

28 February 2019

FIER/VG/097420.00034/63584954.01

**Report on title – Land to the North and South Side of Atkins
Road, London**

Dated 28th february 2019

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.

Owner: Transport for London care of 55 Broadway, London SW1H 0BD.

Property: The property described in Paragraph 4 of this report.

2 Scope of the review and limitation of liability

- 2.1 This report has been prepared for the sole benefit of you, Transport for London, in connection with your proposed development and 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 At the date of this report, the matters listed in Schedule 1 are outstanding. We will keep you informed as and when these matters are resolved.

3 Executive Summary

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

- 3.1 The search plans disclose that a sewer, a water main and a low pressure gas main are located very close to the northern boundary of the Property but probably within the adjoining highway.
- 3.2 The UKPN search discloses what appears to be some underground electricity infrastructure within the Property which a buyer will need to take account of.
- 3.3 The BT Infrastructure Search result appears to show equipment on the boundary of the Property which a developer will need to take account of when designing the development.

- 3.4 The Property is stated within replies to CPSE to be unenclosed landscaped open space accessible to members of the public. Note that if it has been used for recreational purposes by members of the public, there may be a risk of a village green application being made. The local search confirms that no part of the Property or any land abutting the Property is registered as common land, or town or village green.

4 The Property

- 4.1 The Property is the freehold land and buildings known as land on the north and south sides of Atkins Road, London.
- 4.2 A plan showing the Property edged in red is attached as Annex A Part 1.
- 4.3 The Property is registered at the Land Registry under title numbers TGL306431 and TGL43770. The class of title is absolute freehold title. Absolute title is the best class of title available.
- 4.4 The registered owner of the Property is the Owner.
- 4.5 There are no matters listed on the title to the Property which indicate any rights benefitting the Property nor any rights or covenants burdening the Property.

5 Search results

5.1 Index map search

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

The result of our index map search confirmed that the Property is registered under the title numbers stated in Paragraph 4.3 of this report.

5.2 Local land charges search

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

The local land charges search was provided by London Borough of Lambeth on 21 January 2019. The result of the search did not show any entries that adversely affect the Property

5.3 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. If you

require information about neighbouring properties, you should let us know so that further enquiries can be made.

The local authority search was provided by London Borough of Lambeth on 21 January 2019. The result of the search did not show any entries that adversely affect the Property and revealed the following information:

Atkins Road and Scrutton Close are highways maintainable at public expense. However, please let us know if you are aware of anything that may indicate that the Property does not abut the highway, for example, a strip of concrete or a grass verge between the Property and the road surface. Please also let us know if you are aware that access to the Property is gained other than from the highway or if you plan to move the access to the Property from its current position.

No part of the Property is registered as common land or as a town or village green. The possibility of land being common land or a town or village green is significant, as the land may be subject to third party rights and the owner's ability to use or develop the land may be restricted. 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.

5.4 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 18 January 2019. The replies revealed the following information:

The replies do not confirm whether the Property is connected to the mains water supply as the Property comprises a plot of land or a new development.

As the Property comprises a plot of land or a new development, the enquiries similarly do not confirm whether foul and surface water from the Property drain to a public sewer. However, the enquiries do state that the public sewer map indicates that there is a public sewer, disposal main or lateral drain within the boundaries of the Property and there are foul sewers serving the development, of which the Property forms part. The sewers are not the subject of an adoption agreement.

Please see the plans attached and labelled "Drainage and Water Search Plans" at Annex B.

5.5 Highways Search

The highways search dated 5 February 2019 confirms the Property directly abuts the public highway.

Please see the plan attached and labelled "Highways Search Plan" at Annex B which shows the extent of the public highway located within the area and shown coloured pale blue, pale green, dark pink and orange. Please note that the highways search plan notes Scrutton Close as 'private road' however this road is referred to in the highways search result as public highway and the local authority result also confirms this road is public highway.

5.6 Chancel repair search

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

The chancel repair search was provided by ChancelCheck on 18 January 2019. The result of the search showed that the Property is not within the historical boundary of a parish which continues to have a potential chancel repair liability.

5.7 Southern Gas Networks Search

Southern Gas Networks search result dated 18 January 2019 reveals the location of gas mains affecting the Property. Please see the plan attached and labelled "Southern Gas Search Plan" at Annex B.

5.8 UK Power Networks Search

UK Power Networks search result dated 21 January 2019 reveals the location of electricity lines and/or electrical plant affecting the Property. Please see the plan attached and labelled "UK Power Networks Plan" at Annex B.

5.9 Grid Gas and Electricity Search

National Grid Gas and Electricity Search result dated 22 January 2019 confirms that National Grid infrastructure is not affected. No plans were attached to the search result.

5.10 BT Infrastructure Search

BT Infrastructure Search result dated 25 January 2019 shows the position of BT Infrastructure equipment affecting the Property. There appears to be equipment on the boundary of the

5.11 BT Wayleaves Search

BT Wayleaves search dated 29 January 2019 confirms that no wayleave are at the Property. No plans were attached to the search result.

5.12 Replies to Pre-Contract Enquiries

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

5.14 The Property is stated to be unenclosed landscaped open space accessible to members of the public. Note that if it has been used for recreational purposes by members of the public, there may be a risk of a village green application being made. The local search confirms that no part of the Property or any land abutting the Property is registered as common land, or town or village green.

