

FIER/VG/097420.00041/63310875.05

**Report on Title – land at North Ealing Station, Station Road,
London W5 3AF**

Dated 18th March 2019

Prepared for Transport for London

1 Interpretation

The following terms are used in this report:

Benefits: any right, easement, restriction, stipulation, restrictive covenant, mining or mineral right, franchise or other interest that benefits the Property.

Incumbrances: any right, easement, restriction, stipulation, restrictive covenant, mining or mineral right, franchise or other interest to which the Property is subject.

Owner: London Underground Limited care of 55 Broadway, London SW1H 0BD.

Property: The property described in [Paragraph 4](#) of this report.

2 Scope of the review and limitation on liability

- 2.1 This report has been prepared for the sole benefit of you, Transport for London, in connection with your proposed purchase of the Property from the Seller and for no other purpose.
- 2.2 The contents of this report are private and confidential. It must not be relied on by or made available to any other party without our written consent.
- 2.3 The report is based on our review of the title documents, search results, planning documents and replies to pre-contract enquiries given by the Seller.
- 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 the Seller 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

- 3.1 This is a summary of the major issues that we think should be brought to your attention:
 - 3.1.1 You should note the following information provided by the Owner in their replies to our pre-contract enquiries:
 - (a) The Property is clearly defined with marking and a physical boundary, however as its existing use is as a car park it is accessible to the public (enquiry 7.2).
 - (b) The Property is used as a public car park operated by NCP on behalf of the Owner (enquiry 15.4).
 - (c) The Property is comprised of a car park and the contract with the operator can be terminated with 3 months' notice (enquiry 16.1).

- (d) The Owner has not exercised a VAT option to tax over the Property (enquiry 29.1).
- 3.1.2 An electric vehicle charging point lease at another part of the Owner's title grants general access rights over the whole of the car park within the Landlord's title. Given that the electric vehicle charging point demise is not adjacent to the Property, it is unlikely that these rights will be exercised over the Property. Please refer to paragraph 5.3 below.
- 3.1.3 The whole of the Owner's title is subject to rights in relation to the construction of roads. We would recommend indemnity insurance is put in place. Please refer to paragraph 5.1 below.
- 3.1.4 Station Road is a highway maintainable at public expense in part, however the part of Station Road leading to the Property is not. The Property does not abut the public highway. A buyer will require express access rights to be granted over the Owner's retained land from the Property to the public highway Station Road. Please refer to paragraphs 6.3.3 and 6.5 below.
- 3.1.5 The local land charges search revealed the following:
- (a) Crossrail, the East-West cross-London railway service due to enter service in 2019, will run through the London Borough of Ealing on the route of the current Great Western Main Line;
 - (b) High Speed Two (HS2) is due to enter service from London to Birmingham in 2026 and to Leeds and Manchester in 2032. The planned route includes a tunnel running through the London Borough of Ealing beneath the West Ruislip branch of the London Underground Central Line; and
 - (c) The Property falls within a CIL charging and smoke control order zone.
- 3.1.6 The part of the Property shown coloured purple on the plan attached as Annex A is a 'no-build' area. This area must be kept clear and not built on. The Owner will retain a right of access over the 'no-build' area to be used in connection with any adjoining land of the Owner and maintenance of the Owner's infrastructure situated adjacent to the Property.

4 The property

- 4.1 The Property forms part of the freehold land and buildings known as land at North Ealing Station, Station Road, London W5 3AF.
- 4.2 The title to the Property states that the road surface of Hanger Lane and Queen's Drive is excluded from the title to the Property. However these roads do not form part of the Property and this entry is presumed not relevant.
- 4.3 A plan showing the Property edged in red is attached as Annex A Part 1.
- 4.4 The Property is registered at the Land Registry under freehold title number AGL262825. The class of title is absolute freehold title. Absolute title is the best class of title available.

5 Matters burdening the property

The Property is subject to the following incumbrances:

- 5.1 Title number AGL262825 is subject to rights contained within a conveyance dated 26 April 1900 between (1) The Right Honourable Llewellyn Nevill Vaughn Lord Mostyn and The Honourable Henry Richard Howel Lloyd Mostyn (2) Edward Wood (3) Edward Wood and

Gordon Edward Boileau Wood and (4) The Ealing and South Harrow Railway Company. The conveyance is very dated and the wording unclear but it appears to grant rights in relation to the construction of roads. As the plan attached to the conveyance does not show colouring referred to within the document, we cannot determine whether the Property (being part only of title number AGL262825) is affected. A buyer may require indemnity insurance in respect of these rights but this will be likely available given the date of the conveyance.

