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NGL 614568  
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FORM OF TRANSFER OF PART

London Borough - Hammersmith and Fulham

INLAND REVENUE  
PRODUCED

Title Number - LN 41200

- 3. MAY 1988

Property - Land adjoining Talgarth Road and Wilsons Road

Date *Twenty fourth day of March* One thousand nine hundred and eighty-eight

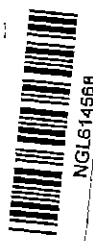
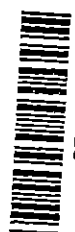
1 IN PURSUANCE of its powers under the Local Government Act 1985 and in consideration of Five million one hundred thousand pounds (£5,100,000) the receipt whereof is hereby acknowledged the LONDON RESIDUARY BODY of

St Vincent House 30 Orange Street London WC2H 7HH (hereinafter called 'the Transferor' which expression shall include its successors in title and assigns) as Beneficial Owner hereby transfers to T.P.C. P.M. COMPANY LIMITED (Company Registration Number 2224538) of 44/45 Chancery Lane London WC2A 1JB (hereinafter called 'the Transferee') the land shown edged red on the plan A annexed hereto being part of the land comprised in the title above-mentioned (hereinafter called 'the property') Together with the right of full vehicular egress to and from the property over the shared exit shown coloured yellow on plan A herewith annexed subject to the Lease particulars of which are set out in the First Schedule hereto

Except and Reserving to the Transferee the right of passage of oil gas steam electricity water condensate soil and surface water through the wires cables ducts conduits drains sewers and channels now serving the property where such services run under through or over any property retained by the Transferor together with the right to enter thereon for the purpose of cleansing repairing renewing and replacing the same

2 IT IS HEREBY DECLARED that this Transfer is also subject to the matters referred to in the Second Schedule hereto and that (ii) the sale shall not be deemed to include and shall nor operate to convey any ways

Photo  
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1) NGL 614568  
215SB/1355s/PM

watercourses sewers drains lights liberties privileges easements rights or advantages whatsoever in through over or upon any other land or property of the Transferor adjoining or near to the property and The Transferee shall have power at all times without obtaining any consent from or making any compensation to the Transferee to deal as the Transferee may think fit with the property and to build on the same whether or not this shall affect or diminish the light or air which may now or hereafter be enjoyed by the Transferor's adjoining land

3 IT IS HEREBY CERTIFIED that all of the land comprised in the title above mentioned became vested in the Transferor pursuant to the provisions of Article 6(2)(a)(iv) of The Local Government Reorganisation (Property etc) Order 1986

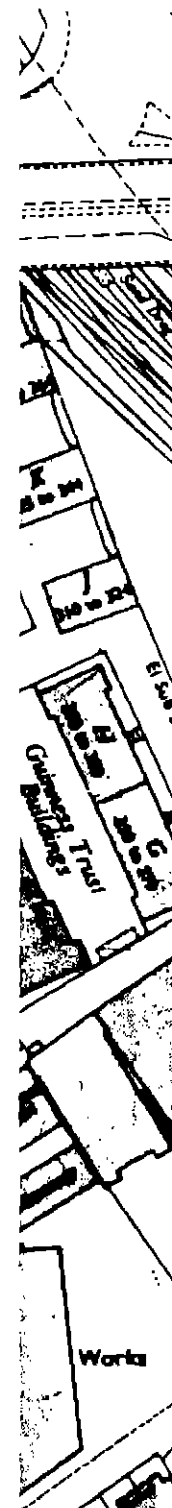
4 THE Transferee hereby covenants with the Transferor for itself and its successors in title for the benefit and protection of the neighbouring land shown edged green on plan marked A annexed hereto ('the neighbouring land') and to the intent that this covenant shall be binding as far as may be on the land hereby agreed to be sold as follows (save as varied by agreement with the owner for the time being of the neighbouring land)

(a) Not to use or allow to be used the shared entrance or shared roadway coloured brown on the plan A

(i) for pedestrian access to or from the site or

(ii) (unless approved by the Local Planning and Highway authorities and by the adjoining owner for the time being of the neighbouring land) for vehicular egress from the site

(b) Not to allow parking loading or unloading or any other obstruction on any part of the shared entrance shared roadway (shown



coloured brown and yellow on plan A) and shared exit except such part of the shared roadway coloured brown on the plan A as it may be necessary to obstruct for the purpose of maintenance and repair of the said roadway or on any adjacent building or structure PROVIDED THAT the adjoining owner for the time being of the neighbouring land shall have been given not less than seven days previous written notice (except in emergency) and the Purchaser had made such alternative arrangements as are necessary to ensure a continued traffic flow through the site to the shared exit

(c) The Transferee shall agree with the adjoining owner for the time being of the neighbouring land the continuing arrangement for the security and traffic management of the shared roadway and (insofar as it remains under the Purchaser's control) the shared exit and it shall maintain the section through the site together with all necessary signs lighting and apparatus in good condition to the reasonable satisfaction of the adjoining owners