5.15 Supply arrangements for utilities at the Property should be made by the buyer directly with the utility providers.

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

Dentons UK and ME LLP

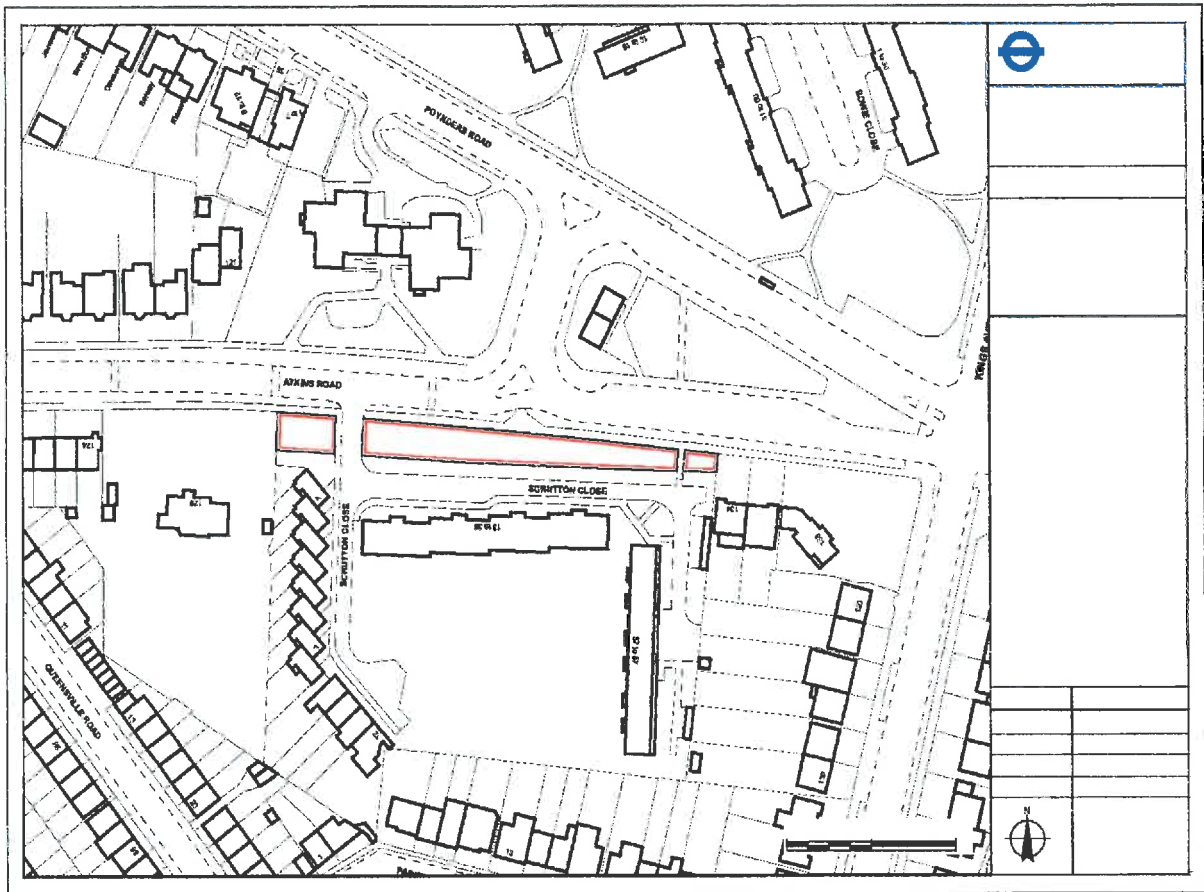
Signed Dentons UK and Middle East LLP

Dated 28th February 2019

Schedule 1 – Outstanding Matters

None.