- 5.2 Title number AGL262825 is subject to matters set out in an agreement dated 29 June 1906 between (1) The Metropolitan District Railway and (2) Charles Peevor Boileau Wood relating to the construction and maintenance of roads. These matters appear to relate to land within title number AGL262825 which is situated to the south of the Property and do not affect the Property itself.
- 5.3 The Owner has entered into a lease in relation to an electric vehicle charging point on the Landlord's property. The lease is dated 5 March 2019 and made between (1) London Underground Limited and (2) Chargemaster Limited. The lease demise does not affect the Property, however general access rights are granted to the tenant over the whole of the car park within the Landlord's title which would include the Property. Given that the electric vehicle charging point demise is not adjacent to the Property, it is unlikely that these rights will be exercised over the Property. A copy of the lease plan is attached as Annex C.

6 Search results

6.1 Index map search

- 6.1.1 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.
- 6.1.2 The result of our index map search confirmed that the Property is registered under the title numbers stated in paragraph 4.4 of this report.

6.2 Local land charges search

- 6.2.1 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.
- 6.2.2 The local land charges search was provided by London Borough of Ealing on 19 February 2019. The result of the search did not show any entries that adversely affect the Property and revealed the following:
- (a) Crossrail, the East-West cross-London railway service due to enter service in 2019, will run through the London Borough of Ealing on the route of the current Great Western Main Line;
 - (b) High Speed Two (HS2) is due to enter service from London to Birmingham in 2026 and to Leeds and Manchester in 2032. The planned route includes a tunnel running through the London Borough of Ealing beneath the West Ruislip branch of the London Underground Central Line; and

- (c) The Property falls within a CIL charging and smoke control order zone.

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

- 6.3.1 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.
- 6.3.2 The local land charges search was provided by London Borough of Ealing on 19 February 2019. The result of the search did not show any entries that adversely affect the Property and revealed the following:
- 6.3.3 Station Road is a highway maintainable at public expense. The access road to the Property is not and the Property does not abut the highway.
- 6.3.4 No part of the Property is registered as common land or as a town or village green.

6.4 Drainage and water enquiries

- 6.4.1 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.
- 6.4.2 Replies to the drainage and water enquiries were provided by Thames Water on 11 February 2019. The replies revealed the following information:
- (a) 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. There is no meter installed at the Property.
 - (b) 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.
 - (c) There are no public sewers within 30.48 metres of the Property and there are no water mains, resource mains or discharge pipes within the boundary of the Property.
 - (d) Please see the plans attached and labelled "Drainage and Water Search Plans" at Annex D.

6.5 Highways search

- 6.5.1 The highways search dated 22 February 2019 confirms the Property does not directly abut the public highway. A buyer will require express rights of access over the Landlord's retained land to access the public highway from the Property.
- 6.5.2 Please see the plan attached and labelled "Highways Search Result plans" at Annex D which shows the extent of the public highway located within the area.

6.6 Chancel repair search

- 6.6.1 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.
- 6.6.2 The chancel repair search was provided by ChancelCheck on 11 February 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.

6.7 Cadent Gas search

Cadent Gas search result dated 13 February 2019 confirms that Cadent Gas infrastructure is not affected. No plans were attached to the search result.

6.8 Scottish and Southern Electricity Networks search

Scottish and Southern Electricity Networks search result dated 13 February 2019 reveals the location of electricity lines and/or electrical plant affecting the Property. There does not appear to be any equipment lying within the boundaries of the Property. Please see the plans attached and labelled "Scottish and Southern Electricity Networks Plans" at Annex D.

6.9 National Grid Gas and Electricity search

National Grid Gas and Electricity Search result dated 13 February 2019 confirms that National Grid infrastructure is not affected. No plans were attached to the search result.

6.10 British Telecoms Infrastructure search

British Telecoms Infrastructure search result dated 11 February 2019 reveals the location of BT apparatus affecting the Property. There does not appear to be any apparatus lying within the boundaries of the Property.

Please see the plan attached and labelled "British Telecoms Infrastructure Plan" at Annex D.

6.11 BT Openreach Wayleave search

BT Openreach Wayleave search dated 19 February 2019 confirms that no wayleave agreements were found at the Property.

