke Control Order made under the Clean Air Acts, operative from 01/07/1977.

Originating Authority

London Borough of Merton

Place where relevant documents may be inspected

LBM - Civic Centre (London Road,
Morden,
SM4 5DX)

Date of Registration

22 September, 1976

LLC1 DOCUMENT Ref.:

01/07/1977

Planning History Schedule

Application Number	89/P1454
Development Location	194-196 HIGH STREET, COLLIERS WOOD, SW19.
Development Description	APPLICATION FOR CONTINUED USE OF SITE FOR DISPLAY AND SALE OF COMMERCIAL VEHICLES.
Decision	Refuse Permission
Appeal Local Reference:	89/P1454/APPEAL
Appeal Received Date:	
Appeal Development Description:	
Appeal Decision:	Unknown
Appeal Decision Date:	01 January, 1901

Application Number	90/P0742
Development Location	194-196 HIGH STREET, COLLIERS WOOD, SW19.
Development Description	CONTINUED USE OF SITE FOR DISPLAY AND SALE OF COMMERCIAL VEHICLES AND RETENTION OF PORTACABIN FOR OFFICE USE
Decision	Refuse Permission

Application Number	94/P0767
Development Location	194-196 HIGH STREET COLLIERS WOOD LONDON SW19
Development Description	USE OF LAND FOR PRIVATE CAR PARKING.
Decision	Grant Permission subject to Conditions

Application Number	94/P1096
Development Location	194-196 HIGH STREET COLLIERS WOOD LONDON SW19
Development Description	VARIATION OF CONDITION 01 OF PLANNING PERMISSION REF.94/P0767 LIMITING THE USE OF THE PARKING AREA TO ONE YEAR ONLY.
Decision	Grant Permission subject to Conditions

Application Number	95/P0838
Development Location	HIGH STREET COLLIERS WOOD
Development Description	DISPLAY OF A 1X48 SHEET ULTRAVISION ADVERTISEMENT UNIT
Decision Date	26/10/1995
Decision	Refuse Advertisement Consent
Appeal Local Reference:	95/P0838/APPEAL
Appeal Received Date:	24 January, 1996
Appeal Development Description:	

Appeal Decision:	Appeal Dismissed
Appeal Decision Date:	07 August, 1996

NOTE: Please note that under current legislation, conditional planning permissions granted after 1st August 1977 are also registerable in the Local Land Charges Register with the exception of any conditional planning permissions which only contain the standard condition that development must be commenced within either 3 year or 5 years of the date of the permission, and no other conditions.

For any further information regarding entries on this planning history schedule please refer to the Environment and Regeneration Department (Development Control) at the Civic Centre. Email: planning@merton.gov.uk

Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

1 PLANNING AND BUILDING REGULATIONS

1.01 Planning and building decisions and pending applications

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

1.01(a) a planning permission

1.01(a) Please see the attached Planning History Schedule.

This will include any entries under questions 1.1(b) to 1.1(i), if applicable.

Copies of these documents and further information can be obtained from the Development Control section, Environment and Regeneration Department, Merton Civic Centre, London Road, Morden, SM4 5DX. DX 41650 Morden. E-mail: planning@merton.gov.uk

1.01(b) a listed building consent

1.01(b) Please see the reply to question 1.1(a).

1.01(c) a conservation area consent

1.01(c) Please see the reply to question 1.1(a).

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

1.01(d) Please see the reply to question 1.1(a).

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

1.01(e) Please see the reply to question 1.1(a).

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

1.01(f) Please see the reply to question 1.1(a).

1.01(g) a heritage partnership agreement

1.01(g) Please see the reply to question 1.1(a).

1.01(h) a listed building consent order

1.01(h) Please see the reply to question 1.1(a).

1.01(i) a local listed building consent order

1.01(i) Please see the reply to question 1.1(a).

1.01(j) building regulations approval

1.01(j) None

1.01(k) a building regulation completion certificate

1.01(k) Please see the reply to question 1.1(j).

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

1.01(l) Please see the reply to question 1.1(j).

1.02 Planning designations and proposals

1.02 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?

Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

- 1.02 Merton's Sites and Policies Plan and Policies Map (adopted 09 July 2014) has replaced Merton's Unitary Development Plan 2003. The Sites and Policies Plan indicates the following land use designations for the area in which the property is located and/or specific proposals for the property.
If you require any detailed advice on the policies and proposals in the Development Plan, please contact Future Merton, Environment and Regeneration Department, Merton Civic Centre, London Road, Morden, SM4 5DX. DX 41650 Morden. Telephone: 020 8545 3837. Email: future.merton@merton.gov.uk

Town Centre Policies (CS7, DMR1, DMR2, DMR4)

Conservation Areas Policies (CS14, DMD4)

Archaeological Priority Zones Policies (CS14, DMD4)

Car Parking Zones Policies (CS20, DMT3)

Wandle Valley Regional Park 400 metre buffer (Policy CS13, paragraph 21.13)

Site Proposal 59

194-196 High Street, Colliers Wood, SW19. Allocated use: Any of the following or a suitable mix of retail (A1 Use Class), financial and professional services (A2 Use Class), restaurant or cafes (A3 Use Class), drinking establishments (A4 Use Class), hot food takeaways (A5 Use Class), offices (B1[a] Use Class and residential (C3 Use Class).

2 ROADS AND PUBLIC RIGHTS OF WAY

2.01 Roadways, footways and footpaths

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

2.01(a) highways maintainable at public expense

- 2.01(a) Please note that High Street, Colliers Wood (A24) is a Red Route, for which Transport for London (TfL) is the highway authority, and therefore information in respect of this Red Route road cannot be supplied by the Council.

For further information on any TfL schemes or proposals that may affect the property please email highwaysearches@tfl.gov.uk including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide, please visit www.tfl.gov.uk/conveyancingsearches Please check that the property is indeed a TfL maintained road at <http://www.tfl.gov.uk/TLRnmaps> as any searches submitted to TfL will all incur the same fee regardless of the result.

2.01(b) subject to adoption and supported by a bond or bond waiver

- 2.01(b) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

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

- 2.01(c) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

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

- 2.01(d) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

2.02 Public rights of way

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

- 2.02 No.

2.03 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?

- 2.03 No.

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

- 2.04 No.

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

- 2.05 If so please attach a plan showing the approximate route.
2.05 Not applicable

3 OTHER MATTERS

Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of relevant documentation 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.

3.01 Land required for public purposes

Is the property included in land required for public purposes?

3.01 No

3.02 Land to be acquired for road works

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

3.02 No

3.03 Drainage matters

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

3.03(a) As schedule 3 of the Flood and Water Management Act has not commenced, there is no legal duty or responsibilities on Councils who are also Lead Local Flood Authorities, to keep records of any new or existing Sustainable Drainage Systems (SuDS) and therefore our records do not allow for the provision of comprehensive answers in relation to this question.

We do not have a role in checking final as built drawings and in some cases, SuDS can be implemented without the need to obtain planning permission. Even if planning permission is granted, we have no assurance that the scheme will have been implemented. Furthermore, the Council does not normally adopt SuDS which are on private property unless they are serving public highway. It is strongly advised that the purchaser undertakes their own checks of planning approvals through the Merton Planning Explorer weblink : <http://planning.merton.gov.uk/Northgate/PlanningExplorerAA/GeneralSearch.aspx> , S.106 Agreements, detailed site surveys and inspections and with the vendor to establish whether any Sustainable Drainage Systems are in place at the property and who is responsible for any associated charges and maintenance.

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

3.03(b) As schedule 3 of the Flood and Water Management Act has not commenced, there is no legal duty or responsibilities on Councils who are also Lead Local Flood Authorities, to keep records of any new or existing Sustainable Drainage Systems (SuDS) and therefore our records do not allow for the provision of comprehensive answers in relation to this question.

We do not have a role in checking final as built drawings and in some cases, SuDS can be implemented without the need to obtain planning permission. Even if planning permission is granted, we have no assurance that the scheme will have been implemented. Furthermore, the Council does not normally adopt SuDS which are on private property unless they are serving public highway. It is strongly advised that the purchaser undertakes their own checks of planning approvals through the Merton Planning Explorer weblink : <http://planning.merton.gov.uk/Northgate/PlanningExplorerAA/GeneralSearch.aspx> , S.106 Agreements, detailed site surveys and inspections and with the vendor to establish whether any Sustainable Drainage Systems are in place at the property and who is responsible for any associated charges and maintenance.

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

3.03(c) Merton Council does not have details of the charges imposed by the statutory sewerage undertaker in this area for the provision of SuDS. We would advise you to contact Thames Water for further details. Thames Water Utilities Limited, Clearwater Court, Vastern Road, Reading, RG1 8DB. Tel: 0800 980 8800. www.thameswater.co.uk

3.04 Nearby Road Schemes

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

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

Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

3.04(a) No

Please note that this property also fronts or is within 200 metres of a Red Route, High Street, Colliers Wood (A24), for which Transport for London (TfL) is the highway authority and therefore information in respect of this Red Route road cannot be supplied by the Council.

For further information on any TfL schemes or proposals that may affect the property please email highwaysearches@tfl.gov.uk including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide, please visit www.tfl.gov.uk/conveyancingsearches. Please check that the property is indeed a TfL maintained road at <http://www.tfl.gov.uk/TLRNmaps> as any searches submitted to TfL will all incur the same fee regardless of the result.

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

3.04(b) No

Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.04(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

3.04(c) No

Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

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

3.04(d) No

Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

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

3.04(e) No

Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.04(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

3.04(f) No

Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.05 Nearby railway schemes

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

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

3.05(a) No.

Please note that this property also fronts or is within 200 metres of a Red Route, High Street, Colliers Wood (A24), for which Transport for London (TfL) is the highway authority and therefore information in respect of this Red Route road cannot be supplied by the Council.
For further information on any TfL schemes or proposals that may affect the property please email highwaysearches@tfl.gov.uk including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide, please visit www.tfl.gov.uk/conveyancingsearches Please check that the property is indeed a TfL maintained road at <http://www.tfl.gov.uk/TLRNmaps> as any searches submitted to TfL will all incur the same fee regardless of the result.

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

3.05(b) Yes, there are proposals for a railway and a tramway within the London Borough of Merton.

Proposals for a railway: there are Transport for London and Department for Transport proposals for Crossrail 2 (referenced within Merton's adopted Sites and Policies Plan and Policies Maps July 2014 as proposal 04TN). The proposed Crossrail 2 route within the London Borough of Merton can be viewed at - <http://crossrail2.co.uk/safeguarding> dated 20th November 2014 to support the construction of this project. If you have any questions relating to Crossrail 2, or would like to register for project updates, view the Crossrail 2 website - <http://crossrail2.co.uk/> Email Transport for London on crossrail2@tfl.gov.uk or call 0343 222 0055.

For further information on proposal 04TN in Merton's Sites and Policies Plan and Proposal Map 2014, please contact Future Merton, Environment and Regeneration Department, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. Email: trafficandhighways@merton.gov.uk

Proposals for a tramway: there are proposals for an extension to the tramway between Wimbledon and Sutton via Morden, including a possible spur from Morden Road Tramstop to South Wimbledon identified to the council by Transport for London (TfL) and included as proposal 06TN within Merton's Sites and Policies Plan and Proposals Map 2014.

This unfunded proposal is still in its very early stages of development and was subject to a public consultation in 2015 to assess the level of local support.

For further information, please refer to the TfL Railway Searches website - www.tfl.gov.uk/conveyancingsearches or email TfL at - railwaysearches@tfl.gov.uk

For further information on proposal 06TN in Merton's Sites and Policies Plan and Proposal Map 2014, please contact Future Merton, Environment and Regeneration Department, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. Email: trafficandhighways@merton.gov.uk

Please note, the following roads within Merton are Red Routes, for which Transport for London (TfL) is the highway authority and you may wish to contact TfL for any schemes and proposals they have for these roads which may also affect the property.

Beverley Way, New Malden; Christchurch Road, SW19; Crown Lane, Morden; Crown Road, Morden; Epsom Road, Morden; High Street Colliers Wood, SW19; London Road, Morden; Malden Way, New Malden; Merantun Way, SW19; Morden Hall Road, Morden; Morden Road, SW19; Priory Road, SW19 and St. Helier Avenue, Morden.

Please email highwaysearches@tfl.gov.uk including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide, please visit www.tfl.gov.uk/conveyancingsearches Please check that the property is indeed a TfL maintained road at <http://www.tfl.gov.uk/TLRNmaps> as any searches submitted to TfL will all incur the same fee regardless of the result.

3.06 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?

3.06(a) permanent stopping up or diversion

Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

3.06(a) Please note that this property also fronts or is within 200 metres of a Red Route, High Street, Colliers Wood (A24), for which Transport for London (TfL) is the highway authority and therefore information in respect of this Red Route road cannot be supplied by the Council.
For further information on any TfL schemes or proposals that may affect the property please email highwaysearches@tfl.gov.uk including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide, please visit www.tfl.gov.uk/conveyancingsearches Please check that the property is indeed a TfL maintained road at <http://www.tfl.gov.uk/TLRnmaps> as any searches submitted to TfL will all incur the same fee regardless of the result.

3.06(b) waiting or loading restrictions

3.06(b) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(c) one way driving

3.06(c) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(d) prohibition of driving

3.06(d) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(e) pedestrianisation

3.06(e) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(f) vehicle width or weight restriction

3.06(f) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(g) traffic calming works including road humps

3.06(g) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(h) residents parking controls

3.06(h) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(i) minor road widening or improvement

3.06(i) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(j) pedestrian crossings

3.06(j) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(k) cycle tracks

3.06(k) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.06(l) bridge building

3.06(l) Please see the reply to Part (a) of this question in respect of the Red Route referred to in that reply.

3.07 Outstanding notices

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

3.07(a) building works

3.07(a) No

3.07(b) environment

3.07(b) The whole of the London Borough of Merton has been declared an Air Quality Management Area under the Environment Act 1995.
For further information please contact Environmental Health Section, Merton Civic Centre, London Road, Morden, Surrey, SM4 5DX. DX 41650 Morden. Telephone 020 8545 3025. E-mail: ehealth@merton.gov.uk

3.07(c) health and safety

3.07(c) No

3.07(d) housing

3.07(d) No

Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

3.07(e) highways

- 3.07(e) Please note that High Street, Colliers Wood (A24) is a Red Route, for which Transport for London (TfL) is the highway authority, and therefore information in respect of this Red Route road cannot be supplied by the Council.
For further information on any TfL schemes or proposals that may affect the property please email highwaysearches@tfl.gov.uk including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide, please visit www.tfl.gov.uk/conveyancingsearches Please check that the property is indeed a TfL maintained road at <http://www.tfl.gov.uk/TLRNmaps> as any searches submitted to TfL will all incur the same fee regardless of the result.

3.07(f) public health

- 3.07(f) No

3.07(g) flood and coastal erosion risk management

- 3.07(g) No.
Please note that other government departments or bodies also have the provision to issue consents or statutory notices in relation to Flood and Coastal Erosion Risk Management. We would therefore advise you to also contact the Environment Agency:
National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Email: enquiries@environment-agency.gov.uk Tel: 03708 506 506.

3.08 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?

- 3.08 No

3.09 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?

3.09(a) an enforcement notice

- 3.09(a) No

3.09(b) a stop notice

- 3.09(b) No

3.09(c) a listed building enforcement notice

- 3.09(c) No

3.09(d) a breach of condition notice

- 3.09(d) No

3.09(e) a planning contravention notice

- 3.09(e) No

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

- 3.09(f) No

3.09(g) a listed building repairs notice

- 3.09(g) No

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

- 3.09(h) No

3.09(i) a building preservation notice

- 3.09(i) No

3.09(j) a direction restricting permitted development

- 3.09(j) No

3.09(k) an order revoking or modifying a planning permission

- 3.09(k) No

Law Society CON29 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

3.09(l) an order requiring discontinuance of use or alterations or removal of building or works

3.09(l) No.

3.09(m) a tree preservation order

3.09(m) No

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

3.09(n) No

3.10 Community infrastructure levy (CIL)

3.10(a) Is there a CIL charging schedule?

3.10(a) Yes. Further details can be found on the Merton website at <http://www.merton.gov.uk/environment/planning/cil.htm>

3.10(b) If yes, 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:-

3.10(b)i a liability notice?

3.10(b)i No

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.10(b)ii a notice of chargeable development?

3.10(b)ii No

3.10(b)iii a demand notice?

3.10(b)iii No

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.10(b)iv a default liability notice?

3.10(b)iv No

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.10(b)v an assumption of liability notice?

3.10(b)v No

3.10(b)vi a commencement notice?

3.10(b)vi No

3.10(c) Has any demand notice been suspended?

3.10(c) No

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

3.10(d) No

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

3.10(e) No

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

3.10(f) No

3.10(g) Has a liability order been granted?

3.10(g) No

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

3.10(h) No

3.11 Conservation area

Do the following apply in relation to the property?

3.11(a) the making of the area a conservation area before 31 August 1974

3.11(a) No

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

3.11(b) No

3.12 Compulsory purchase

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

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Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

3.12 No
Please note that this property fronts a Red Route, for which Transport for London (TfL) is the highway authority, and therefore information in respect of this Red Route road cannot be supplied by the Council. For further information on any TfL schemes or proposals that may affect the property please email highwaysearches@tfl.gov.uk including a title or location plan and an undertaking to pay the fees. For information on the TfL Highway Searches fee and what information they provide, please visit www.tfl.gov.uk/conveyancingsearches Please check that the property is indeed a TfL maintained road at <http://www.tfl.gov.uk/TLRNmaps> as any searches submitted to TfL will all incur the same fee regardless of the result.