Annex A: Part 1 – Plan of the Property

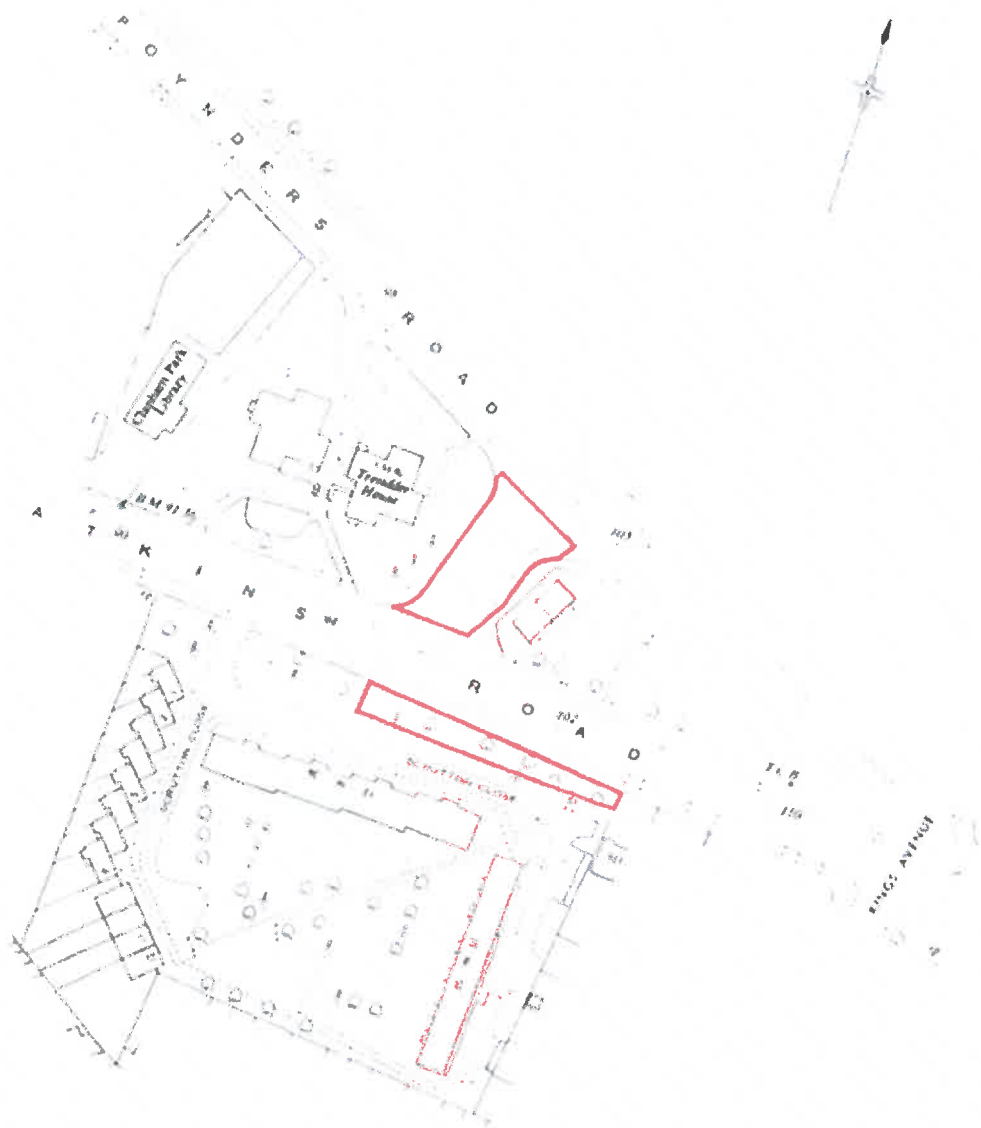


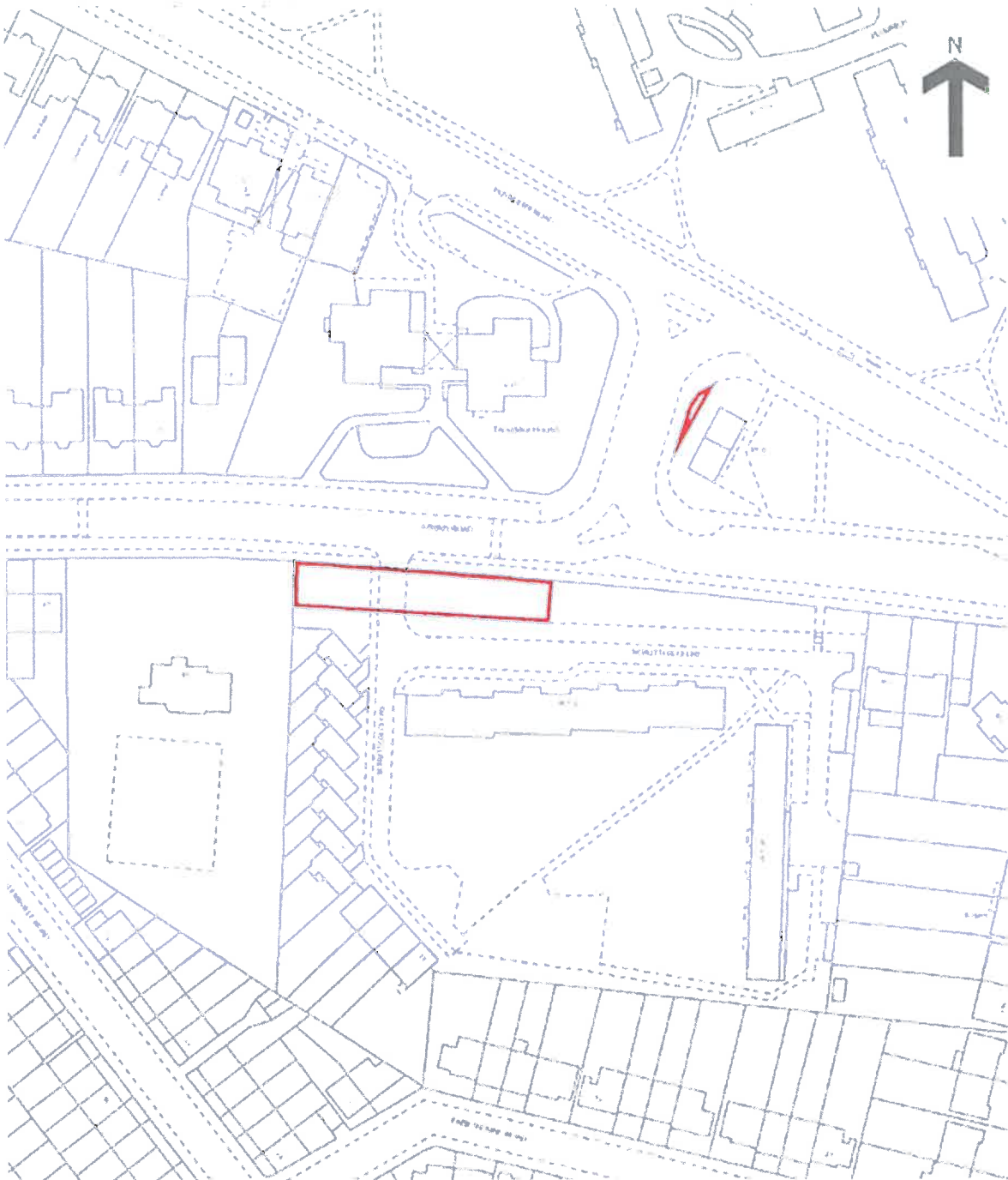
Annex A: Part 2 – Title Plans

H.M. LAND REGISTRY			TITLE NUMBER	
			TGL 43770	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY GREATER LONDON	SHEET	NATIONAL GRID TQ 2973	SECTION J
Scale: 1/1250			Crown copyright 1972	