7 Replies to pre-contract enquiries

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

- 7.1 The Property is clearly defined with marking and a physical boundary, however as its existing use is as a car park it is accessible to the public (enquiry 7.2).
- 7.2 The Property is used as a public car park operated by NCP on behalf of the Owner (enquiry 15.4).
- 7.3 The Property is comprised of a car park and the contract with the operator can be terminated with 3 months' notice (enquiry 16.1).
- 7.4 The Owner has not exercised a VAT option to tax over the Property (enquiry 29.1).

8 Conclusion

Subject to the matters referred to in this report and to any issues arising out of the outstanding matters listed in Schedule 1, we are of the opinion that the Property has a good and marketable title.

Dentons UK & ME LLP

Signed Dentons UK and Middle East LLP

Dated 18 March 2019

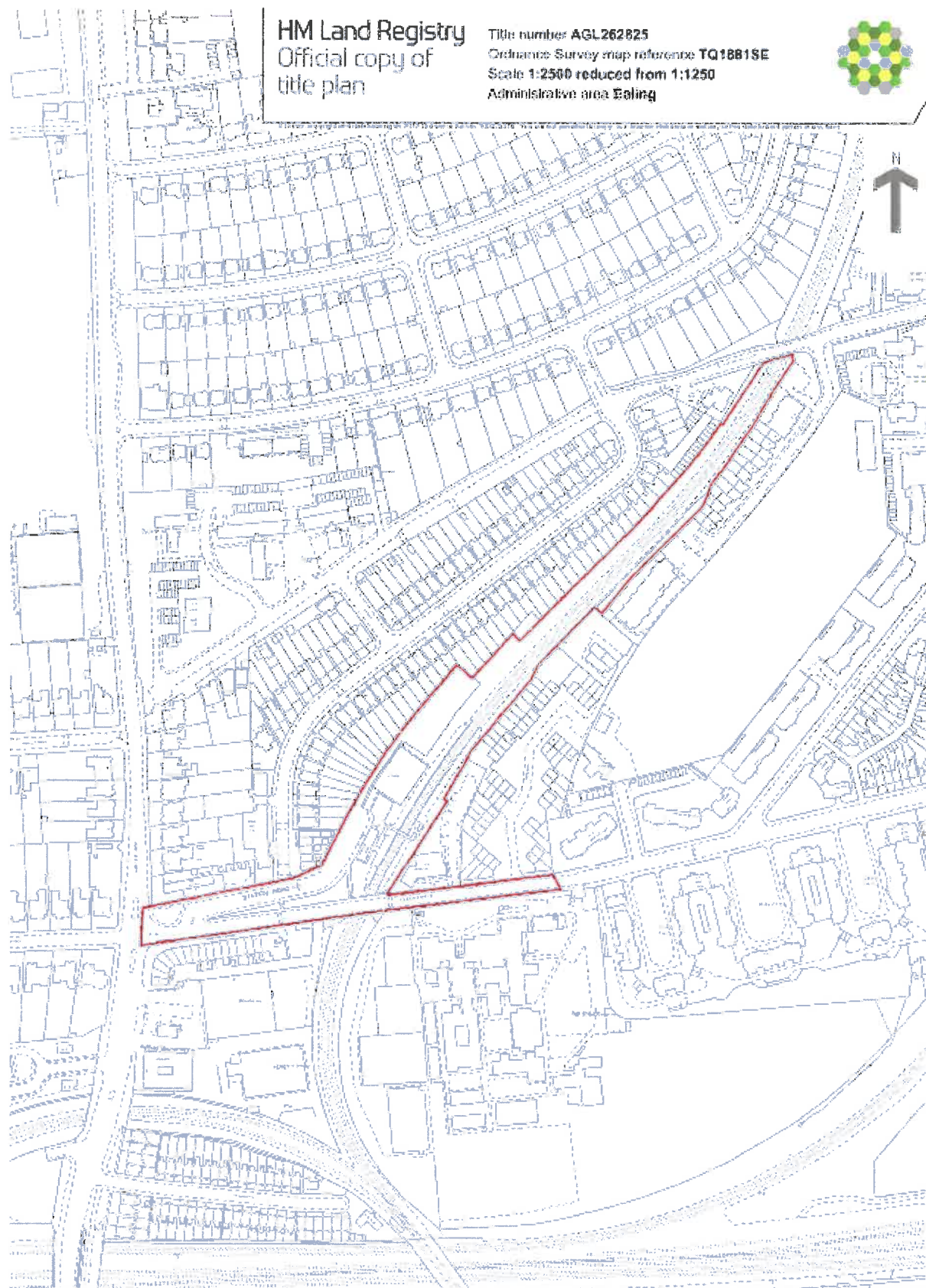
Schedule 1 – Outstanding matters and matters with TfL

None.