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)?

3.13(a) a contaminated land notice

3.13(a) No

3.13(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

3.13(b) No

3.13(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

3.13(c) No

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?

3.14 No

3.15 Assets of Community Value

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

3.15(a) No

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

3.15(a)i Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

3.15(a)ii Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.15(a)iii Has the listing expired?

3.15(a)iii Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

3.15(a)iv Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

3.15(a)v Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

3.15(b) If the property is listed:

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3.15(b)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?

3.15(b)i Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

3.15(b)ii Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

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

3.15(b)iii Not applicable

Informative: Matters already entered on the Local Land Charges Register will not be revealed in answer to this enquiry.

Law Society CON290 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

4 ROAD PROPOSALS BY PRIVATE BODIES

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-

4(a) the construction of a new road, or

4(a) None

4(b) the alteration or improvement of an existing road, involving the construction, whether or not within existing highway 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?

4(b) None

5 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.

5.1 None

5.2 If there are any entries, where can that register be inspected?

5.2 During office hours at the London Borough of Merton, (Development Control Section), Merton Civic Centre, London Road, Morden, Surrey, SM4 5DX.

5.3 Notices Proceedings and Orders

Except as shown in the Official Certificate of Search:

5.3(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?

5.3(a) No

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

5.3(b) No

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

5.3(c) No

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

5.3(d) No

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

5.3(e) No

7 PARKS AND COUNTRYSIDE

7.1 Areas of Outstanding Natural Beauty

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

7.1 No

7.2 National Parks

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

7.2 No

8 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?

8 Please see the attached Transco plan that indicates in red the approximate extent of the gas pipes that cross onto or are in the immediate vicinity of the property.

9 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?

9 No

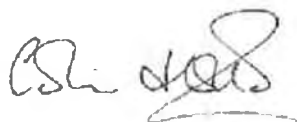
18 ENVIRONMENTAL AND POLLUTION NOTICES

Law Society CON290 Enquiries of Local Authority (2016)

Property Address: Car Park, 194 - 196 High Street Collier's Wood, and Advertising Hoarding Fw 182, High Street Collier's Wood, , Colliers Wood, London, SW19 2BH

- 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 3.07 or 3.13 apply)
- 18 None
- 19 **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?
- 19 None
- 21 **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?
- 21 Merton Council, as Lead Local Flood Authority, has not issued any Flood Defence or Land Drainage Consents at this location according to our records. Merton Council issue Flood Defence and Land Drainage Consents for works on ordinary watercourses only. We would advise that you contact the Environment Agency for any Flood Defence or Land Drainage Consents for works in, over, under or adjacent to designated main rivers:
National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Email: enquiries@environment-agency.gov.uk Tel: 03708 506 506
- 22 **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?
- 22.1 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?
- 22.2 No
Further information can be obtained by contacting the Land Searches Officer, Highways Section, Merton Civic Centre, London Road, Morden, SM4 5DX. (DX 41650 Morden). Telephone 020 8545 3829. E-mail: trafficandhighways@merton.gov.uk
- 22.3 If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?
- 22.3 Not applicable

Signed



Caroline Holland - Proper Officer

Your attention is drawn to the Law Society and London Borough of Merton Information on the following sheets.

Standard Information/Disclaimer

Addendum

The above replies are subject to the notes at the foot of form CON29 (2016)

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

Reference 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.

QUESTION 1.1 (j) AND 1.1 (k)

The local authority's computerised records do not extend back before 1 January 1993 and this reply covers only the period since that date. Manual records for building regulation approvals and completion certificates can be searched manually for an additional charge.

If this service is required please contact Building Control, Environment and Regeneration Department, Merton Civic Centre, London Road, Morden, SM4 5DX. DX 41650 Morden. Tel: 020 8545 3145. Email: BuildingControl@merton.gov.uk

If building control for the property has been administered by an outside body rather than the council, an Initial Notice should have been received by the council and these are shown on the Schedule with an IN prefix.

QUESTION 1.1 (l)

The local authority may not always be aware of such works and enquiries should also be made of the seller.

QUESTION 1.2

Merton's Core Planning Strategy 2011, Merton's Sites and Policies Plan 2014, Policies Map 2014 and the South London Waste Plan 2012 cover the whole of the London Borough of Merton. Together with the Mayor's London Plan 2015, these documents comprise the statutory development plan for the Borough. The search property is subject to the policies of these plans generally.

The 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.

Please note that replies are given for the search property itself, and not on adjoining properties or land. If required, it is suggested that you inspect the development plan for Merton, as detailed below.

The London Plan 2015, South London Waste Plan 2012, Merton Core Planning Strategy 2011 and Merton's Sites and Policies Plan and Policies Map 2014 can be inspected between 9am and 5pm Monday to Friday at the Merton Link reception area on the ground floor at Merton Civic Centre, London Road, Morden, SM4 5DX. These plans can also be inspected at the following Merton libraries - Donald Hope, Mitcham, Morden, Raynes Park and Wimbledon. Information can be viewed on Merton Council's website, via www.merton.gov.uk/planningpolicy for existing and emerging Development Plans, and via www.london.gov.uk for the London Plan.

Copies of the documents can be purchased at the Merton Link, or by telephoning 020 8545 4141 / 3837.

Please note that these inspection copies of the Merton Core Planning Strategy (July 2011), London Plan (2015), South London Waste Plan (March 2012) and Merton's Sites and Policies Plan and Policies Map (July 2014) are as published at the dates given. Please contact 020 8545 3837 or future.merton@merton.gov.uk for any information regarding any subsequent changes or updates to these documents since publication.

Information regarding flooding is not provided in answer to this enquiry. The most up to date information on flooding should be sought directly from the Environment Agency. Enquiries should be made to the Environment Agency's website where maps for flood risk are available to view -

http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap

or by contacting the Environment Agency at - enquiries@environment-agency.gov.uk

QUESTION 2.1(a)

If a road, footway or footpath is not a highway, there may be no right to use it and the local authority cannot express an opinion without seeing the title plan of the property and carrying out a site inspection.

For information on Highway Extent searches, please contact Traffic and Highways, Future Merton, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. Email: trafficandhighways@merton.gov.uk

QUESTIONS 2.2 - 2.5

A definitive map for London Borough of Merton was published in 1974. A survey of all paths is completed annually and whilst this does not preclude the existence of unrecorded rights of way, the local authority is unaware of any unclaimed rights of way existing over the search site. However, additional public rights of way (e.g. cycle tracks) may exist other than those shown on the definitive map. If in doubt, please contact Traffic and Highways, Future Merton, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. Email: trafficandhighways@merton.gov.uk

For information on Highway Extent searches, please contact Traffic and Highways, Future Merton, London Borough of Merton, Civic Centre, London Road, Morden, SM4 5DX. Email: trafficandhighways@merton.gov.uk

QUESTIONS 3.1 - 3.15

Matters already entered on the Local Land Charges Register will not be revealed in the answer to these enquiries.

QUESTION 3.4

A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.

QUESTION 3.6

In some circumstances, road closures can be obtained by third parties from magistrate's courts, or can be made by the Secretary of State for Transport without involving the local authority.

This enquiry is designed to reveal matters that are yet to be implemented and/or could not be ascertained by a visual inspection. Schemes that have, or are currently being implemented will not be referred to in answer to this enquiry.

QUESTION 3.9

The Historic Buildings and Monuments Commission (English Heritage) also had the power to issue building preservation notices for listed buildings in London Boroughs. Further information can be found at <https://historicengland.org.uk/about/who-we-are/commission/>

QUESTION 3.13

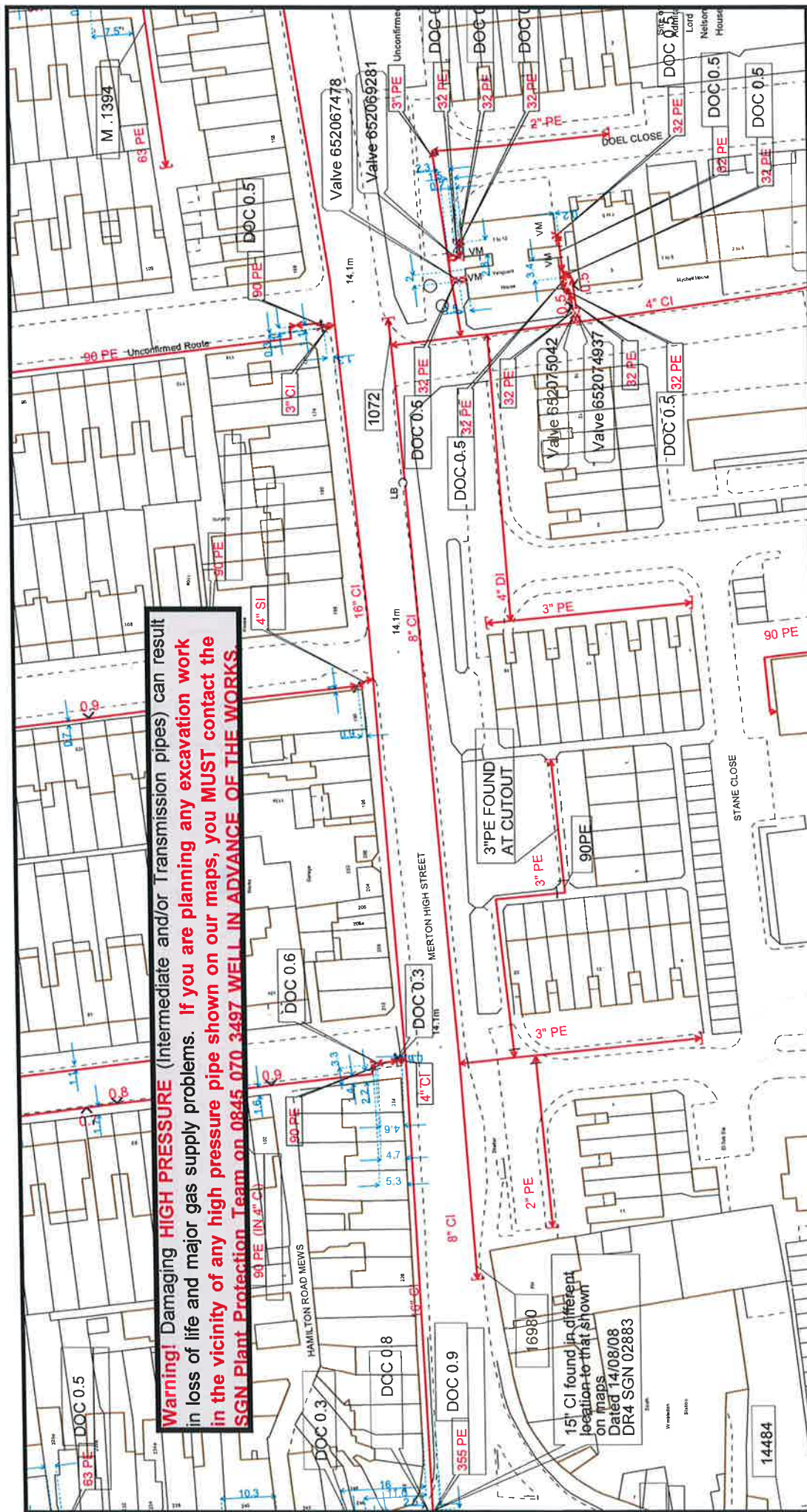
A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination or from the risk of it, and the reply may not disclose steps taken by another local authority in whose area adjacent or adjoining land is situated.

QUESTION 8

You are advised to seek further information from <http://www.linesearchbeforeudig.co.uk>

LinesearchbeforeUdig (LSBUD) is a free to use internet based enquiry service available 24/7. It provides a single point of contact for all enquiries relating to the apparatus owned and/or operated by the Asset Owners protected by LSBUD, including underground and overhead transmission/distribution electricity networks, transmission/distribution gas networks, oil pipelines and fibre optic networks.

00201-



Warning! Damaging HIGH PRESSURE (Intermediate and/or Transmission pipes) can result in loss of life and major gas supply problems. If you are planning any excavation work in the vicinity of any high pressure pipe shown on our maps, you MUST contact the SGN Plant Protection Team on 0845 070 3497 WELL IN ADVANCE OF THE WORKS.

USER ID: Stacey Torok
DATE: 18 May 2017
EXTRACT DATE: 01 Apr 2017
MAP REF: TQ2570SE
CENTRE: 525941, 170070
SCALE: 1:1,014

- LP Mains
- MP Mains
- IP Mains
- LHP Mains
- NHP Mains

- Valve
- Depth of Cover
- Syphon
- Diameter Change
- Material Change

This plan shows those pipes owned by Scotia Gas Networks plc 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 Scotia Gas Networks plc 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.

Product: UtilityMaps
Version: 1.6.6.1
Template: 'Scotia Gas Networks (A4 Landscape)'



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

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

For directions, notes and fees see overleaf

Insert name and address of registering authority in space below

Local Land Charges Department
Merton London Borough Council
Civic Centre
London Road
Surrey
SM4 5DX

Register of local land charges

Requisition for search and official certificate of search

Requisition for search

fold

(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) ^{1,2,3,4,5,6,7,8,9,10,11,12} of 1 the register of local land charges kept by the above-named registering authority for subsisting registrations against the land [defined in the attached plan and] described below.

Description of land sufficient to enable it to be identified

Car Park 194-196 High Street, Colliers Wood, London, SN19 2BH and Advertising Hoarding Adj 192 High Street
Colliers Wood
London
SW19 2BH

Name and address to which certificate is to be sent

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

Signature of applicant (or his solicitor)

Date 15-05-2017

Telephone number 0844 249 9212

Reference (16635727) HARU/043574.00001/TFL - Plot

Enclosure
Cheque/Money Order/Postal Order/Giro 42.00

Official certificate of search

To be completed by authorised officer

It is hereby certified that the search requested above reveals ~~no subsisting registrations~~

or the **five** registrations described in the Schedule hereto up to and including the date of this certificate.

Signed

On behalf of

Date

London Borough of Merton

22 MAY 2017

- 1 Delete if inappropriate. Otherwise insert Part(s) in which search is required.
- 2 Delete if inappropriate. (A plan should be furnished in duplicate if it is desired that a copy should be returned.)
- 3 Delete inapplicable words. (The Parts of the Schedule should be securely attached to the certificate and the number 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.

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.



If you are applying for an electronic search, you need only supply one copy of the form and plan. If you are submitting a paper-based search, the form and plan must be submitted in duplicate. Please type or use BLOCK LETTERS

A.

Local Authority Name and Address

Local Land Charges Department
Merton London Borough Council
Civic Centre
London Road
Surrey
SM4 5DX

Search No: 2017/5/100201

Signed:

On behalf of:
Local authority/private search company/member of the public (indicate as applicable)

Dated:

22 MAY 2017

B.

Address of the land/property

UPRN(s):

Secondary name/number: London, SN19 2BH and Advertising

Primary name/number: Car Park 194-196 High Street,

Street: High Street

Locality/Village: Colliers Wood

Town: London

Postcode: SW19 2BH

C.

Other roadways, footways and footpaths in respect of which a reply to enquiries 2.1 and 3.6 is required (maximum 3 roads):

D.

Fees

£ 180.00 is enclosed/is paid by NLIS transfer (delete as applicable)

Signed:

Dated: 15-05-2017

Reference: (16635727) HARU/043574.00001/TFL - Plot 2546

Telephone No: 0844 249 9212

Fax No:

E-mail: lahelpdesk@searchchoice.co.uk

E.

Please reply to:

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

DX Address: 743360 Swindon 31

Notes

A. Enter name and address of appropriate local authority. If the property is near a local authority boundary, consider raising certain enquiries (e.g. road schemes) with the adjoining local authority.

B. Enter address and description of the property. Please give the UPRN(s) (Unique Property Reference Number) where known. **A duplicate plan is required for all searches submitted directly to a local authority.** The search may be returned if land/property cannot easily be identified.

C. Enter name and/or mark on plan any other roadways, footways and footpaths abutting the property (in addition to those entered in Box B) to which a reply at enquiries 2.1 and 3.6 is required (subject to a maximum of 3 roads excluding any Box B road).

D. Details of fees can be obtained from the local authority, your chosen NLIS Channel or search provider.

E. Enter the name and address/DX address of the person or company lodging or conducting this enquiry.

PLANNING AND BUILDING REGULATIONS

1.1. Planning and building decisions and pending applications

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

- a planning permission
- a listed building consent
- a conservation area consent
- a certificate of lawfulness of existing use or development
- a certificate of lawfulness of proposed use or development
- a certificate of lawfulness of proposed works for listed buildings
- a heritage partnership agreement
- a listed building consent order
- a local listed building consent order
- building regulations approval
- a building regulation completion certificate and
- any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

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?

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:

- highways maintainable at public expense
- subject to adoption and, supported by a bond or bond waiver
- to be made up by a local authority who will reclaim the cost from the frontagers
- to be adopted by a local authority without reclaiming the cost from the frontagers

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?

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?

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?

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

OTHER MATTERS

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

3.1. Land required for public purposes

Is the property included in land required for public purposes?