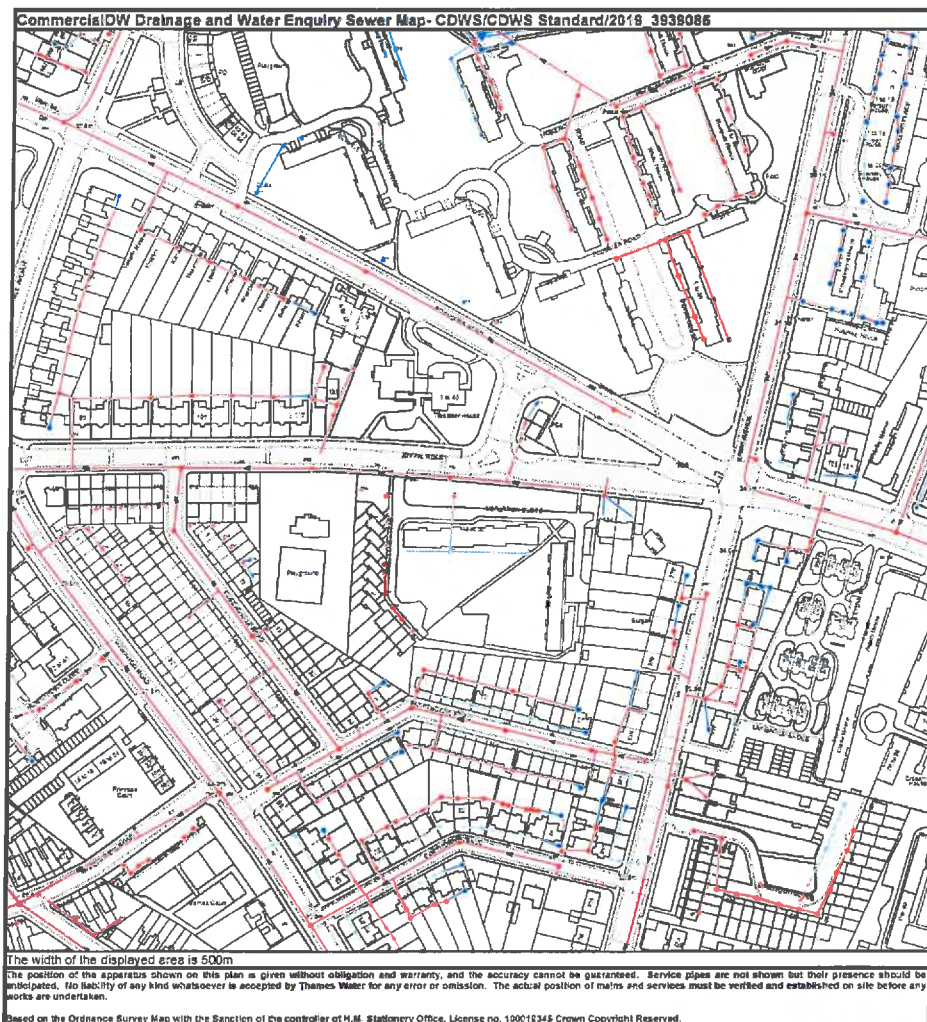
EDITION 1000 1/1250

Old Reference: LN 25 87 2





Annex B: Search Plans





















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

Manhole	Manhole Cover	Manhole Invert Level
871A	n/a	n/a
771C	n/a	n/a
771K	n/a	n/a
771B	n/a	n/a
771A	n/a	n/a
7701	28.93	26.59
6702	27.37	25.01
67CF	n/a	n/a
67CE	n/a	n/a
67CD	n/a	n/a
67BI	n/a	n/a
78AD	n/a	n/a
68BJ	n/a	n/a
781B	n/a	n/a
68AG	n/a	n/a
781C	n/a	n/a
771J	n/a	n/a
87BA	n/a	n/a
771G	n/a	n/a
771F	n/a	n/a
8701	32.77	29.22
76CH	n/a	n/a
76CI	n/a	n/a
761D	n/a	n/a
761C	n/a	n/a
761B	n/a	n/a
761A	n/a	n/a
771E	n/a	n/a
771I	n/a	n/a
771D	n/a	n/a
86DD	n/a	n/a
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be 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
	Auxiliary
	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.