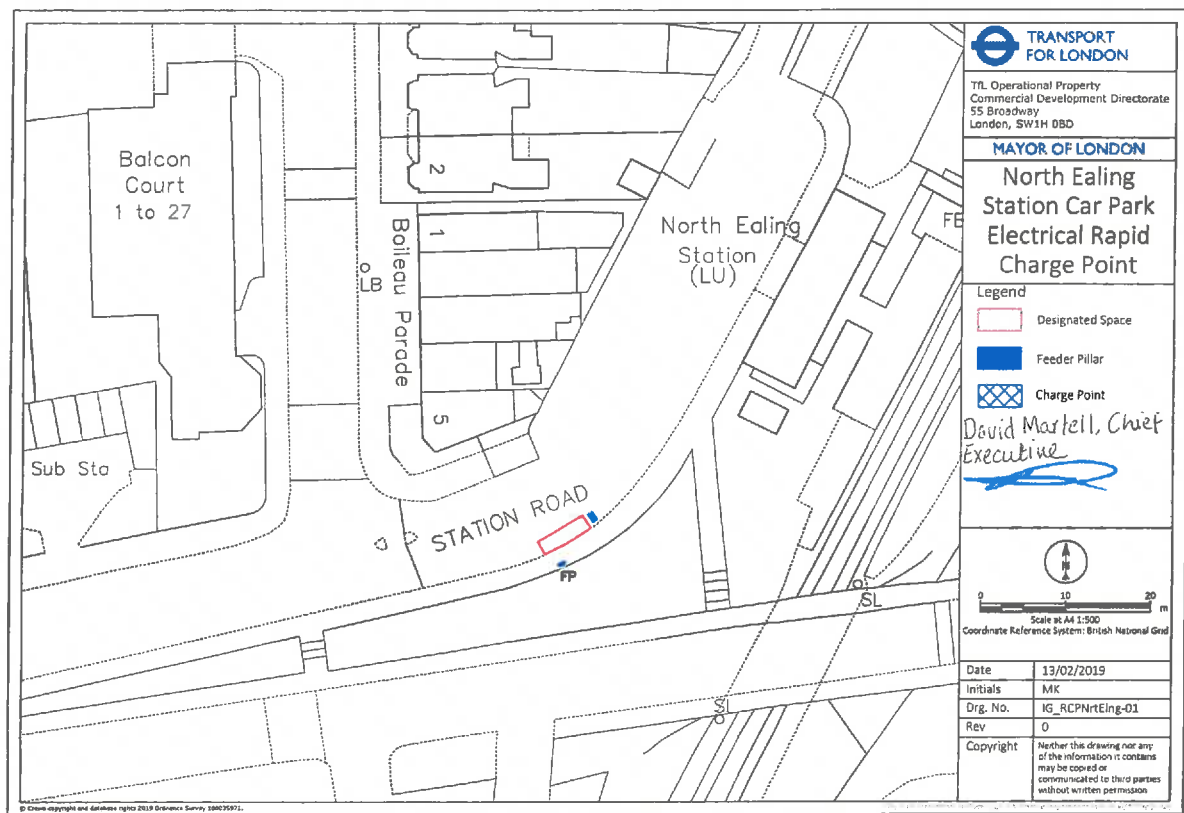
Annex A – TfL Plan



Annex B – Title Plan



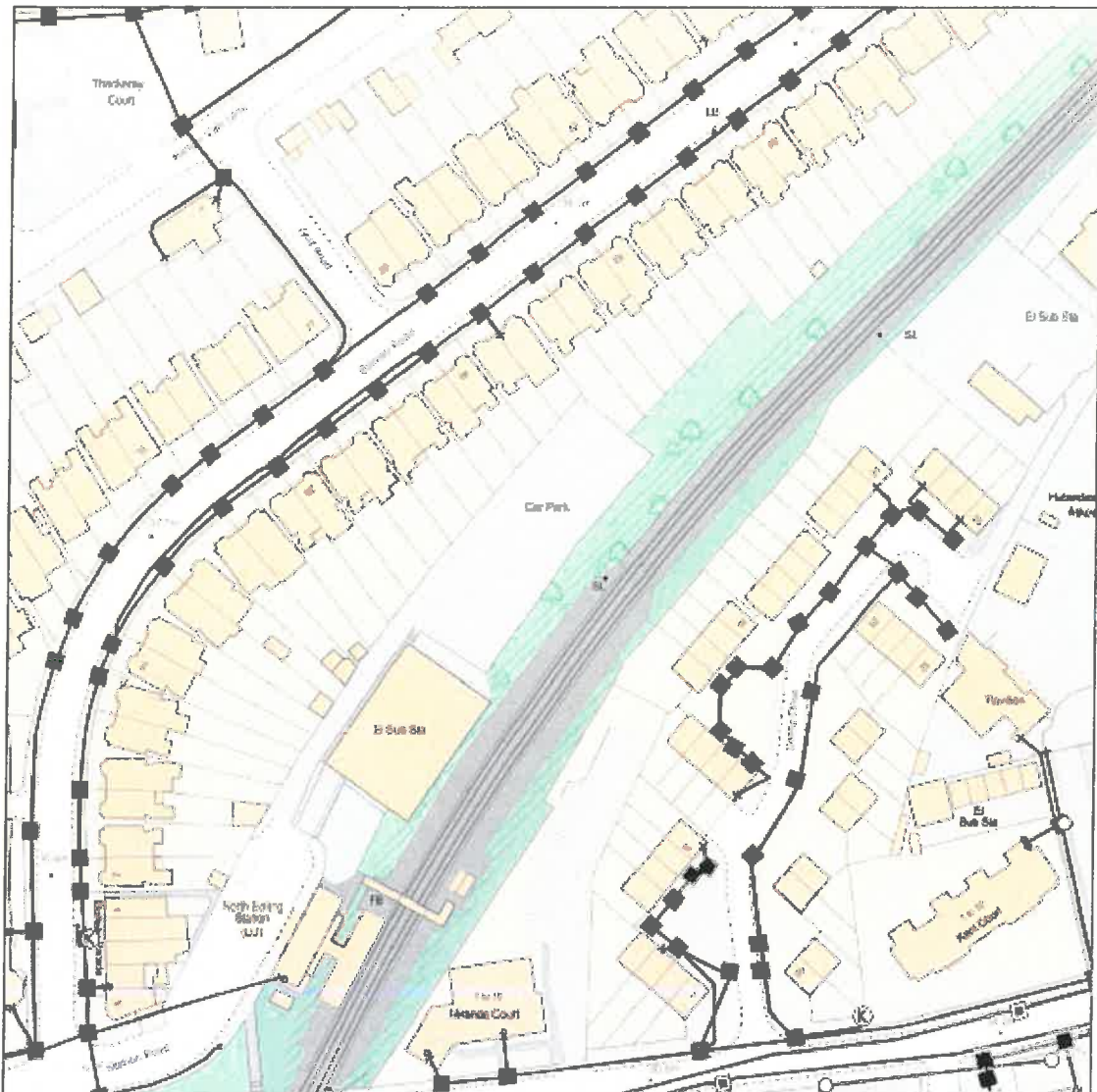
Annex C- Electric Vehicle Charging Point Lease Plan



Annex D - Search plans


British Telecoms Infrastructure Plan

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.