3.2. Land to be acquired for road works

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

3.3. Drainage matters

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

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

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

3.4. Nearby road schemes

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

- the centre line of a new trunk road or special road specified in any order, draft order or scheme
- 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
- the outer limits of construction works for a proposed alteration or improvement to an existing road involving:
 - construction of a roundabout (other than a mini roundabout), or
 - widening by construction of one or more additional traffic lanes
- the outer limits of:
 - construction of a new road to be built by a local authority,
 - an approved alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway,
 - construction of a roundabout (other than a mini roundabout) or widening by construction of one or more additional traffic lanes
- the centre line of the proposed route of a new road under proposals published for public consultation
- the outer limits of:
 - construction of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway
 - construction of a roundabout (other than a mini roundabout)
 - widening by construction of one or more additional traffic lanes, under proposals published for public consultation

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?

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

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?

- permanent stopping up or diversion
- waiting or loading restrictions

- one way driving
- prohibition of driving
- pedestrianisation
- vehicle width or weight restriction
- traffic calming works including road humps
- residents parking controls
- minor road widening or improvement
- pedestrian crossings
- cycle tracks
- bridge building

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 a response to any other enquiry in this form?

- building works
- environment
- health and safety
- housing
- highways
- public health
- flood and coastal erosion risk management

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?

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?

- an enforcement notice
- a stop notice
- a listed building enforcement notice
- a breach of condition notice
- a planning contravention notice
- another notice relating to breach of planning control
- a listed building repairs notice
- in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation
- a building preservation notice
- a direction restricting permitted development
- an order revoking or modifying planning permission
- an order requiring discontinuance of use or alteration or removal of building or works
- a tree preservation order
- proceedings to enforce a planning agreement or planning contribution

3.10. Community infrastructure levy (CIL)

(a) Is there a CIL charging schedule?

- (b) If yes, 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 liability notice?
 - a notice of chargeable development?
 - a demand notice?
 - a default liability notice?
 - an assumption of liability notice?
 - a commencement notice?

(c) Has any demand notice been suspended?

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

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

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

(g) Has a liability order been granted?

(h) Have any other enforcement measures been taken?

3.11. Conservation area

Do the following apply in relation to the property?

- the making of the area a conservation area before 31 August 1974
- an unimplemented resolution to designate the area a conservation area

3.12. Compulsory purchase

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

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 contaminated land notice
- in relation to a register maintained under section 78R of the Environmental Protection Act 1990
 - a decision to make an entry
 - an entry

(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

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?

3.15. Assets of Community Value

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

- Is it listed as an asset of community value?
- Was it excluded and placed on the 'nominated but not listed' list?
- Has the listing expired?
- Is the Local Authority reviewing or proposing to review the listing?
- Are there any subsisting appeals against the listing?

(b) If the property is listed:

- 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?
- Has the Local Authority received a notice of disposal?
- Has any community interest group requested to be treated as a bidder?

NOTES

- 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



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A.

Local authority name and address:

Local Land Charges Department
Merton London Borough Council
Civic Centre
London Road
Surrey
SM4 5DX

Search No: 2017/05/00201

Signed:

On behalf of:

Local authority/private search company/member of the public:(Indicate as appropriate)

Dated:

22 MAY 2017

B.

Address of the land/property:

UPRN(s):

Secondary name/number: Car Park 194-196 High Street,

Primary name/number: London, SN19 2BH and Advertising

Street: High Street

Locality/Village: Colliers Wood

Town: London

Postcode: SW19 2BH

C.

Optional enquiries (please tick as required)

- ☒ 4. Road proposals by private bodies
- ☒ 5. Advertisements
- ☐ 6. Completion Notices
- ☒ 7. Parks and countryside
- ☒ 8. Pipelines
- ☒ 9. Houses in Multiple Occupation
- ☐ 10. Noise Abatement
- ☐ 11. Urban Development Areas
- ☐ 12. Enterprise Zones, Local Development Orders and BIDs
- ☐ 13. Inner urban improvement areas
- ☐ 14. Simplified planning zones
- ☐ 15. Land maintenance notices
- ☐ 16. Mineral consultation and safeguarding areas
- ☐ 17. Hazardous substance consents
- ☒ 18. Environmental and pollution notices
- ☒ 19. Food safety notices
- ☐ 20. Hedgerow notices
- ☒ 21. Flood Defence and Land Drainage consents
- ☒ 22. Common Land and Town or Village Green

D.

Fees

£ 180.00 is enclosed/is paid by NLIS transfer (delete as applicable)

Signed:

Dated: 15-05-2017

Reference: (16635727) HARU/043574.00001/TFL - Plot 2546

Tel No: 0844 249 9212

Fax No:

Email: lahelpdesk@searchchoice.co.uk

Notes

- A. Enter name and address of appropriate local authority. If the property is near a local authority boundary, consider raising certain enquiries (e.g. road schemes) with the adjoining local authority.
- B. Enter address and description of the property. Please quote the UPRN(s) (Unique Property Reference Number) where known. A duplicate plan is required for all searches submitted directly to a local authority. The search may be returned if land/property cannot easily be identified.
- D. Details of fees can be obtained from the local authority, your chosen NLIS Channel or Search Provider.
- E. Enter the name and address /DX address of the person or company lodging or conducting this enquiry

E.

Please reply to:

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

DX Address: 743360 Swindon 31

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
 - (b) the alteration or improvement of an existing road, involving the construction, whether or not within existing highway 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?

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.
- 5.2. If there are any entries, where can that register be inspected?

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?
 - (b) Has the local authority resolved to serve a notice requiring the display of any advertisement to be discontinued?
 - (c) If a discontinuance notice has been served, has it been complied with to the satisfaction of the local authority?
 - (d) Has the local authority resolved to serve any other notice or proceedings relating to a contravention of the control of advertisements?
 - (e) Has the local authority resolved to make an order for the special control of advertisements for the area?

COMPLETION NOTICES

6. Which of the planning permissions in force has the local authority resolved to terminate by means of a completion notice under s.94 of the Town & Country Planning Act 1990?

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?

National Parks

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

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?

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?

NOISE ABATEMENT

Noise Abatement Zone

- 10.1. Has the local authority made, or resolved to make, any noise abatement zone order under s.63 of the Control of Pollution Act 1974 for the area?

Entries in Register

- 10.2. Has any entry been recorded in the Noise Level Register kept pursuant to s.64 of the Control of Pollution Act 1974?
- 10.3. If there is any entry, how can copies be obtained and where can that Register be inspected?

URBAN DEVELOPMENT AREAS

- 11.1. Is the area an urban development area designated under Part XVI of the Local Government, Planning and Land Act 1980?
- 11.2. If so, please state the name of the urban development corporation and the address of its principal office

ENTERPRISE ZONES, LOCAL DEVELOPMENT ORDERS & BIDS

- 12.1. Is the area designated as an enterprise zone?
- 12.2. Is the area subject to a local development order?
- 12.3. Is the area a business improvement district (BID)?

INNER URBAN IMPROVEMENT AREAS

13. Has the local authority resolved to define the area as an improvement area under s.4 of the Inner Urban Areas Act 1978?

SIMPLIFIED PLANNING ZONES

- 14.1. Is the area a simplified planning zone adopted or approved pursuant to s.83 of the Town & Country Planning Act 1990?
- 14.2. Has the local authority approved any proposal for designating the area as a simplified planning zone?

LAND MAINTENANCE NOTICES

15. Has the local authority authorised the service of a maintenance notice under s.215 of the Town & Country Planning Act 1990?

MINERAL CONSULTATION AND SAFEGUARDING AREAS

16. Is the area a mineral consultation area or mineral safeguarding area notified by the county planning authority under Schedule 1 para 7 of the Town & Country Planning Act 1990?

HAZARDOUS SUBSTANCE CONSENTS

- 17.1. Please list any entries in the Register kept pursuant to s.28 of the Planning (Hazardous Substances) Act 1990
- 17.2. If there are any entries:
- (a) How can copies of the entries be obtained?
 - (b) Where can the Register be inspected?

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 s.7 or s.13 apply)

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?

HEDGEROW NOTICES

- 20.1. Please list any entries in the record maintained under regulation 10 of the Hedgerows Regulations 1997.
- 20.2. If there are any entries:
- (a) How can copies of the matters entered be obtained?
 - (b) Where can the record be inspected?

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?

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

Notes:

1. 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.
2. 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.
3. This form should be read in conjunction with the guidance notes available separately.
4. 'Area' means any area in which the property is located.
5. 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.
6. Where relevant, the source department for copy documents should be provided.



Transport for London
15 Colindale Avenue
London NW9 1TA
Tel: 020 8996 9000
www.tfl.gov.uk

Site Ref: 2546
Site Opposite
Colliers Wood Station



Date: 14th July 2011
Client: TfL
File: 2546
Drawn: 11/07/11 (J.A.)



Your Ref: **1041457**
Our Ref: **PSUS-1372341.1**
Date: 04 May 2017

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

EC3V 9DF

[PSUS-1372341.1]



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

Telephone 0800 688588*
Email: 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

F.A.O. Chris Kitson

Dear Sirs,

Re: LAND EDGED RED - SITE OPPOSITE COLLIERS WOOD STATION, LONDON, SW19 2BN.

Thank you for your enquiry dated 03 May 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. Please note that the plan attached does not show the location of domestic or industrial service pipes or cables but they should be anticipated near to buildings or property.

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.

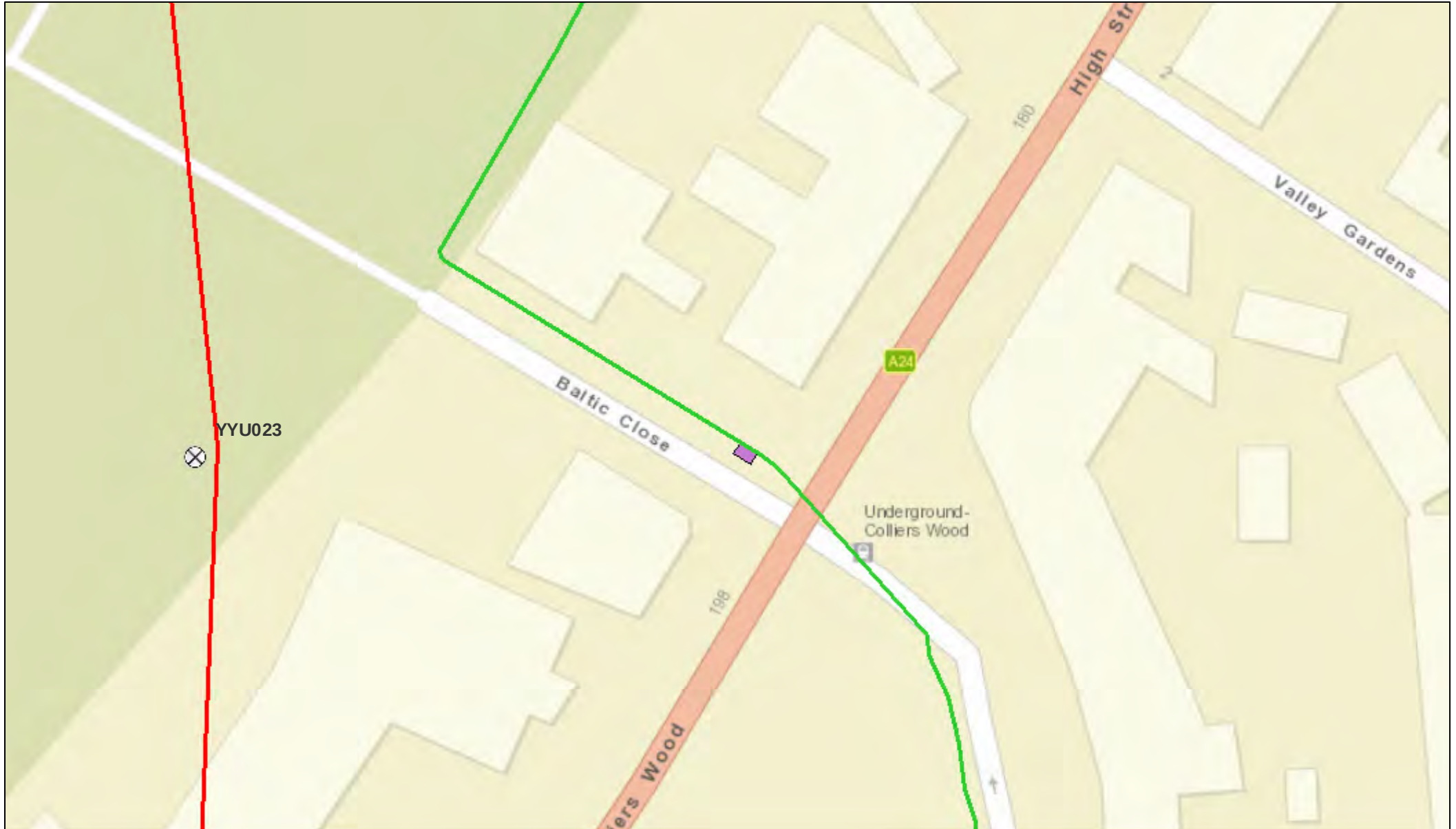
There may also be rights reserved for apparatus granted to other utility companies within the area of interest.

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

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

National Grid Plant Protection
National Grid, Block 1
Brick Kiln Street
Hinckley LE10 0NA
0800 688 588
plantprotection@nationalgrid.com



May 4, 2017



Towers



Cables

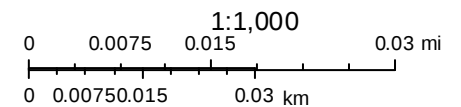
OHL (Over-head Line)



Joint Bay



275



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community



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: 16586807
STL Reference: 2039890
Received Date: 05/05/2017

Property:

Land Edged Red - Site Opposite Colliers Wood Station,
London, SW19 2BN

Name and Address of Data Source:

Southern Gas Networks
Scottish Hydro Electric Plc, Inveralmond House, 200 Dunkeld Road, Perth, PH1 3AQ



This search complies with the requirements of the Search Code, further details of which can be found at www.pccb.org.uk.

Complete searches on property, online, on time www.stlgroup.co.uk



STL Group Ltd
Edbrooke House
St Johns Road
Woking
Surrey GU21 7SE

DX: 148060
Woking 12
Tel: 0800 318611
Fax: 0800 317978
Email: info@stlgroup.co.uk



no stone left unturned



Our Ref: SO/0088493
Your Ref: 2039890

STL Group Ltd
Edbrooke House
St. Johns Road
Woking
Surrey, GU21 7SE

SGN
SHE Administration Team
Plant Protection
95 Kilbirnie Street
Glasgow
G5 8JD
Phone: 0800 912 1722
Email: plantlocation@sgn.co.uk

Date: 05/05/2017

Dear Customer,

Enquiry at: Site opposite Colliers Wood Station, London SW19 2BN

Searches - Important information required

Thank you for contacting us about the above location. If your client plans to carry out any on site works they must contact us directly so that we can do a full safety and engineering risk assessment before any work begins.

Listed below is the minimum information we would need from your client:

- Full contact details (name, company name, address, telephone number and e-mail address).
- Full site address, post code and easting/northing grid reference.
- Plan showing the site boundary.
- Details of the work to be carried out.
- The proposed start date (please specify if work is at the planning stage).

Please send the information to:

plantlocation@sgn.co.uk

Alternatively post to: SGN, SHE Administration Team, Plant Protection, 95 Kilbirnie Street, Glasgow G5 8JD

Or, Fax: 0141 429 6432

Damage to our pipes can be extremely dangerous for your employees and the general public. The cost to repair our pipelines following direct or consequential damage will be charged to your organisation.

Please ensure we are able to gain access to our pipeline throughout the duration of your operations.

Smell gas?
Call 0800 111 999

SGN is a brand name of Scotia Gas Networks Limited
Registered in England & Wales No. 04958135
Registered Office: St Lawrence House | Station Approach | Horley | Surrey RH6 9HJ
Authorised and regulated by the Financial Conduct Authority



While the information we give and the location of our network assets is correct to the best of our knowledge its accuracy cannot be guaranteed. To confirm the location of our assets on the site, please contact us to arrange a site visit before the work begins.

If you require any further information please contact the number below.