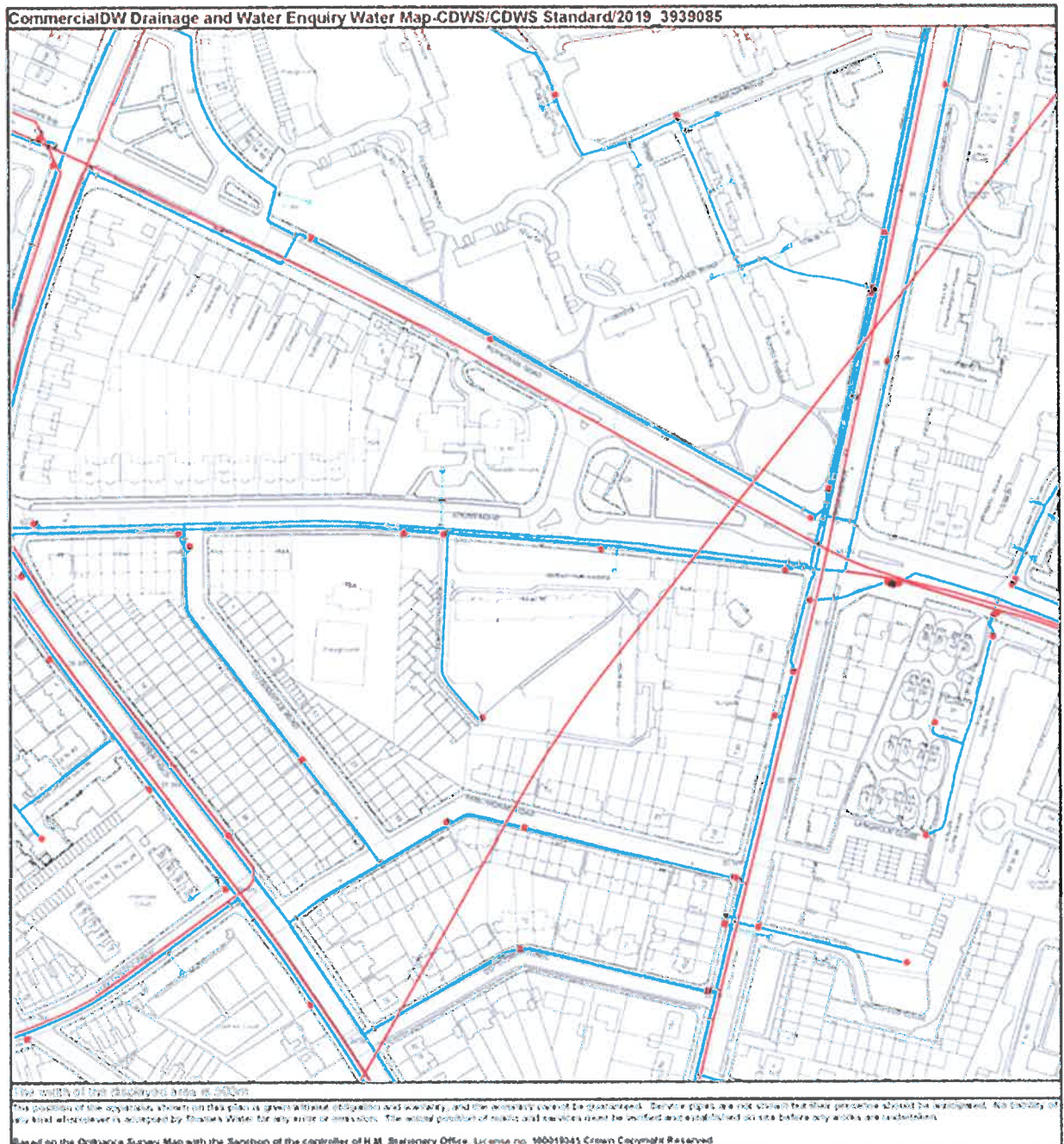
	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

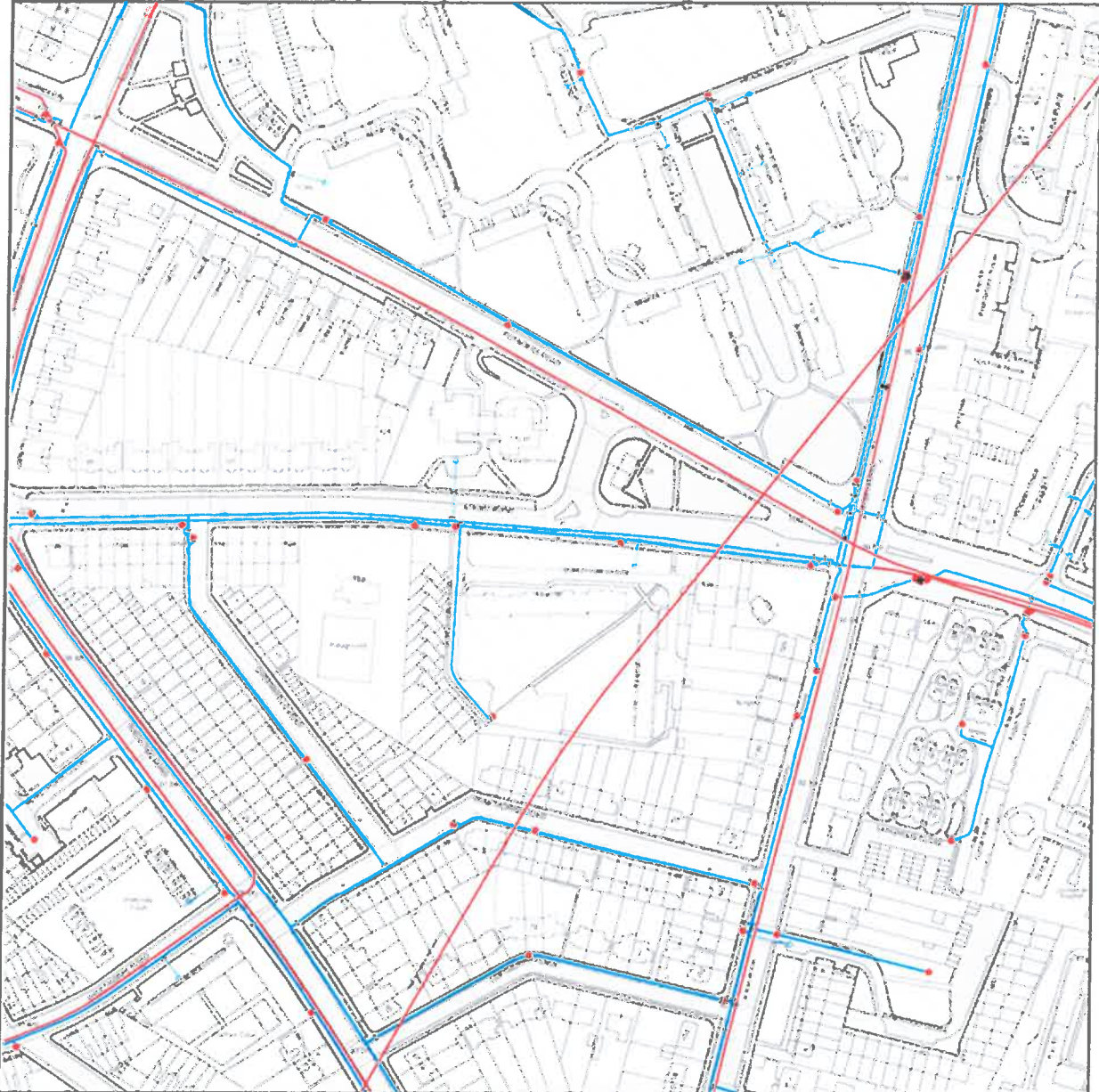
Other Sewer Types (Not Operated or Maintained by Thames Water)