(d) All the requirements referred to in paragraphs (a) (b) and (c) above shall be carried out by the Transferee at its own expense

(e) If at any time the position of the shared roadway in either ownership is to be altered from the former position by agreement between the parties concerned the rights granted or reserved shall be similarly varied at the cost of the party requiring the alteration or redirection of the route or otherwise as the parties may agree

5 FOR the purpose of affording to the Transferor and its successors a full and sufficient indemnity but not further or otherwise the Transferee hereby further covenants with the Transferor

(i) that it will at all times hereafter duly perform and observe the restrictive and other covenants contained in the Property and Charges Register of the Title Number LN 41200 so far as they affect the property and are enforceable

(ii) that it will at all times in the future observe and perform all the covenants and agreements on the part of the Landlord in the said Lease and

(iii) that it will at all times keep the Transferor and its successors fully indemnified against all actions claims and demands in respect of any non-observance or non-performance of the said covenants and agreements affecting the land

THE FIRST SCHEDULE hereinbefore referred to

<u>Date</u>	<u>Property</u>	<u>Particulars of Tenant</u>	<u>Tenant</u>
27 February 1986	Land to the south of Talgarth Road in the London Borough of Hammersmith	Lease from the 25 December 1979 until tenancy determined as therein provided	The Receiver for the Metropolitan Police District

THE SECOND SCHEDULE hereinbefore referred to

Matters to which the property is subject

1 The entries on the Property and Charges Registers of Title Number LN 41200 so far as they refer to or affect the property

2 The right of the adjoining owner for the time being of the neighbouring land to use and develop the lands in such manner as they may wish without objection from the Transferee

PROVIDED

- (a) there is no substantial interference by the adjoining owners of the rights of light and air presently enjoyed by the property and with the rights and duties of the Transferee hereunder and
- (b) the Transferee shall have the right to make such representations as he considers desirable in respect of any planning application or breach of statutory duty affecting or believed to affect the site

3 The right of the adjoining owner to use the shared entrance the shared roadway and the shared exit coloured brown on plan 'A'

4 The right of access of the London Electricity Board over the yellow land in plan B and over such other part or parts of the property as shall be necessary to retain maintain renew replace inspect the high voltage underground cable in the approximate position shown by broken black lines on plan B herewith attached

5 The rights of the London Transport Executive in relation to the railway boundary hereinafter referred to in the Third Schedule hereto

6 Any tree preservation order in respect of trees on the site

7 All other rights and easements (if any) existing in or over the property

THE THIRD SCHEDULE hereinbefore referred to

By a Lease dated the Fifteenth day of April One thousand nine hundred and seventy-five and made between the Greater London Council (1) (as Lessor) and the London Transport Executive (2) (as Lessee) the following rights were granted in favour of the said London Transport Executive (Plan herein referred to is plan B)

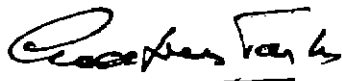
'a right from time to time but subject to the Lessees giving at least fourteen days notice (except in case of an emergency when such notice shall be given as soon as practicable under the circumstances) in writing to the Lessor and its lessee of the land (situate to the east of the demised premises) now being used as a vehicle pound to use the land shown coloured yellow (hereinafter referred to as 'the yellow land') and the land mainly ten feet in width shown coloured blue (hereinafter called 'the blue land') on the said plan and to have access thereto with vehicles plant machinery and materials for the purpose of carrying out repairs maintenance and renewal of the retaining wall of the Lessees railway undertaking between the points marked 'B' and 'C' on the said plan'

The said Lease also contains a covenant on the part of the London Transport Executive

'To pay to the Lessor or its lessee of the land used as a vehicle pound aforesaid from time to time on demand such contribution as may be required by the Lessor or its lessee aforesaid towards the costs of repair and maintenance of the yellow land and the blue land and if any damage or injury thereto shall be caused due to any act or

default of the Lessees its servants agents and contractors the Lessees shall pay on demand all such costs and expenses as shall be required to make good the damage or injury thereby caused'

THE COMMON SEAL of the )  
London Residuary Body )  
was hereunto affixed )  
in the presence of )




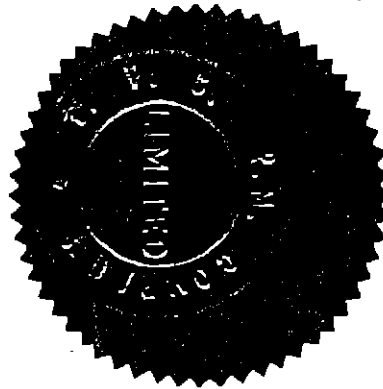
Chairman/Authorised Member

THE COMMON SEAL of TPC PM  
~~Talgath Estates Company~~  
Limited was hereunto )  
affixed in the presence )  
of )



Director

  
Secretary





OMWELL ROAD EXTENSION

NGL 614568

PLAN B

B. of Hammersmith & Fulham

Vehicle Pound, Talgarth Road

Metropolitan Police Receiver



Route of cables taken from L. E. B.  
Drg. N° 01/HG/668 & is approximate only.  
The actual position should be established on site  
by arrangement with the Board Engineers.