Yours faithfully,

Alison Mair

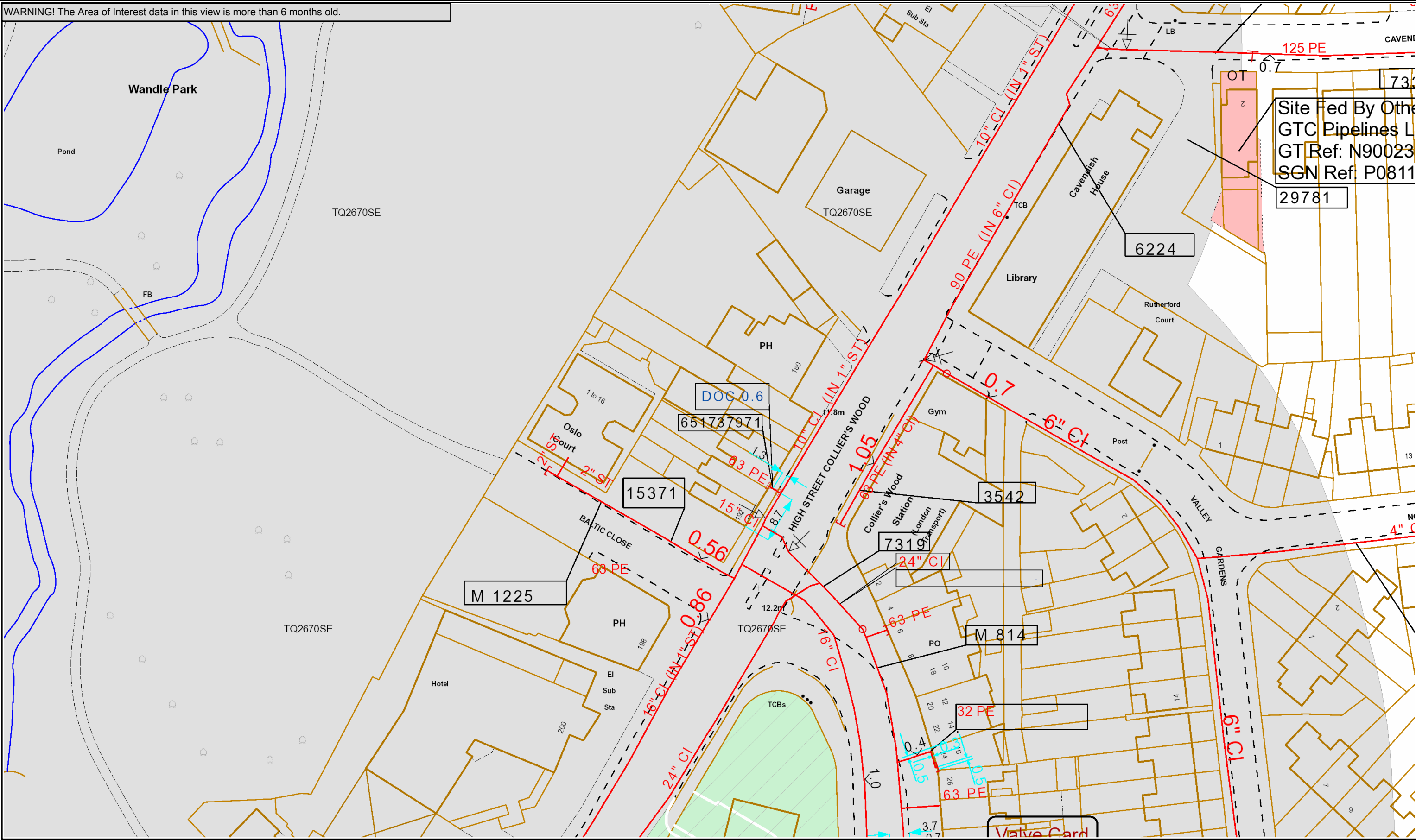
Manager

0800 912 1722

Smell gas?
Call 0800 111 999

SGN is a brand name of Scotia Gas Networks Limited
Registered in England & Wales No. 04958135
Registered Office: St Lawrence House | Station Approach | Horley | Surrey RH6 9HJ
Authorised and regulated by the Financial Conduct Authority

WARNING! The Area of Interest data in this view is more than 6 months old.



SCALE : 1 : 656
USER ID : am54938
DATE : 05/05/2017
INTERNAL USE ONLY
GRID REFERENCE :
E526760,N170383,TQ 26 70

LP MAINS

MP MAINS

IP MAINS

LHP MAINS

HISTORY DATA

LAs

GTs

SSSIs

Some examples of Plant Items

Valve

Syphon

Depth of Cover

Diameter Change

Material Change

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Plant Protection Team on 08450703497 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, 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 plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

Intranet WebGIS 2.1

Greater London Authority Area

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General safety measures to avoid injury and damage to gas plant



**Southern
Gas Networks**
A Scotia Gas Networks Company

The following protective and precautionary measures **MUST** be taken when working/excavating in the vicinity of our plant.

To avoid injury to yourself, your employees, colleagues and the general public you **MUST** verify the details provided on our plans by tracing, hand-digging, trial holes and suitably marking its position on site.

You **MUST** ensure current full colour copies of our plans are issued and the presence and location of our plant, prior to excavation, is understood by all relevant personnel on site.

In an emergency

If you cause a gas leak or suspect a pipe or equipment is leaking, you **MUST** take the following emergency actions immediately:

- a. Get everyone away from the immediate vicinity of the gas escape;
- b. Inform us immediately by calling the National Gas Emergency Number on **0800 111 999***;
- c. Do not attempt to repair the escape or stop the leakage;
- d. Ask occupants of buildings adjacent to the escape to leave until it is safe for them to return;
- e. Damage to a service supplying a building may result in gas entering the building. Do not attempt to operate any valves;
- f. Prevent any approach to the immediate vicinity of the gas escape;
- g. Prohibit smoking and extinguish all naked flames. Do not use mobile phones or other sources of ignition within 15m from the leakage; and
- h. Assist our representatives, and other emergency services for example police, fire and ambulance as requested.

Additional reference material;

- HSE Guidance Note; HSG47 “Avoiding Danger from Underground Services” at www.hse.gov.uk and
- NJUG “Utilities Guidance on Positioning and Colour Coding of Apparatus” at www.njug.org.uk





Safe System of Work

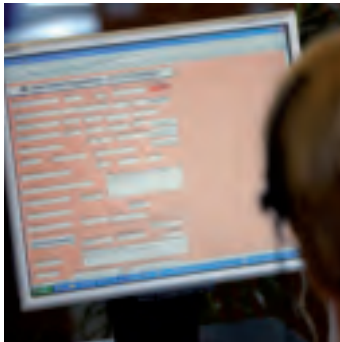
We may request the production of Risk Assessments and Method Statements for any works deemed to have the potential to affect, cause risk to or pose a hazard to the safety and/or integrity of our plant. Where CDM legislation applies reference MUST be made to our plant within the site 'Health and Safety File'.

Financial

Every reasonable precaution MUST be taken to avoid personal injury or damage to our plant during the progress of the planned works. Any cost incurred by us for the repair of direct or consequential damage and the diversion of any affected plant will be recharged in full.

HSE

Any damage to our apparatus will be subject to legislative reporting responsibilities to the Health and Safety Executive under Reporting of Injuries, Diseases & Dangerous Occurrences Regulations (RIDDOR) and Gas Safety Management Regulations (GSMR).





Minimum safe working distances

If you are carrying out explosions, piling, splitting, boring and deep excavations, please contact us for further guidance. Trial holes **MUST** be dug by hand to determine the exact location of mains and service pipes in advance of mechanical excavation or thrust boring. Be aware of the potential for the presence of protruding objects from gas plant in the form of standpipes, test points and valve bodies.

Mechanical excavation

Mechanical excavators (including breaker attachments) **MUST NOT** be used within the following distances from the confirmed location of our gas mains and services (as depicted on our gas maps), without prior agreement:



Type of Mains and Services	GAS MAP Identification	Hand Excavation required inside	Pipe pressure indication shown on MAP
Low Pressure (LP)	0 – 75mbar	0.5 metres	—————
Medium Pressure (MP)	75mbar to 2 bar	0.5 metres	- - - - -
Intermediate Pressure (IP)	2 – 7 bar	3.0 metres	- - - - -
High Pressure (HP)	Above 7 bar	3.0 metres	- - - - -

Note: We MUST be consulted prior to any planned excavation works within 10m of Pressure Reduction Equipment and may consider issuing a Permit to Work, if appropriate.

High pressures

In addition to receiving a copy of our ‘Safe working in the vicinity of Southern Gas Networks high pressure pipelines and associated installations’, if any activities proposed are closer than the minimum distances listed below you **MUST** discuss with us to agree your site specific requirements.

Power Excavators in easements	>3 metres
Power Excavators in highway	>3 metres
Pressure testing	>8 metres
Piling	>15 metres
Demolition	>150 metres
Blasting	>250 metres
No-dig techniques	Method Statement required
Crossing easement with plant	Written Consent required

Clearance requirements

No plant is to be laid over and along the line of a gas pipe irrespective of clearance. To allow the future repair and maintenance of gas plant, a minimum clearance of 250mm for low and medium pressure pipelines and 600mm for intermediate and high pressure pipelines, or 1.5 times the external diameter of the gas pipe, which ever is the greater, should be maintained between the gas plant and any new plant. Where this minimum clearance cannot be achieved, site discussions should be held with us or our representatives to agree a suitable clearance. Explosives shall not be used within 30m of our plant (400m for Pressure Reduction Equipment) without prior agreement. No piling or boring shall be carried out within 15m of our plant without prior consultation and agreement.









Surface boxes/Manholes

Do not bury or move our surface boxes. Access **MUST** be maintained both during and after your works. No manhole cover or other structure is to be built over, around or under a gas pipe and no work is to be carried out which results in a reduction or increase in cover or protection without prior written agreement.

Deep excavations

Where excavations adjacent to any of our potentially affects its security and integrity, adequate protection (approved by us) **MUST** be applied to such plant. Ground movement around gas **MUST** be prevented. If a sewer trench or any other water authority is to be constructed at greater than 1.5 metres deep near to a buried gas main or service pipe, we **MUST** be contacted. We should be provided with detailed drawings showing the line and width of the proposed sewer or other trench, together with the soil group classifications of the area concerned.

Crossing our plant

The placing of heavy construction plant, equipment, materials or the passage of heavy vehicles over our plant is prohibited unless specially agreed protective measures (i.e. the construction of reinforced crossing points) have been carried out. This is particularly important where reductions in side support or ground cover are planned.

Working in easements should not be undertaken without our prior written consent.

Exposed plant

Where excavations adjacent to gas plant affect its support, the plant **MUST** be adequately supported and protected in consultation with us and to our satisfaction. It **MUST** be protected from impact and restraints, thrust blocks and supports **MUST** not be removed without our agreement.

Hot works

The potential exists for heat damage to plastic pipelines/coatings. Where welding or other hot works involving naked flames is to be carried out in proximity to our plant, our representative should be present.

Backfilling

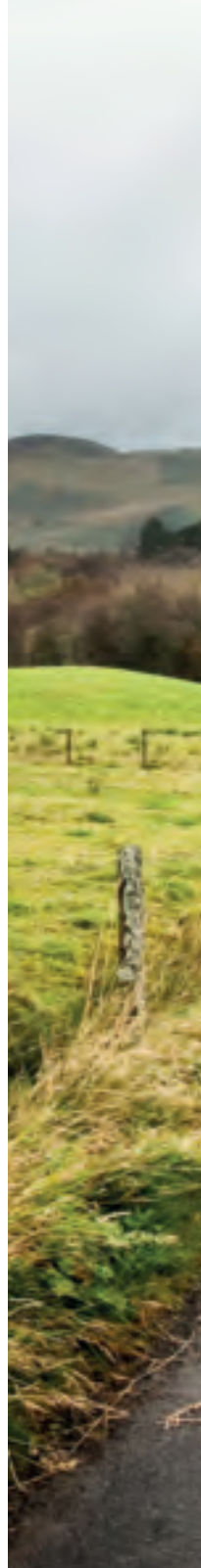
Concrete backfill should not be placed closer than 300mm to our plant. No concrete or hard material should be placed under or adjacent to any of our plant. Shuttering **MUST** be constructed so as to prevent fresh concrete encasing our plant and to maintain the stated clearances. Material used for the surround backfill of our plant **MUST** conform to the following requirements:

- If sand, it **MUST** be well-graded in accordance with BS EN 12620: 2002;
- It **MUST** not contain any sharp particles; stones, bricks, lumps or corrosive materials;
- Foamed concrete should not be used; and
- It **MUST** be laid to a minimum depth of 250mm above the crown of the pipe.

Note: Power ramming should not take place until a 300mm hand rammed layer has been completed over the crown of the pipe.

Access

Access to sites and our plant **MUST** be provided at all times. This includes temporary structures and spoil heaps over our pipes.







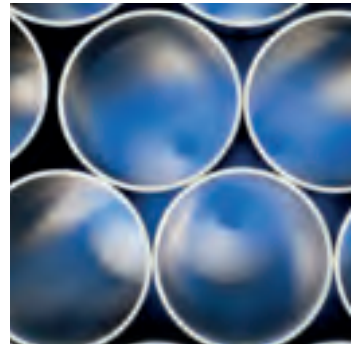
Tree planting

If trees or shrubs are to be planted adjacent to our plant, the selection of the type of tree or shrub and its planting **MUST** be considered so that root damage to buried mains or services will be avoided and that damage to trees or shrubs will not be caused by any subsequent excavations for repair and maintenance.

Before any tree planting is carried out on the easement, our written approval **MUST** be obtained. Any approval we grant to plant trees on the easement shall be subjecting to retaining the rights to remove, at any time in the future, all trees which in our opinion might become a danger to the pipe.

The written consent to plant trees will state what area may be planted and also the type of tree.

See over for specific species and the distances they **MUST** be planted from the pipeline.



The following trees and those of similar size, which may be deciduous or evergreen, shall not be planted within six metres of the centre line of the pipe e.g. Ash, Beech, Birch, most Conifers, Elm, Maple, Lime, Horse Chestnut, Oak, and Sycamore. Apple and Pear trees are also included in this category.

Dwarf Apple Stocks may be planted up to three metres of the centre line of the pipe.



In cases where screening is required, the following are shallow rooting and may be planted close to the pipeline; Blackthorn, Broom, Cottoneaster, Elder, Hazel, Laurel, Quickthorn, Privet, Snowberry and most ornamental shrubs.

PIPELINE CENTRE

Raspberries, Gooseberries and Blackcurrants may be planted on the pipe, but a four metre strip, centred on the pipe, **MUST** be left clear at all times.

Poplar and Willow trees shall not be planted within 10 metres of the centre line of the pipe.



10m

6m - 9m



These types of trees may only be planted as individual specimens or as a single row in the area between six and 10 metres of the pipe.

Dense mass planting may only be carried out at distances greater than 10 metres from the pipe.

3m - 6m

0m - 3m



Christmas Trees (*Picea Abies*) may be planted up to three metres of the pipeline. However, permission is given on the strict understanding that Christmas trees are clear-felled at intervals not exceeding seven years.

PIPELINE CENTRE

The only hardwood plants which can be planted directly across a pipe are hedge plants such as Quickthorn, Blackthorn etc and these shall only be planted where hedge is necessary either for screening purposes or to indicate a field boundary.

Note: For further guidance refer to NJUG 10.

Notes

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**Southern Gas Networks provides a
free plant location enquiry service
during office hours.**

Contact:

Tel: 0845 0703 497 or 0141 418 4093

Fax: 0141 429 6432

Email: plantlocation@sgn.co.uk

**Southern Gas Networks, Plant Location Team,
Tradeston, 95 Kilbirnie Street, Glasgow, G5 8JD**

www.sgn.co.uk

We regret that information cannot be supplied by telephone. Requests **MUST** be made in writing (via letter, email or fax). For **ALL** enquiries please include the following information:

1. Full contact details (name, company name, address, telephone number and e-mail address).
2. Full site address, postcode and easting/northing grid reference.
3. Plan showing the site boundary.
4. Details of the work to be carried out.
5. The proposed start date (please specify if work is planning only).



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

Our Ref: 2017/2253671
Your Ref: YP1041456
04/05/2017

Dear Sir/Madam

SITE OPP. COLLIERS WOOD STATION, HIGH STREET COLLIERS WOOD, LONDON, SW19 2BN

Thank you for your letter of 03/05/2017 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).

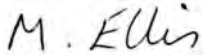
12. The expression "UK Power Networks" includes UK Power Networks (EPN) plc, UK Power Networks (LPN) plc, UK Power Networks (SEPN) plc, UK Power Networks and any of their successors and predecessors in title.

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

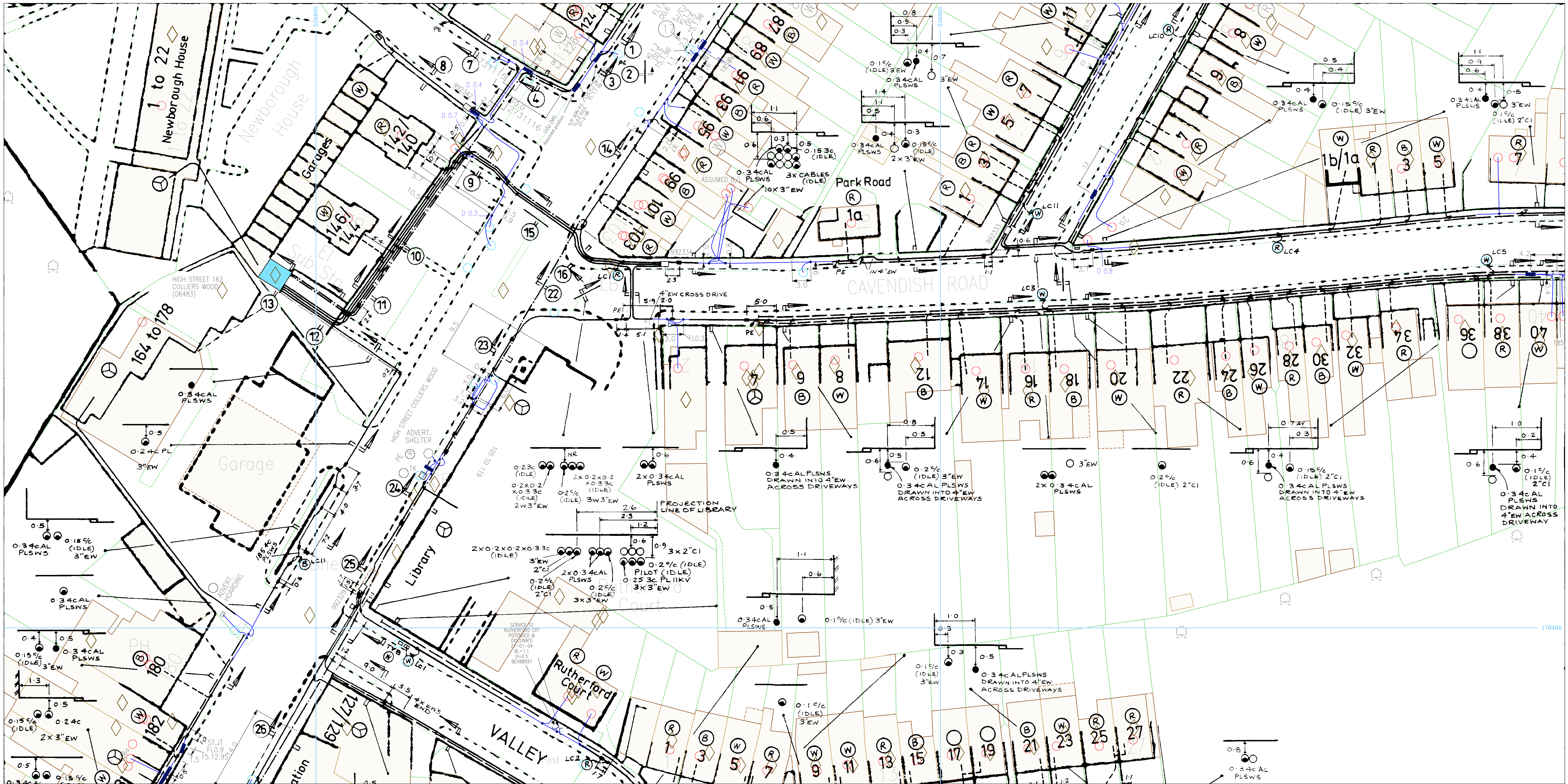
A handwritten signature in black ink, appearing to read 'M. Ellis'.