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

Thames Water Utilities Ltd. Property Searches PO Box 5189, Slough SL1 4W, DX 181280 Slough 13
T 0645 070 9148 E propertysearch@thameswater.co.uk F www.thameswater.co.uk/propertysearch

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The width of the displayed area is 500m


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. Stationary Office. License no. 320016345 Crown Copyright Reserved.



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.

PIPE DIAMETER	DEPTH BELOW GROUND
up to 300mm (12")	0.90m (3')
300mm (12") - 450mm (18")	1.20m (3.9')
450mm and bigger (18" and over)	1.50m (4')

Thames Water Utilities Ltd Property Services, PO Box 1100, Bough Beech, SL4 1PQ, Slough 13
 T 01753 576 600 E property@thameswater.co.uk I www.thameswater.co.uk/property

Valves

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

Hydrants

-  Single Hydrant

Meters









-  Meter

End Items

Symbol indicating what happens at the end of a water main

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



Operational Sites

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

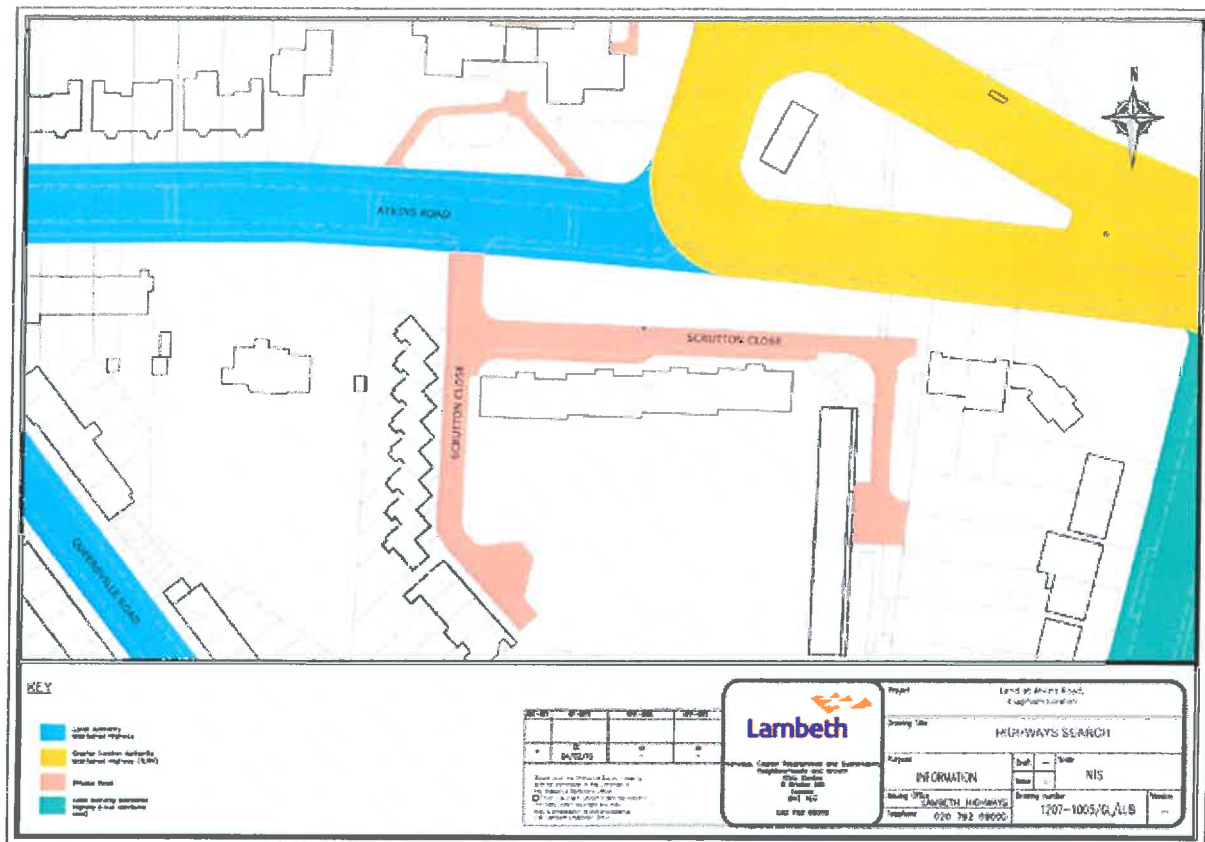
Other Symbols

-  Data Logger

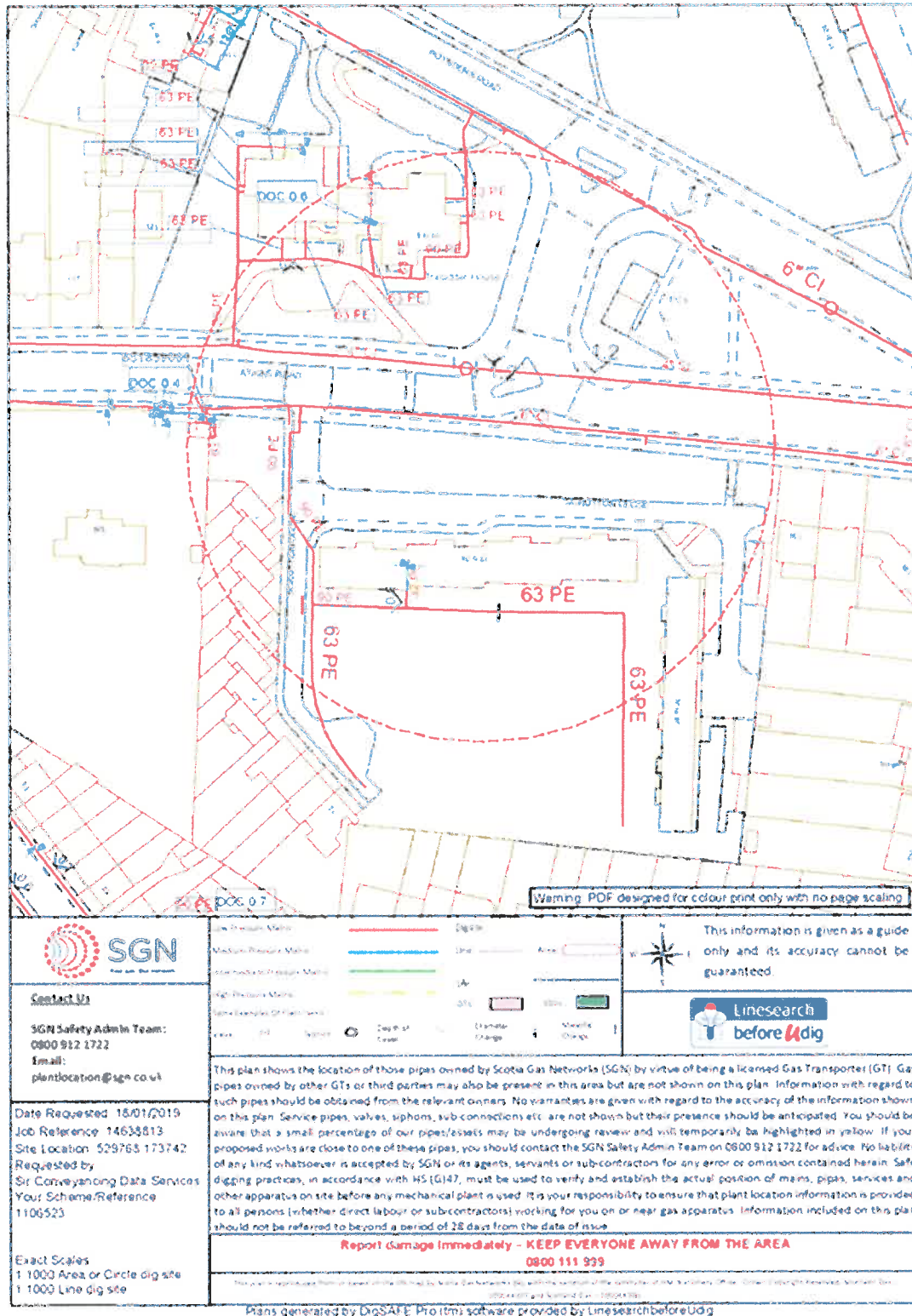
Other Water Pipes (Not Operated or Maintained by Thames Water)

-  **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.