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KEY TO BT SYMBOLS

	Planned	In Use
PCP		
Pole		
Box		
Manhole		
Cabinet		

	Pending Add	In Place	Pending Remove	Not In Use
Power Cable				
Power Duct				N/A

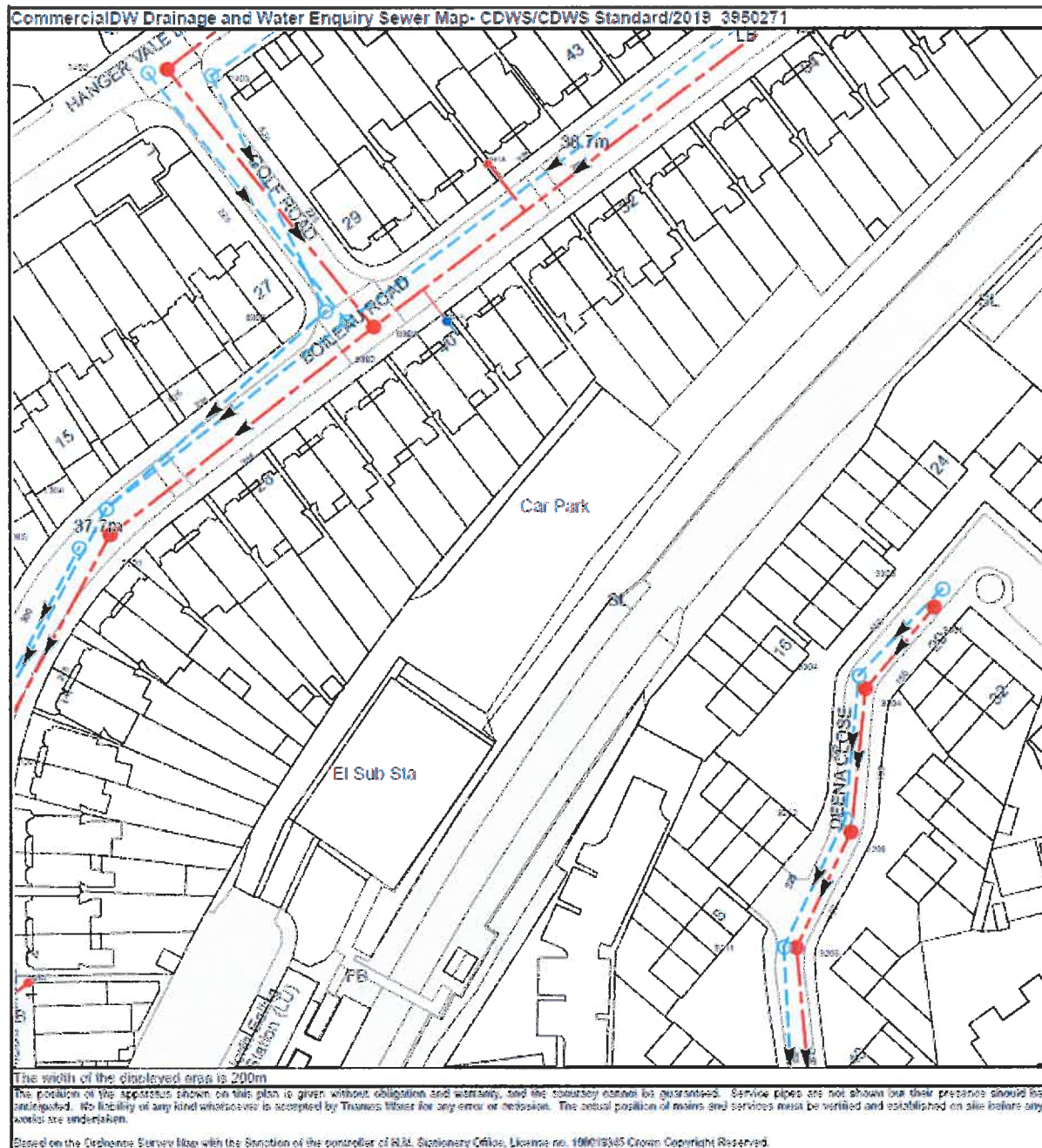
Change Of State: Split Casing, Duct Tee, Building, Knot

Switchings: Built, Planned, Duct

Other proposed items shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

BT Ref: SHP02261H
Map Reference: (centre) TQ1886781323
Easting/Northing: (centre) 518867,181323
Issued: 11/02/2019 14:26:54

Drainage and Water Search Plans



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
8303	38.92	34.23
8302	38.92	34.8
8301	38.91	33.6
831A	n/a	n/a
841A	n/a	n/a
9211	35.18	34.2
9206	35.18	33.88
9212	35.33	34.47
9205	35.31	34.13
9304	35.58	34.74
9204	35.58	34.53
9301	35.66	35.81
9303	35.67	35.01
721A	n/a	n/a
7305	37.82	34.63
7301	37.92	33.19
7304	37.91	33.78
7403	40.62	34.71
7402	40.79	39.18
7401	40.77	37.94

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.
	Think Surface Water
	Think Foul
	Storm Relief
	Vent Pipe
	Proposed Thames Surface Water Sewer
	Proposed Thames Foul Sewer
	Gallery
	Surface Water Rising Main
	Sludge Rising Main
	Vacuum

Sewer Fittings

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

	Air Valve
	Dirt Choke
	Flap
	Meter
	Vent Column

Operational Controls

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

	Control Valve
	Cross-Pipe
	Angled
	Weir

End Items

End symbols appear at the start or end of a sewer pipe. Examples: on Unidentified 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
	Unidentified 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 displaying areas of underground surveys, etc.	
	Agreement
	Operational Site
	Chamber
	Tunnel
	Conduit Bridge