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 : 04/05/2017

Plotted By : Mark Ellis

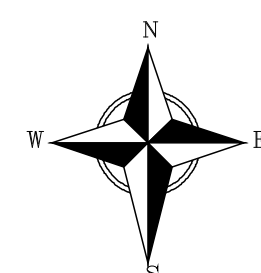
Plot Description: SITE OPP. COLLIER'S WOOD STATION, HIGH STREET COLLIER'S WOOD, LONDON, SW19 2BN

2017/2253671/comp

Map Centre : TQ2670SE



UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
Tel 0800 0565 866
Fax 08701 963782



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

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.

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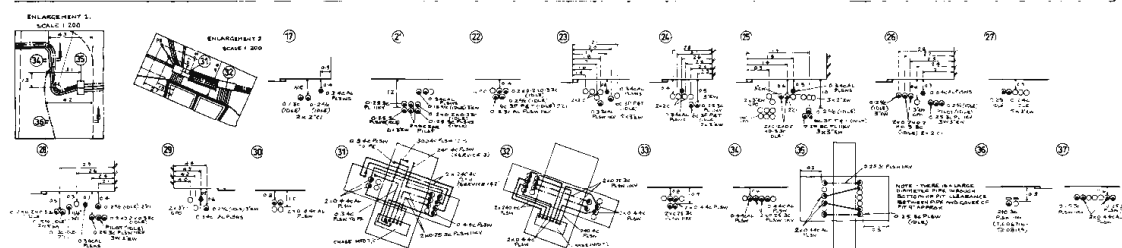
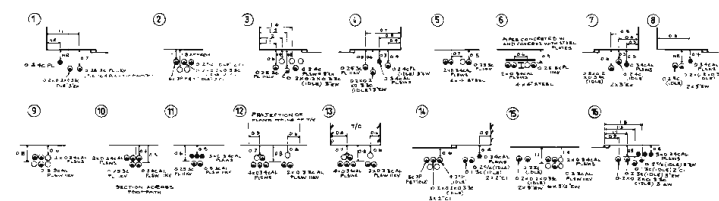
ADVICE TO CONTRACTORS ON AVOIDING DANGER FROM BURIED ELECTRICITY CABLES.

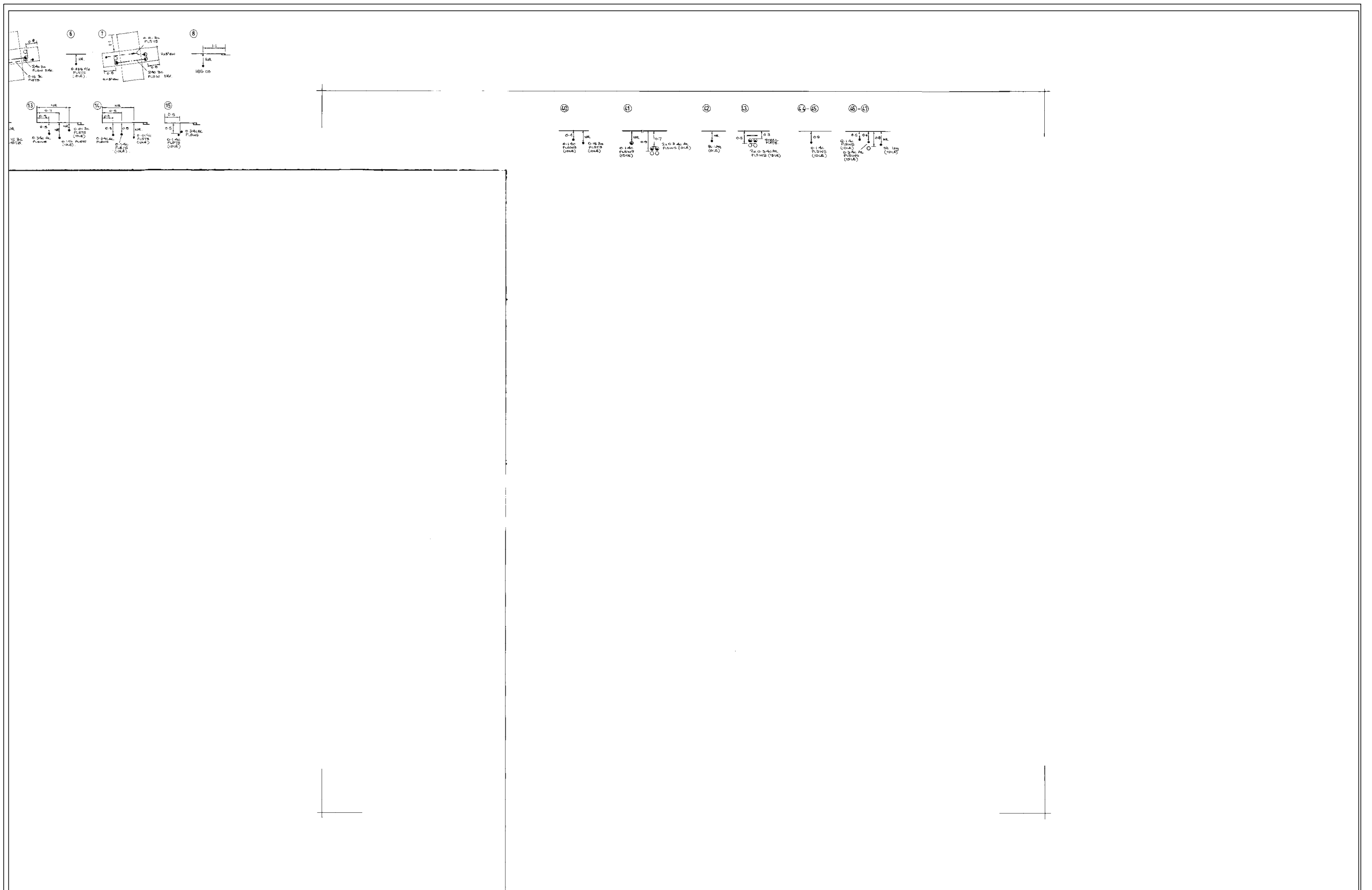
- 1) Do have cable drawings with you on site and check them before you start the excavation.
- 2) Do have a cable locator tool on site and use it to help you.
- 3) Mark out the location of electricity cables.
- 4) Do not use a mechanical excavator within 0.5m of electricity cables.
- 5) Use spades and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

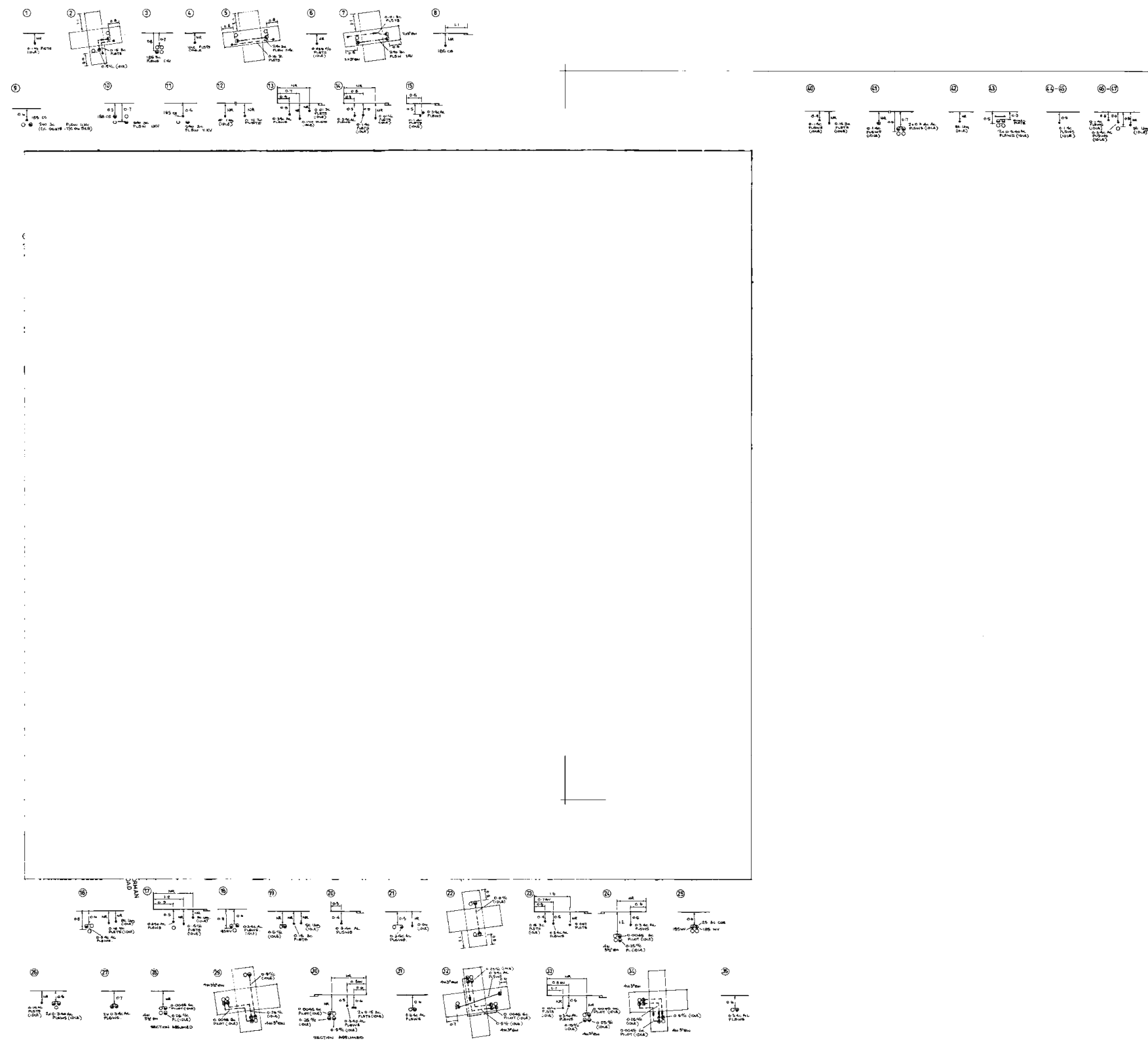
IF IN DOUBT – ASK! PHONE 0800 056 5866
EMERGENCY – If you damage a cable or line Phone
0800 780 0780 (24hrs) URGENTLY

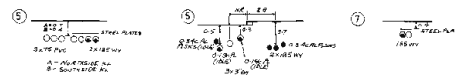
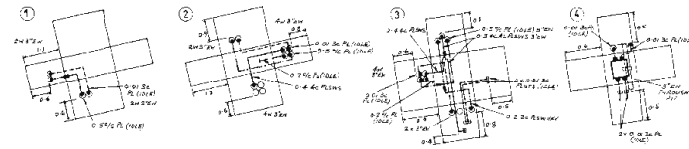
These basic safety precautions are explained in detail in the HSE booklet, HS(G)47 – Avoiding Danger from Underground Services, a copy of which may be obtained from your supervisor or HMSO.

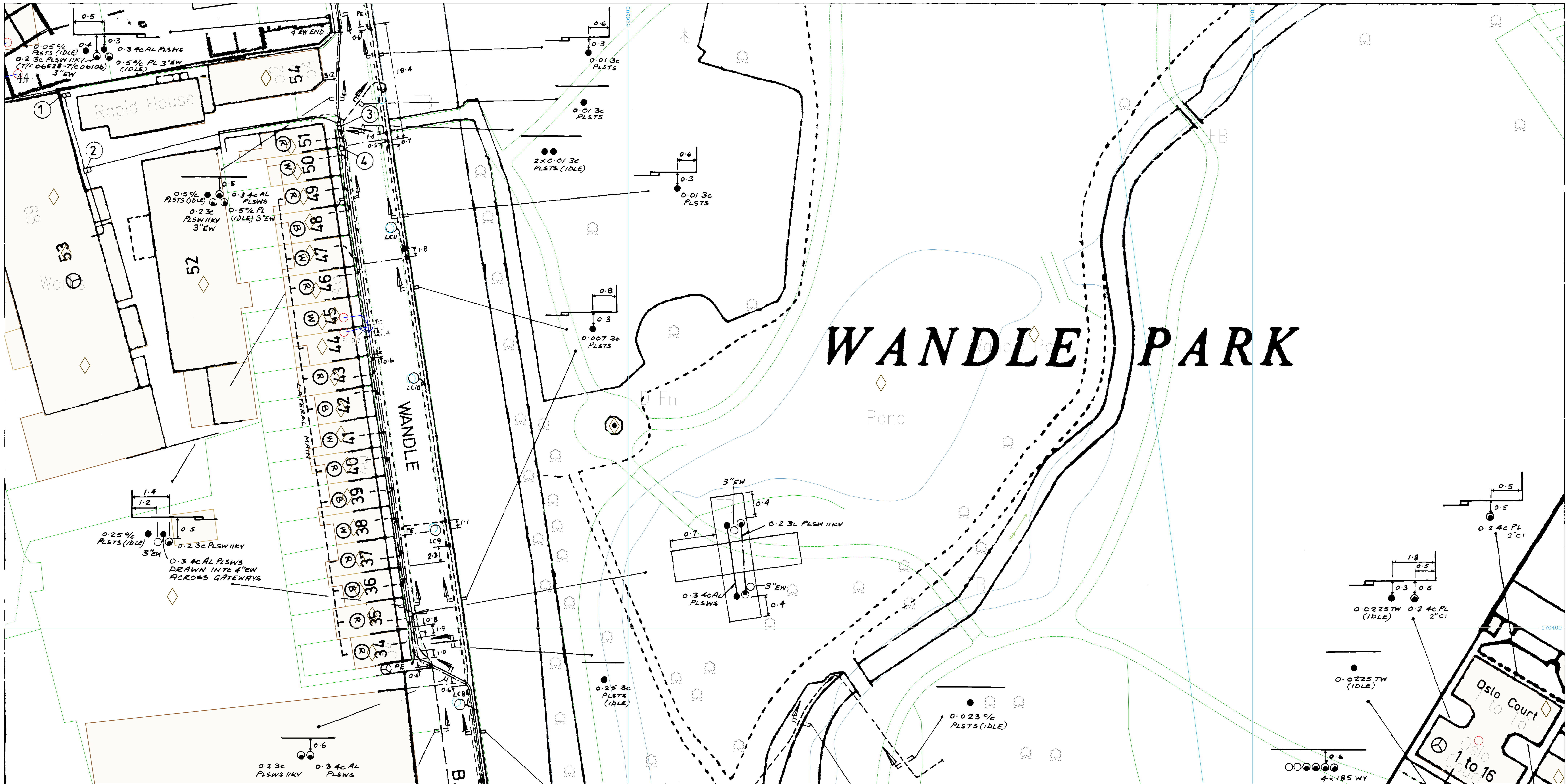
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Plotted On : 04/05/2017