Highways Search Plan



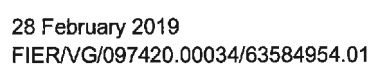
Southern Gas Search Plans

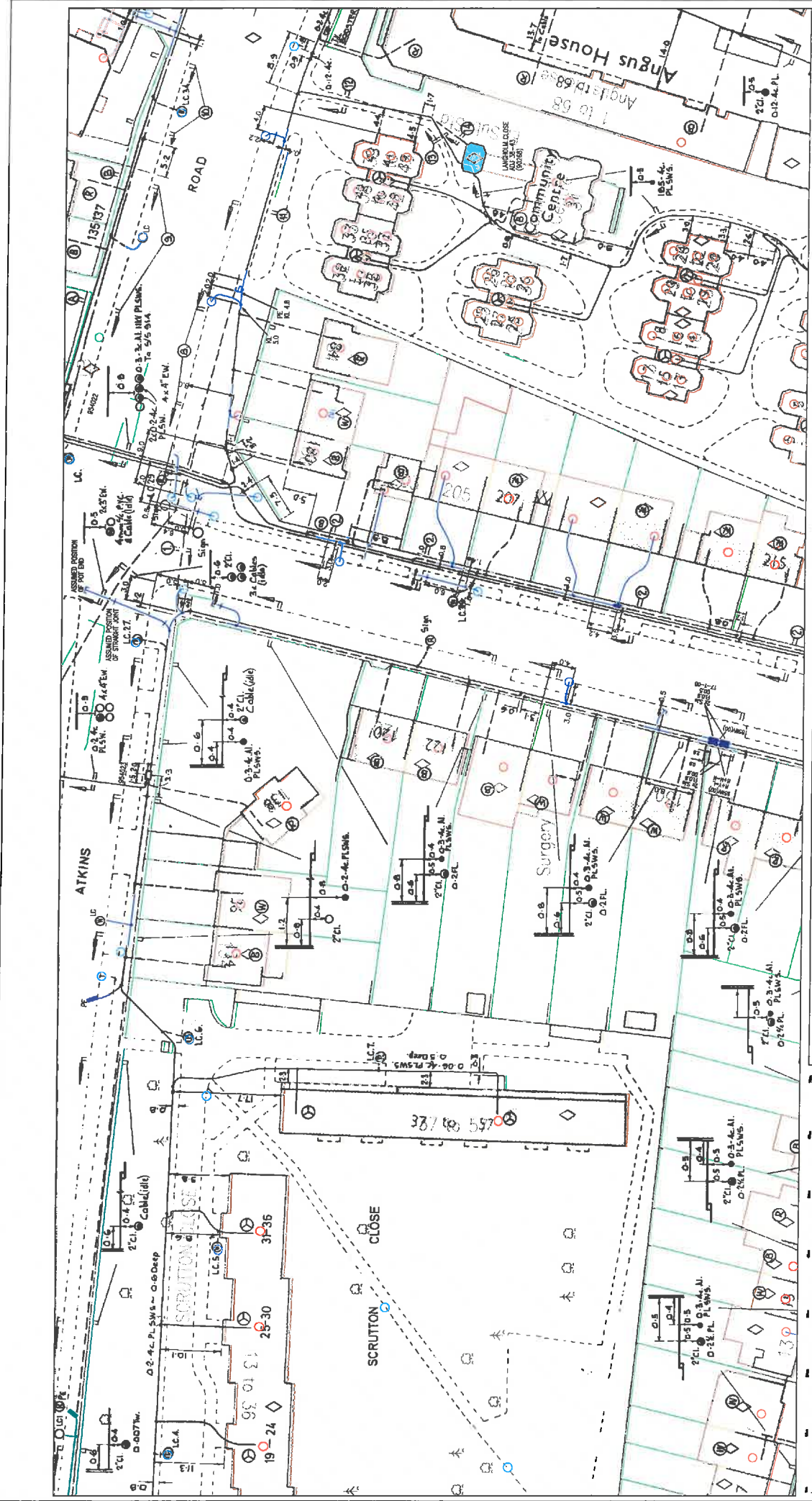


Map Symbols

VALVE OPEN	VALVE CLOSED	GOVERNOR	END CLOSURE	SYPHON	REDUCER	TEE
TEST POINT	CATHODIC PROTECTION	GENERAL REFERENCE	FLOW MEASURE	DIP POINT	MONO ETHYLENE GLYCOL	OILING POINT
FLOW STOP	PRESSURE MEASUREMENT	STAND PIPE	OFFICIAL MINISTRY RECORD	PURGE POINT	GAS CONDITIONER	DRAIN POINT
SKETCH BUBBLE	DEPTH OF COVER	METER	MATERIAL CHANGE	LP MAINS	MP MAINS	IP MAINS
PIG TRAP	CROSSOVER CONNECTION	CHANGE OF DIAMETER	PIPE JOINT	LHP MAINS	HISTORY DATA	

BT Infrastructure search plan





UK Power Networks
Plan Provision
Fore Hamlet
IP3 8AA
Tel 0800 0685 866
Fax 08701 963782

For details of the working drawing please refer to:
<http://www.appointments.co.uk/utility> - www.appointments.co.uk/utility - www.appointments.co.uk/utility

Plotted On : 21/01/2019
Plotted By : Lucille Valentine
Plot Description: LAND AT ATKINS ROAD CLAPHAM
2019/2279414/comp
Map Centre : TQ2873NE

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
Please call 0800 068 5666 in order that the Company's apparatus may be located
on site and any necessary protection works agreed.

PRIMARY CABLES
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 information may have been altered since the information was provided.
2. The exact position of the apparatus should be verified - use approved cable avoidance tools
before digging.
3. It is essential that all cables are carefully marked avoiding the use of mechanical tools or
picks until the exact location of all cables have been determined.
4. A separate record is kept for each cable.
5. The information provided must be used as a guide only and is not to be used as a basis for
any other work.
6. The information provided must be used as a guide only and is not to be used as a basis for
any other work.
7. 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.

ADVICE TO CONTRACTORS ON AVOIDING DANGER FROM BURIED ELECTRICITY CABLES.

- 1) Do have cable locator tool on site and use it to help you.
- 2) Do not dig a cable locator tool on site and use it to help you.
- 3) Do not use a mechanical excavator within 0.5m of electricity cables.
- 4) Use spades and shovels in preference to other tools.
- 5) Never disturb electricity cables and joints or their protective covers.

IF IN DOUBT - ASK PHONE 0800 068 5666
EMERGENCY - 24 HOURS - 0800 780 0780 (24hrs) URGENTLY

These basic safety precautions are explained in detail in the HSE booklet:
"Safety in the Workplace" and "Safety in the Workplace" - a copy of which
may be obtained from your supervisor or HSE.

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.