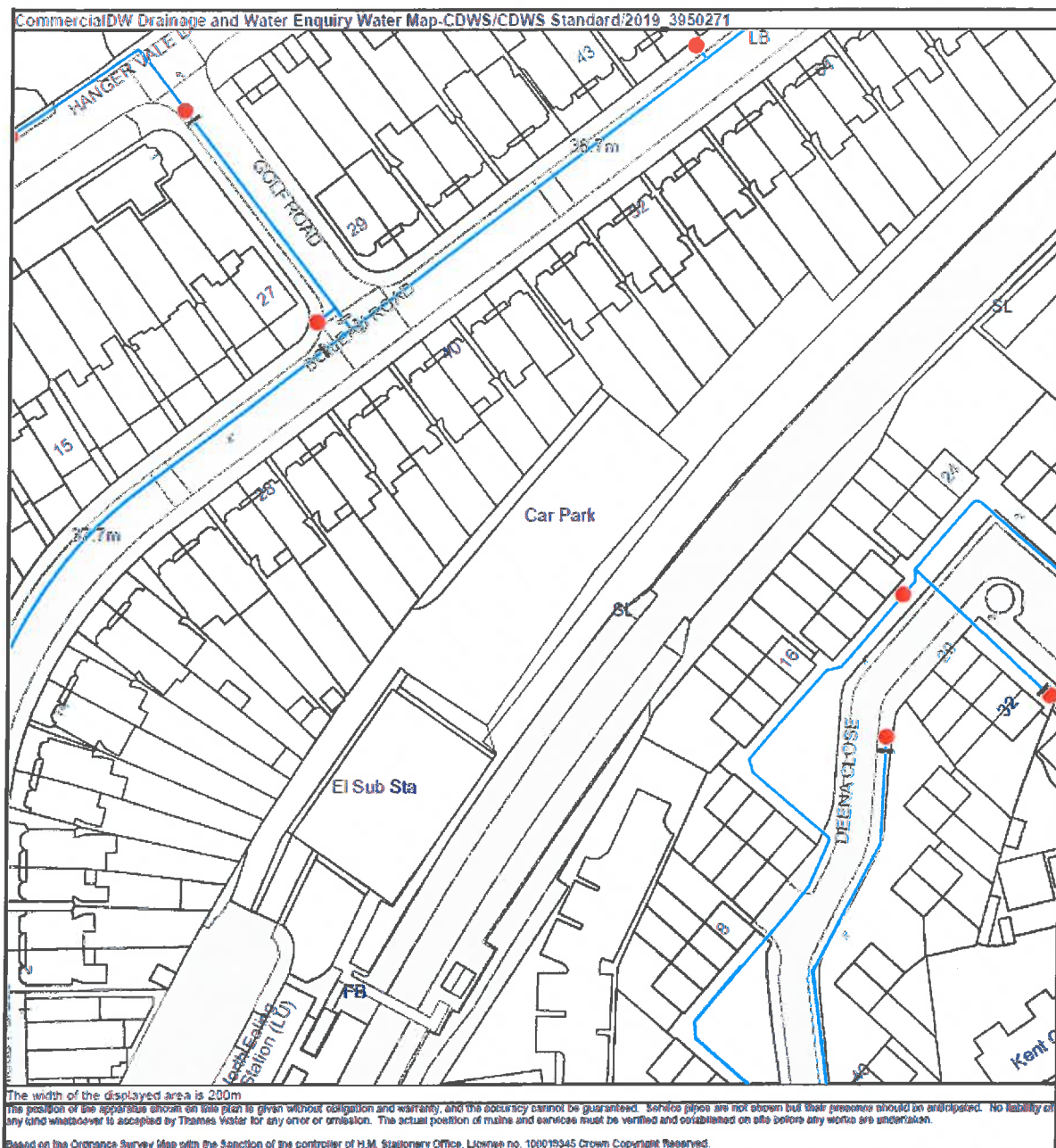
Other Sewer Types (Not Operated or Maintained by Thames Water)

	Foul Sewer
	Surface Water Sewer
	Combined Sewer
	Gallery
	Curved Watercourse
	Proposed
	Abandoned Sewer

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) 'not on plan' on a manhole level indicates that data is unavailable.








- 6) The text appearing alongside a sewer line indicates the external diameter of the pipe in millimetres. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology present on the plan, please contact a member of Property Services on 0165 525 1604.