Plotted By : Mark Ellis

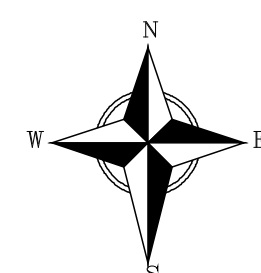
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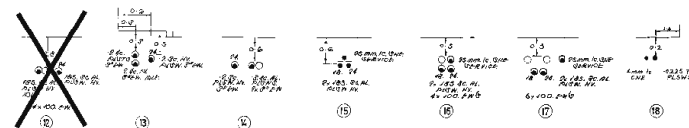
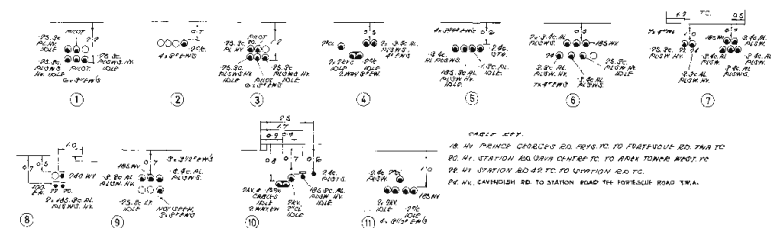
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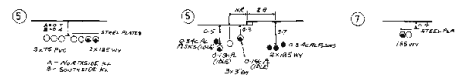
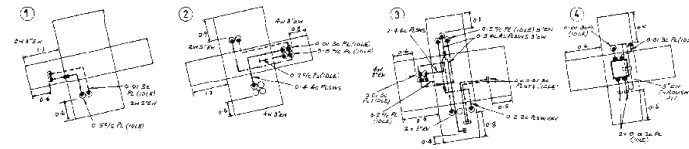
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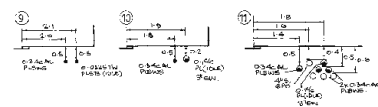
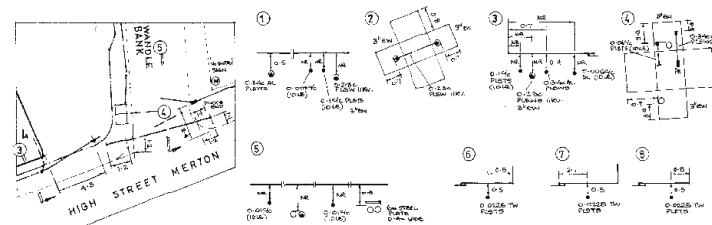
IF IN DOUBT – ASK! PHONE 0800 056 5866
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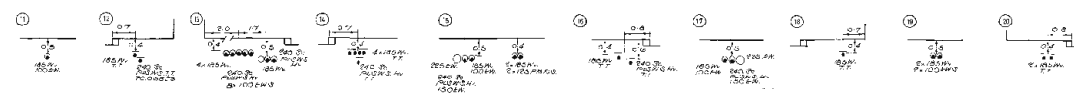
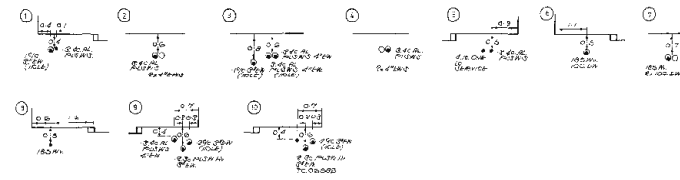
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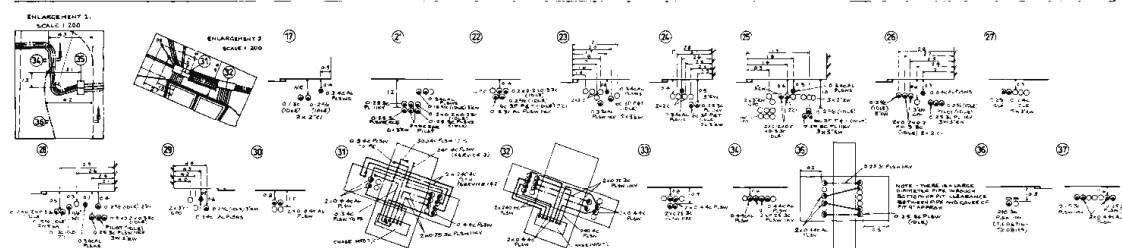
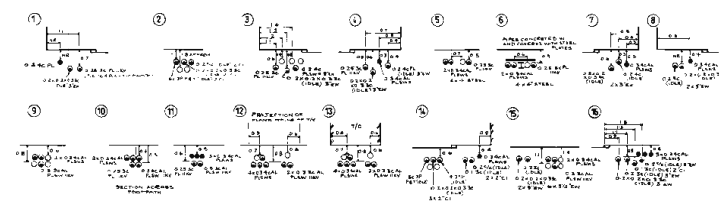
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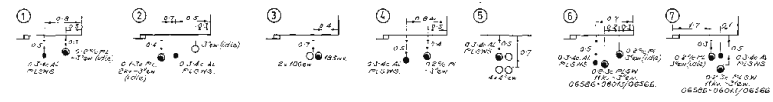




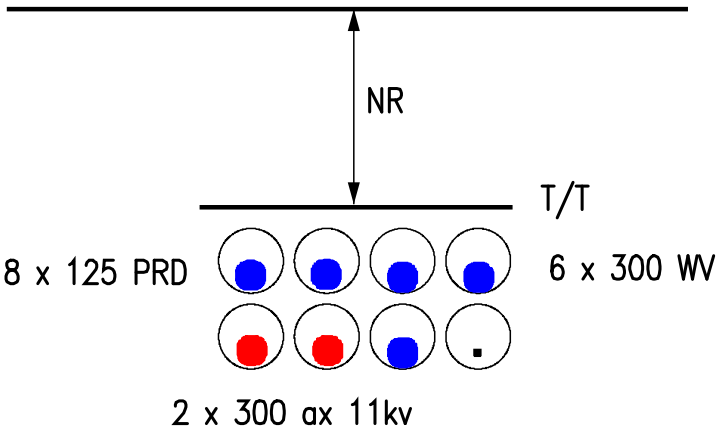






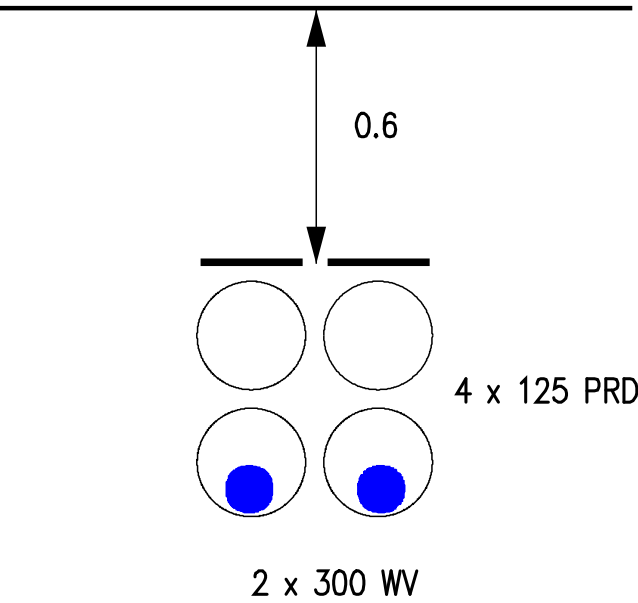


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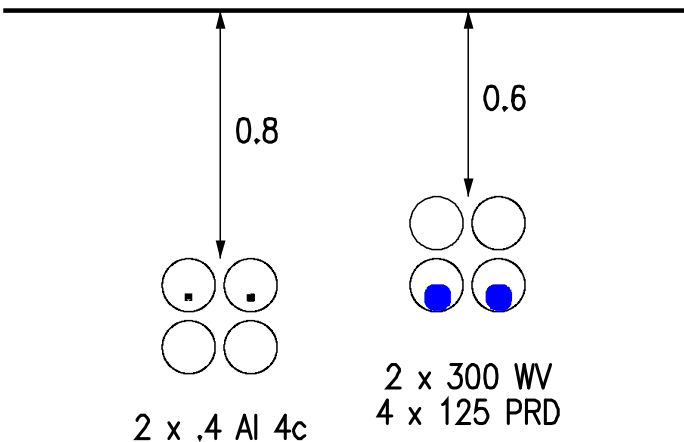
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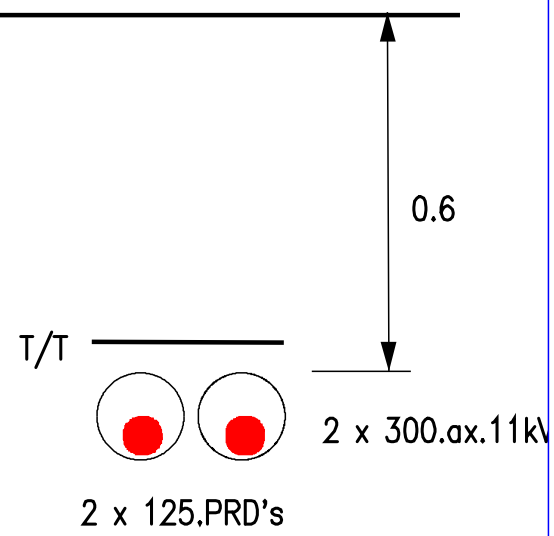
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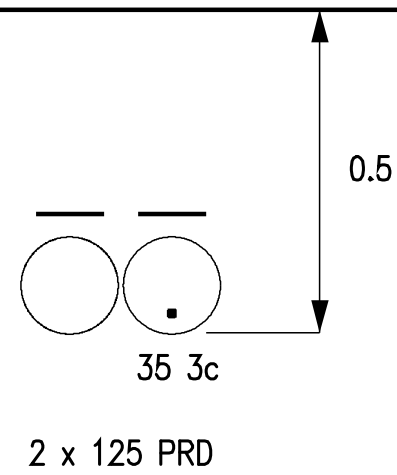
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Cross Section (3868899)



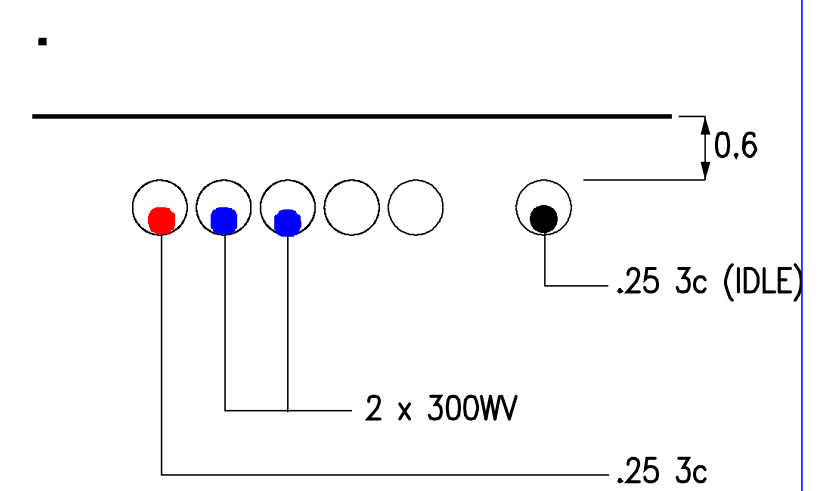
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Cross Section (4032066)



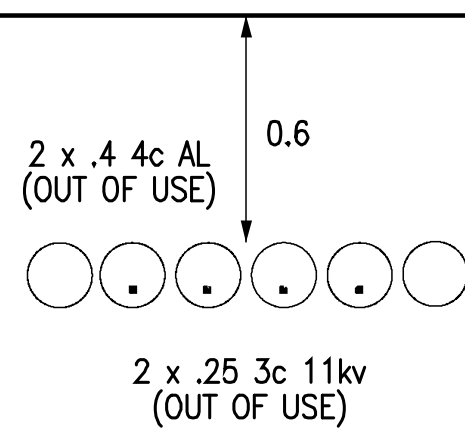
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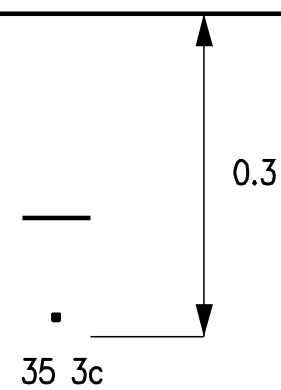
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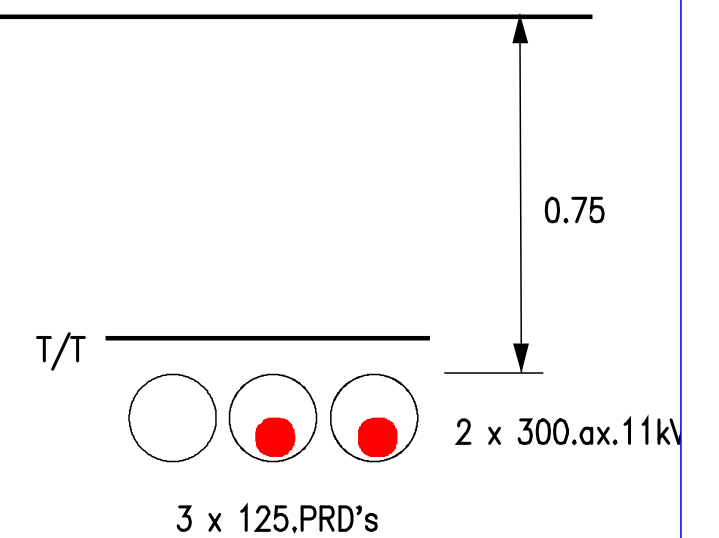
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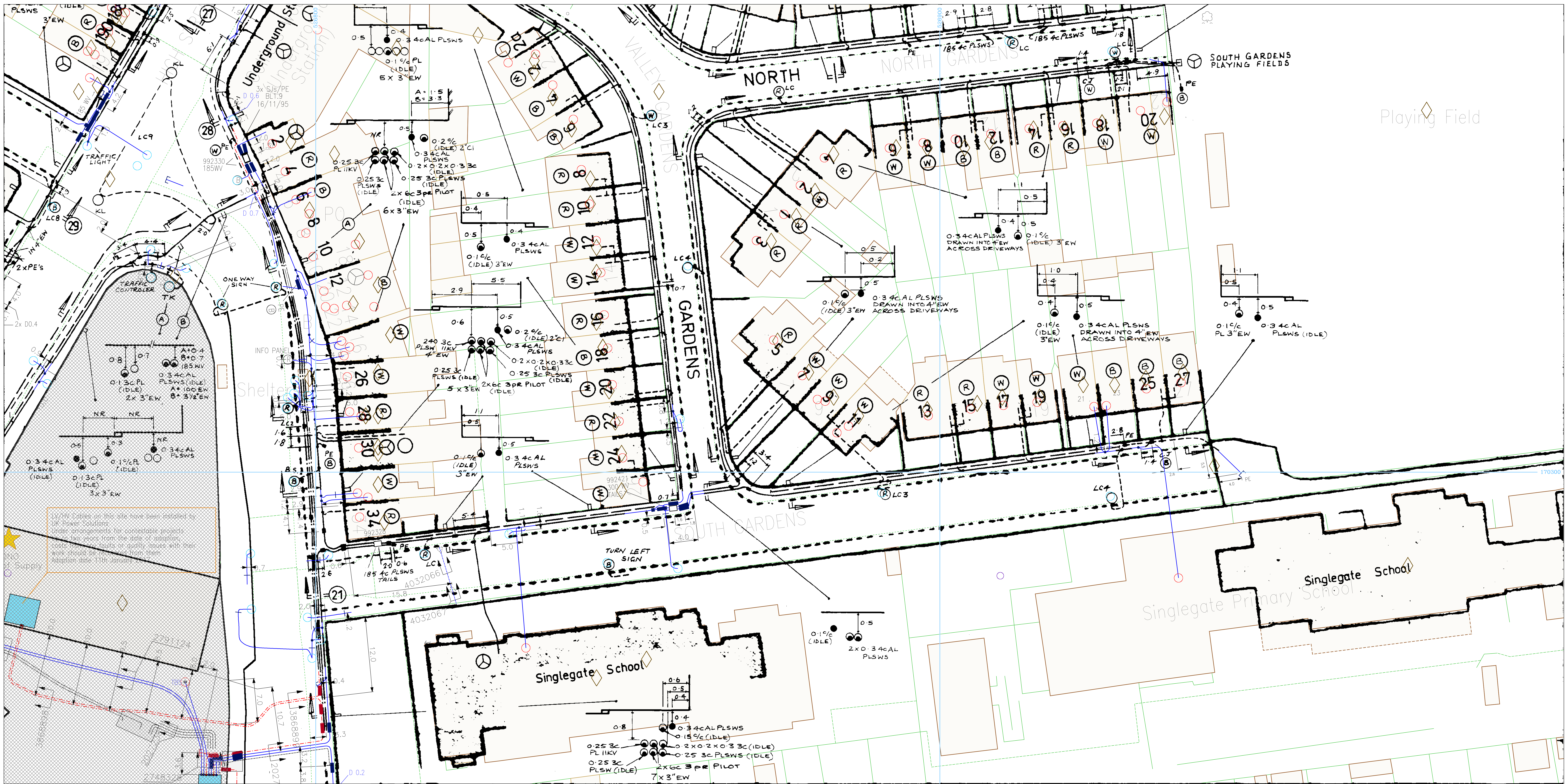


Cross Section
4032066

Cross Section (3868898)



Cross Section
3868898



Plotted On : 04/05/2017

Plotted By : Mark Ellis

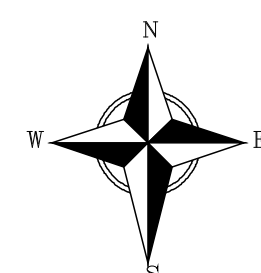
Plot Description: SITE OPP. COLLIER'S WOOD STATION, HIGH STREET COLLIER'S WOOD, LONDON, SW19 2BN

2017/2253671/comp

Map Centre : TQ2670SE



UK Power Networks
Plan Provision
Fore Hamlet
IPSWICH
Suffolk
IP3 8AA
Tel 0800 0565 866
Fax 08701 963782



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.

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.
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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.

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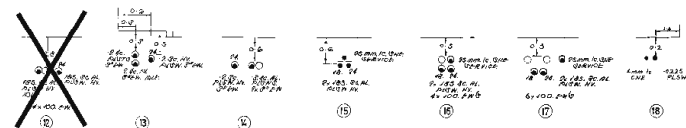
ADVICE TO CONTRACTORS ON AVOIDING DANGER FROM BURIED ELECTRICITY CABLES.

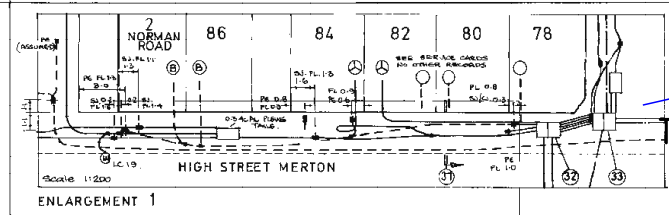
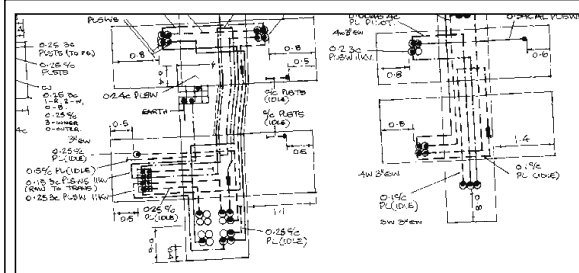
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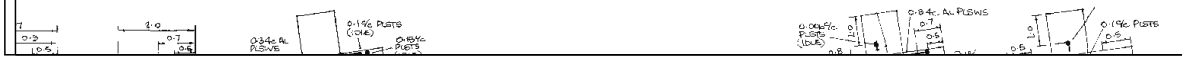
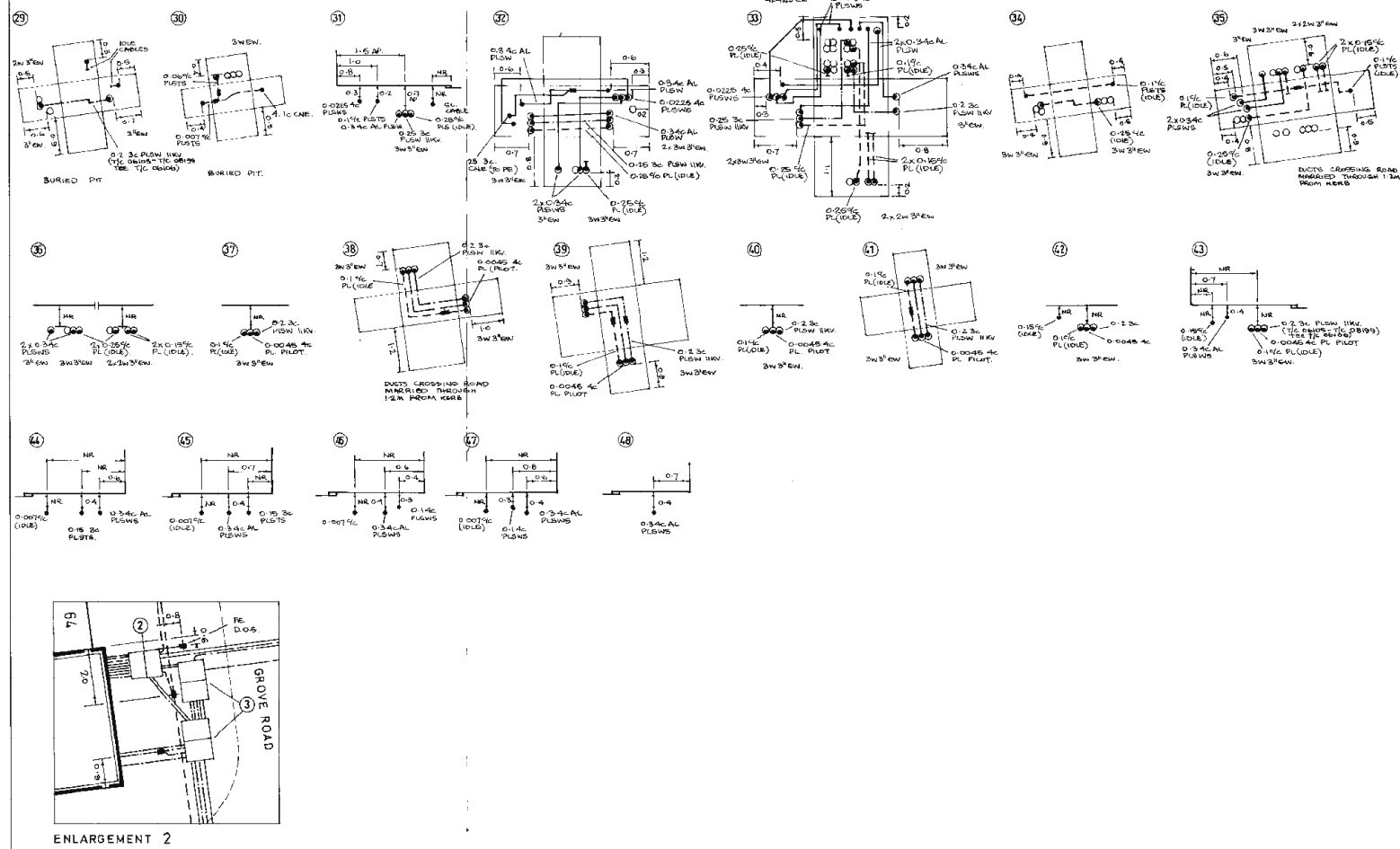
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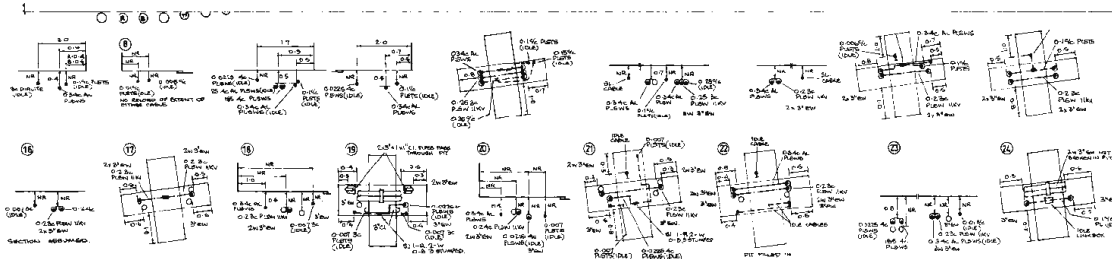
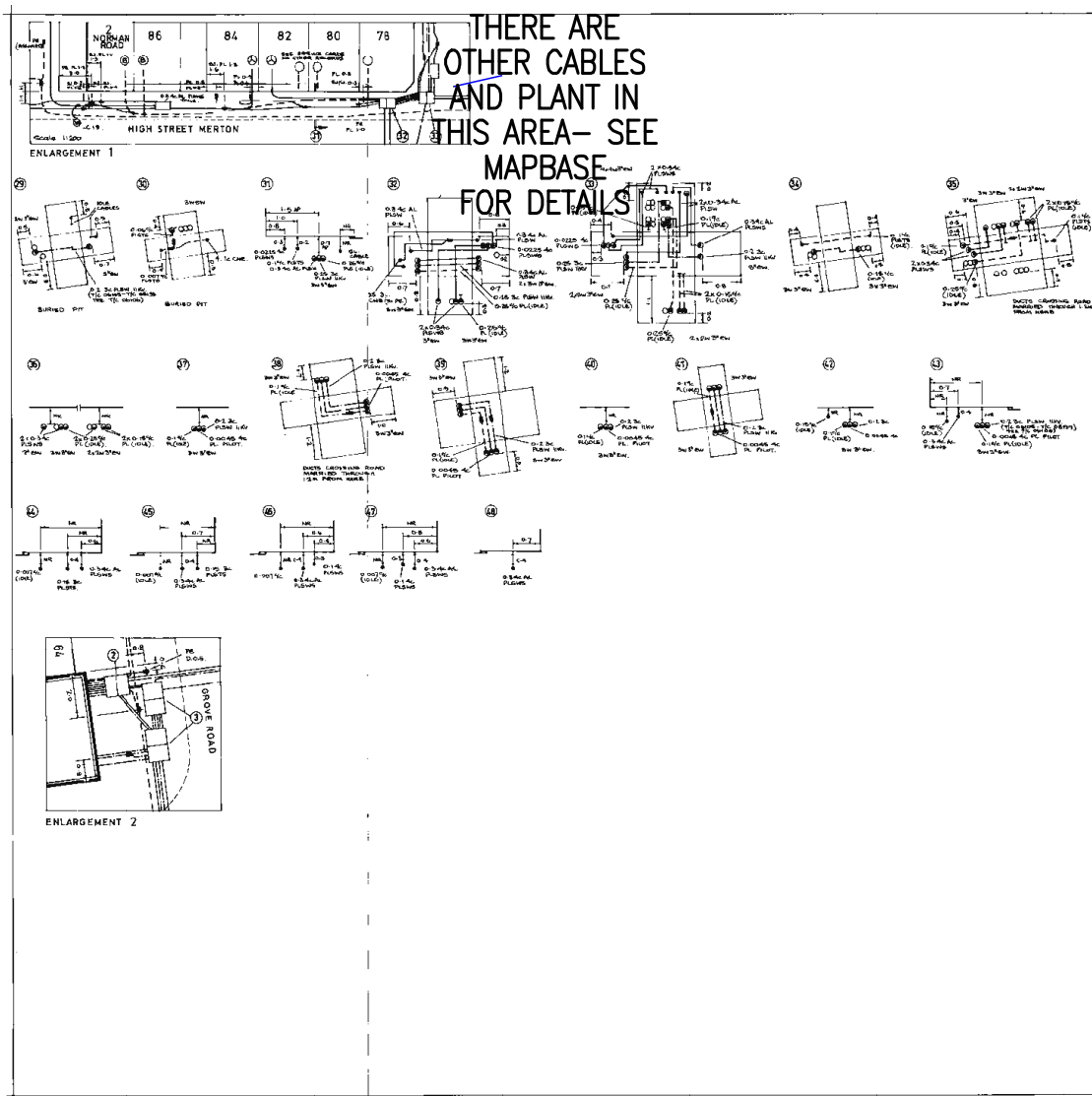
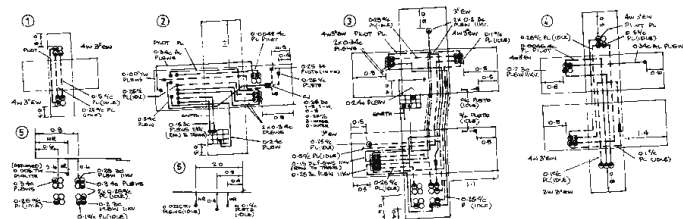
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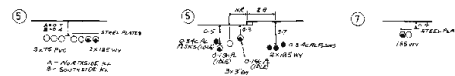
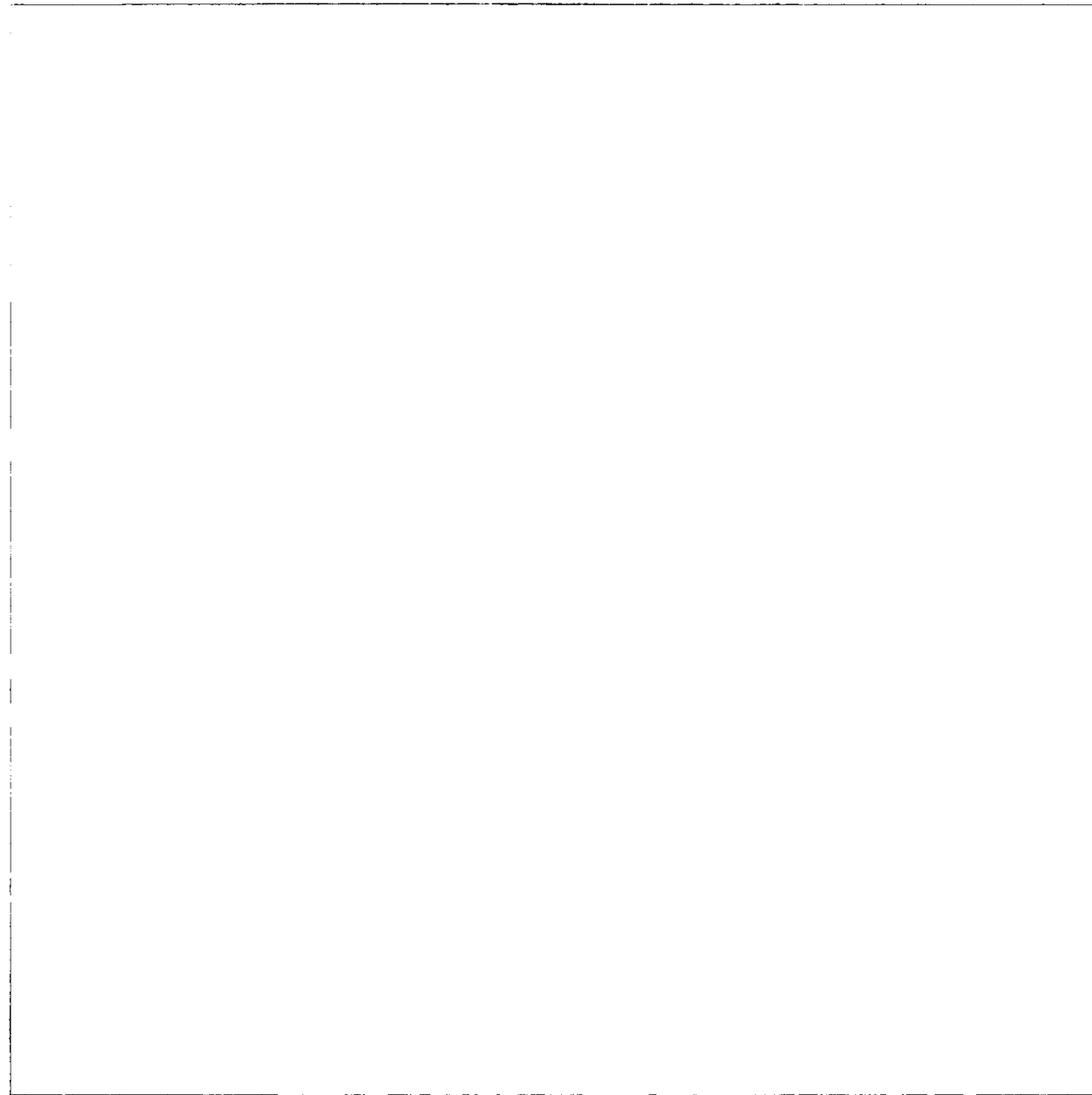
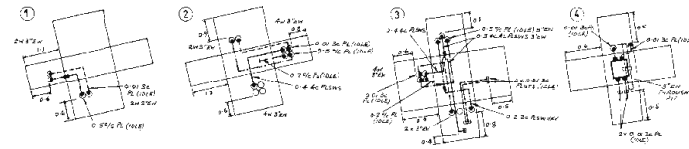


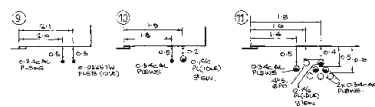
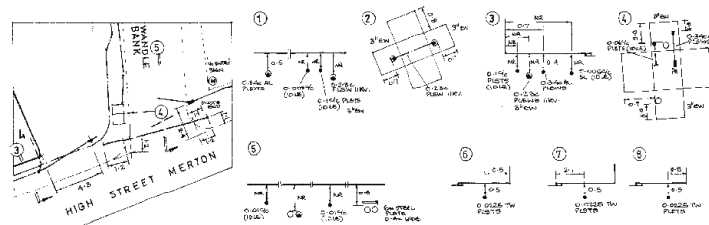