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")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 6")
600mm and bigger (24" plus)	1200mm (4')

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

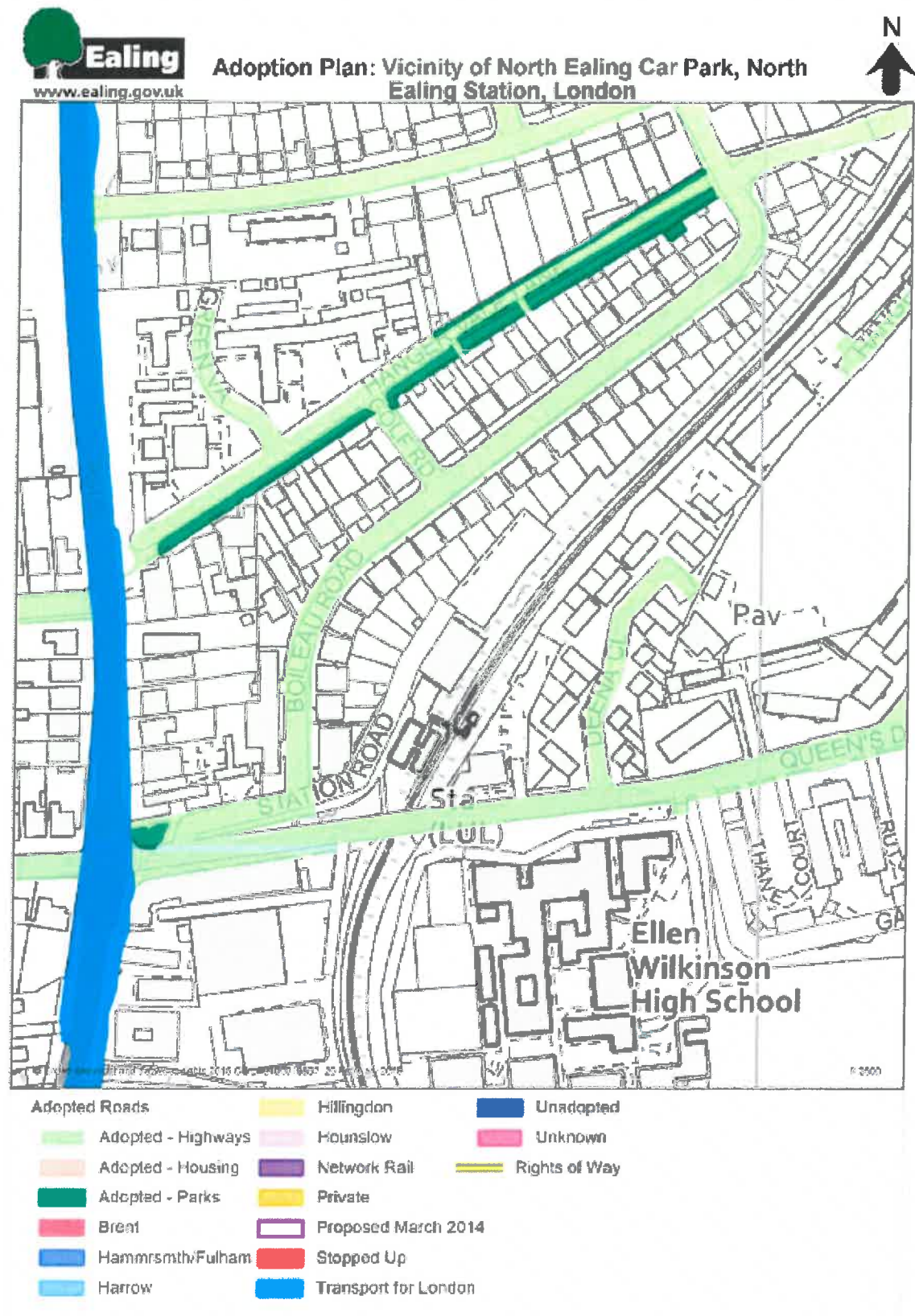
-  Data Logger

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

 **Other Water Category Mains:** 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 character and owner of the pipe.

Highways Search result plans



Adoption Plan: Vicinity of North Ealing Car Park, North Ealing Station, London



Adopted Roads	Hillingdon	Unadopted
Adopted - Highways	Hounslow	Unknown
Adopted - Housing	Network Rail	Rights of Way
Adopted - Parks	Private	
Brent	Proposed March 2014	
Hammersmith/Fulham	Stopped Up	
Harrow	Transport for London	

Scottish and Southern Electricity Networks plans