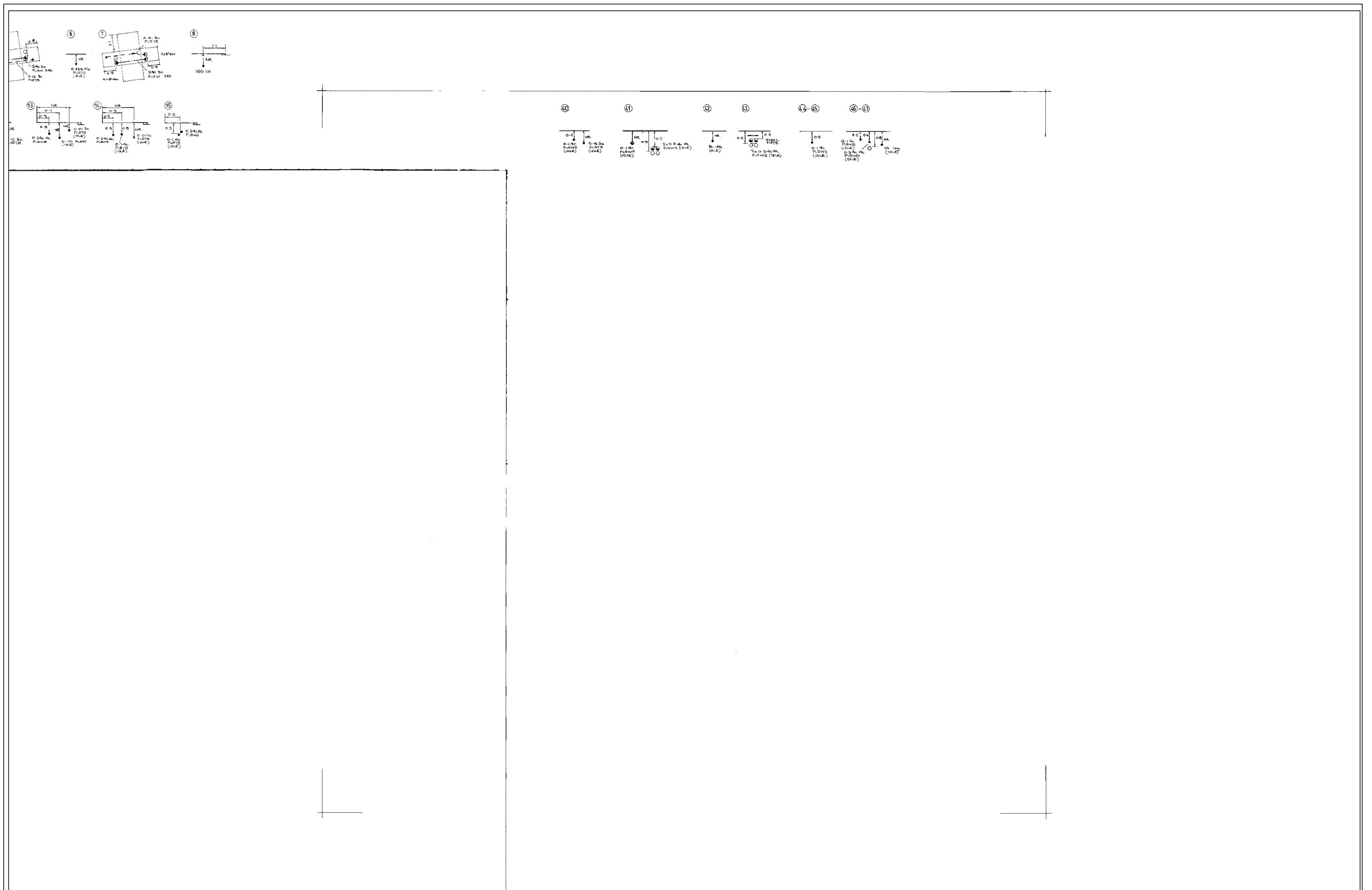
THERE ARE
OTHER CABLES
AND PLANT IN
THIS AREA— SEE
MAPBASE
FOR DETAILS

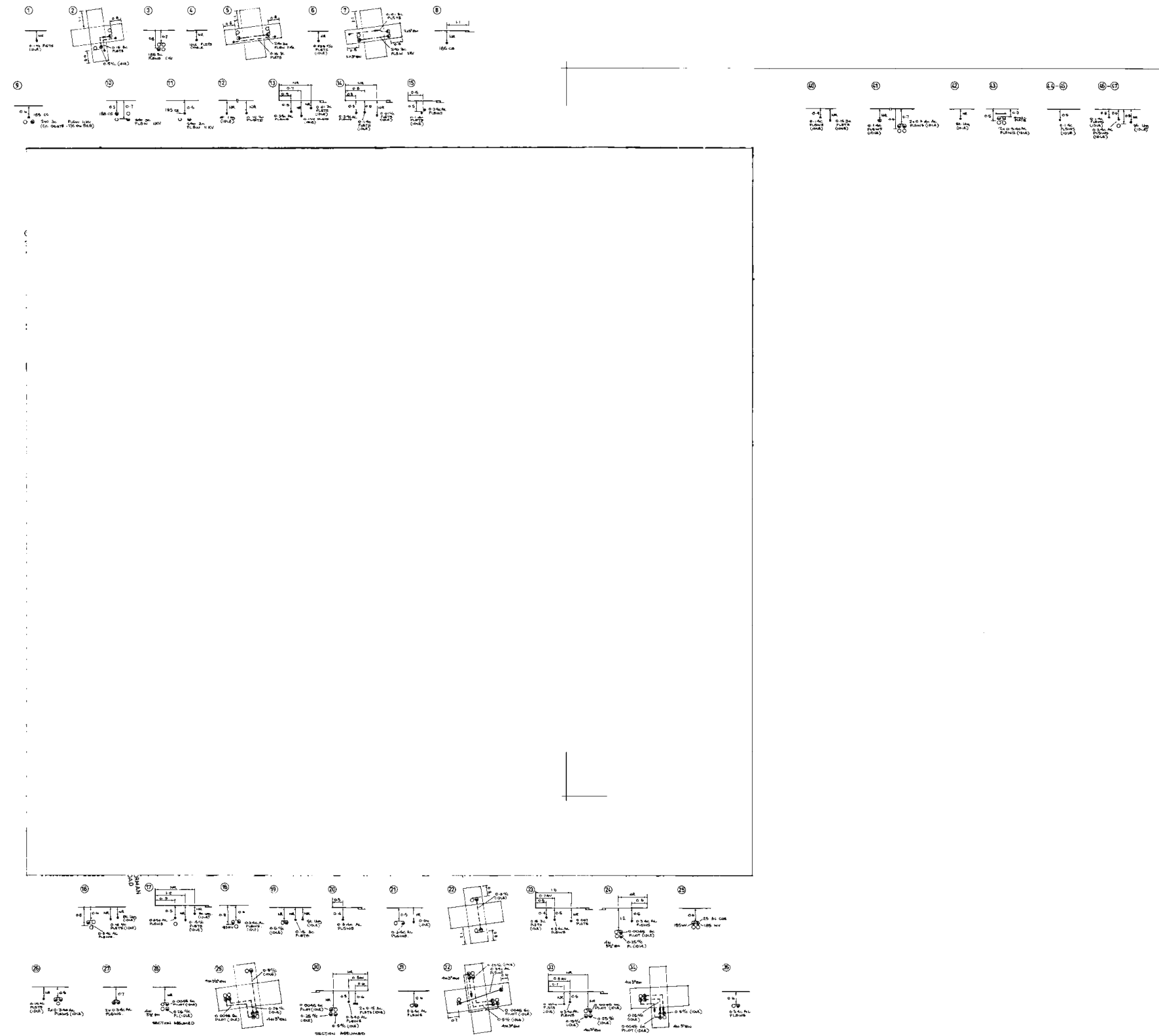


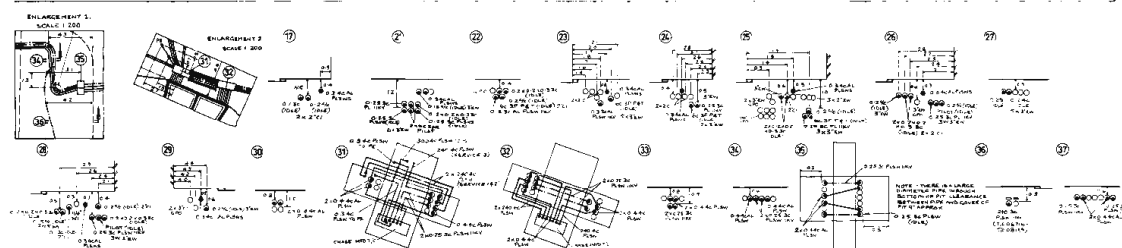
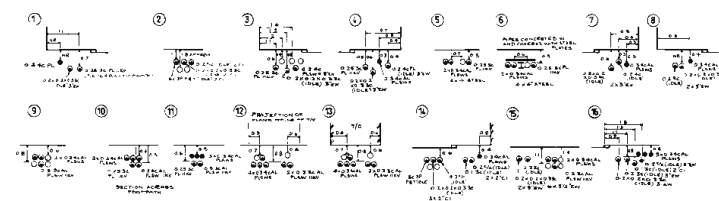


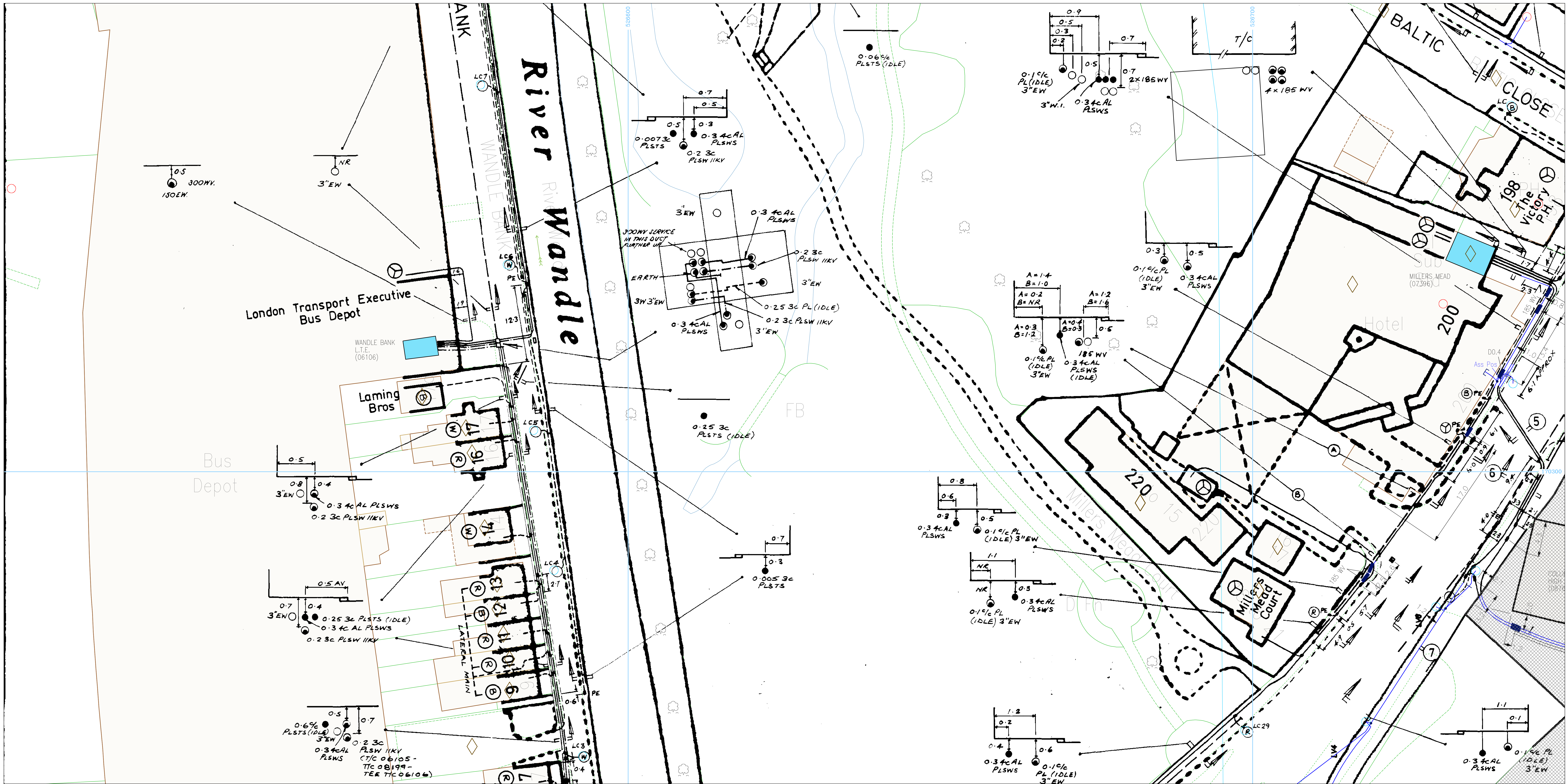












Plotted On : 04/05/2017

Plotted By : Mark Ellis

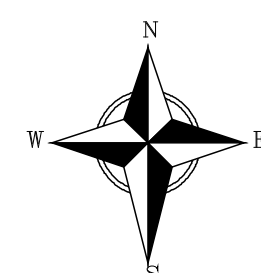
Plot Description: SITE OPP. COLLIER'S WOOD STATION, HIGH STREET COLLIER'S WOOD, LONDON, SW19 2BN

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Map Centre : TQ2670SE



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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: 23 Nov 2017
Certificate Time: 00:00:01
Certificate Ref: 162/E55SCMB

Property	Land edged red on the plan attached to the application and described in form SIM as SITE OPPOSITE COLLIERS WOOD STATION, SW19 2BN.
----------	---

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	SGL782057 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: hald/043574.00001	Key Number: 8716711	For any enquiries concerning this certificate, please contact:
DENTONS UKMEA LLP DX242 London		Customer Support: email customersupport@landregistry.gov.uk telephone 0300 006 0411 (lines open Monday to Friday 8am until 6pm) A £4.00 fee will be debited to the account quoted.

Certificate Date:	23 Nov 2017
Certificate Time:	00:00:01
Certificate Ref:	162/E55SCMB

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.

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 - HM Land Registry plans - (www.gov.uk/land-registry).

Ordnance Survey map products - (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 SGL782057

Edition date 07.06.2017

- This official copy shows the entries on the register of title on 31 OCT 2017 at 11:44:16.
- 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 31 Oct 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, Croydon Office.

A: Property Register

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

MERTON

- 1 (07.06.2017) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 194-196 High Street Colliers Wood, London (SW19 2BN).

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 (07.06.2017) PROPRIETOR: LONDON UNDERGROUND LIMITED (Co. Regn. No. 01900907) care of The Property Asset Register Manager, Transport For London, Windsor House, 42-50 Victoria Street, London SW1H 0TL.

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 31 October 2017 shows the state of this title plan on 31 October 2017 at 11:44:16. 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, Croydon Office .

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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

Seller:	London Underground Limited
Buyer:	**
Property:	Site opposite Colliers Wood Station, SW19 2BN
Development (if appropriate):	**
Transaction:	**
Seller's Solicitors:	Dentons UKMEA LLP
Buyer's Solicitors:	**
Date:	**

Dentons
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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REUTERS (PROFESSIONAL) UK LTD 2002 – 2017

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? | Not to the Seller's knowledge. |
- 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.
- | | | |
|-----|--|--|
| (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. | 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

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| 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. |

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| (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

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| 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) (Adverse Rights)? | Please see 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: | Please see the papers provided. |
| (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: To the extent that the papers provided are silent, please rely on your own investigation.
- (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: Not applicable.
- (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.

6 Access to neighbouring land

- 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 (**1992 Act**). 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.

7 Access to and from the Property

- 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.

8 Physical condition

- 8.1 If the Property has been affected by any of the following, please supply details: Seller is not aware of any matters relating to points a to e.
- (a) structural or inherent defects;
 - (b) subsidence, settlement, landslip or heave;
 - (c) defective Conduits, fixtures, plant or equipment;
 - (d) rising damp, rot, any fungal or other infection or any infestation; or
 - (e) flooding.
- 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.

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| 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 | <p>Please identify:</p> <p>(a) any buildings</p> <p>(b) any extensions or major alterations to existing buildings, and</p> <p>(c) any other major engineering works</p> <p>which have been erected, made or carried out at the Property within the last 12 years.</p> | To the extent that the papers provided are silent, please rely on your own investigation. |
| 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 | <p>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:</p> <p>(a) please confirm that they have been regularly tested and maintained;</p> <p>(b) please confirm that, so far as you are aware, there are no items requiring significant expenditure within the next three years;</p> <p>(c) please supply a copy of the most recent maintenance report relating to each of them;</p> <p>(d) please supply copies of any subsisting guarantees, warranties and insurance policies.</p> | To the extent that the papers provided are silent, please rely on your own investigation. |

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

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, boited) and which you propose removing from the Property prior to completion of the Transaction.
- None.
- 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:
- (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.
- Not applicable.
- 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, Fire Safety Order 2005 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 **Consent**). 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 **Certificate**) 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.
- 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 used for parking of TfL staff vehicles. The existing use start date is unknown. No notice is required to cease the use by the users and the site will be provided with vacant possession.
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.	None known, other than routine repair and maintenance work. The Seller has received no notice of any breach of any Consent.
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: Please see the papers provided. There is an adoption agreement relating to a small strip of land fronting the high street for highway purposes. The Seller has received no notice of any breach or outstanding obligation.
- (a) please supply details: Documents relating to these arrangements are provided as part of the legal pack.
- (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. None known.

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: (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.	Not applicable.
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: (a) tell us where a valid EPC for the Property can be inspected; or (b) explain why no EPC is needed.	Not applicable.
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 (b) confirm that the original of that inspection report will be handed over on completion.	Not applicable. 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.
- 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 became vacant on 10th August 2015.
- 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.	Not applicable.
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:	Please rely on your own enquiries of the rating authority.
	(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:	Please rely on your own enquiries of the relevant bodies.
	(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.	None known.
18.7	Is the Property the subject of transitional charging arrangements? If so, please give details.	Please rely on your own enquiries of the rating authority.
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.	No such outgoing are known.
18.9	Is the Property situated within an area subject to a Business Improvement District (BID) arrangement?	The Seller has received no notice of a BID.
18.10	If the Property is within an area subject to a BID arrangement, please provide the following:	Not applicable.
	(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?	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.
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- 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. 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, Lease 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,	Not applicable.

- (a) what was the date of the grant of the Lease or substantial performance (or later transaction) for SDLT purposes? Not applicable.
- (b) was the transaction notifiable? Not applicable.
- (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; Not applicable
- (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
- 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): Not applicable.
- (a) the settlement or determination of any rent reviews or any other provision for varying the rent; or
- (b) the settlement or determination of any contingent, uncertain or unascertained rents?
- 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).
- 23.3 If a premium was paid for the grant of the lease or any assignment of the lease to you Not applicable.
- (a) was the whole or any part of that premium contingent, uncertain or unascertained;
- (b) if it was, does the whole or any part of that premium remain contingent, uncertain or unascertained; and
- (c) have you made any application to HMRC to defer payment of SDLT on that contingent, uncertain or unascertained consideration?
- 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 756277008.
- 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.
- If you answered no, please go to enquiry 27 below; otherwise please answer enquiries 26.2–26.5 below.*
- 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:

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| (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

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| 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? **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.
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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.
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- (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.
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