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION  
OF THE CONTROLLER OF H.M. STATIONERY OFFICE  
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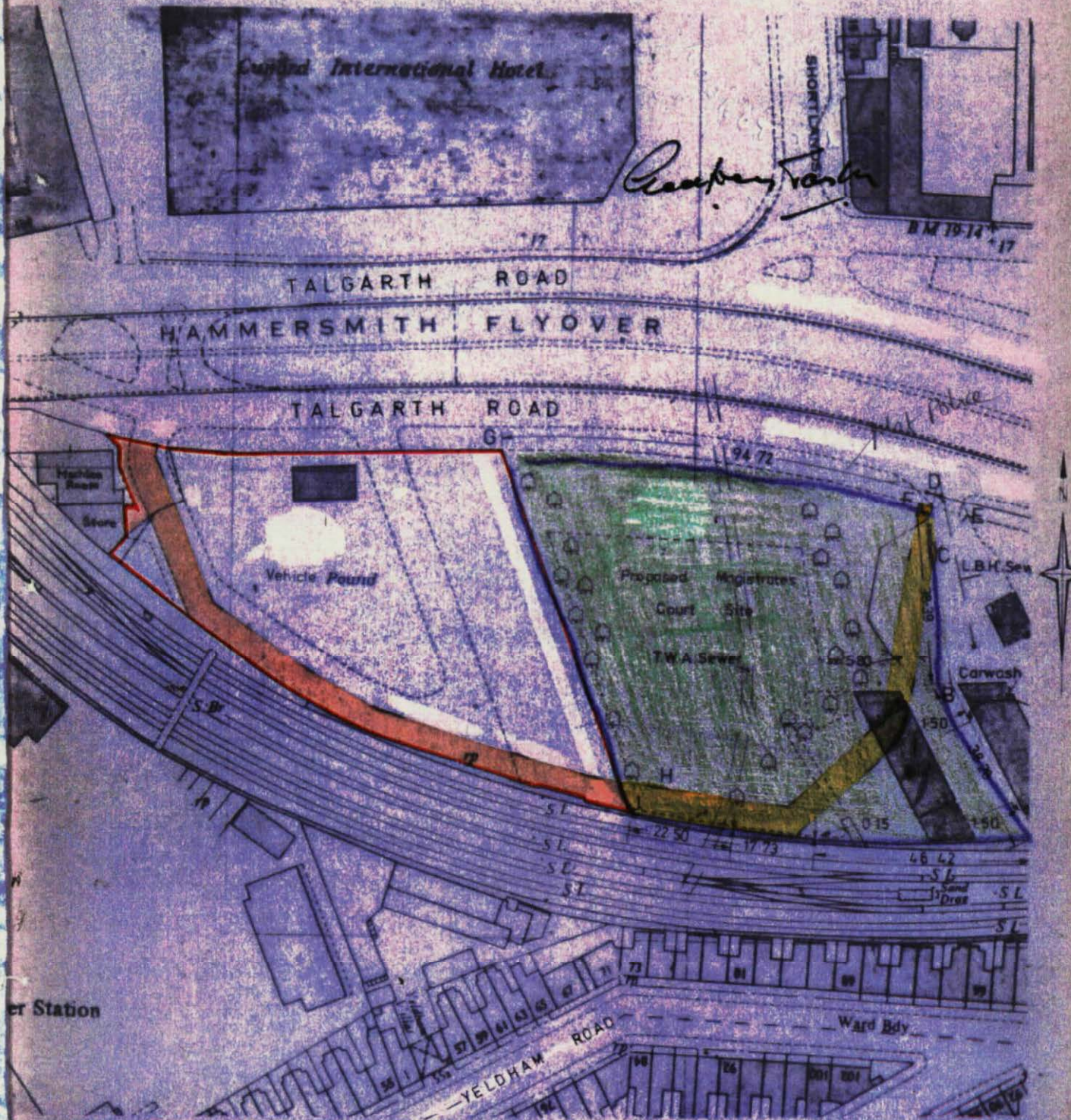
GREATER LONDON COUNCIL  
VALUATION & ESTATES DEPT  
LAND SURVEY DIVISION  
SETTING OUT SECTION

Surveyor		SCALE
Draughtsman	KM	1/1250
Checked	EAH	DATE
Authorised		6/3/84
PLAN N° T.Q. 2378/367		



# NGL 614568 PLAN 'A'

## Well Road Extension of Police Car Pound Site of Hammersmith and Fulham



- Rights of way over Magistrates Court Site
- Rights of way for Magistrates Court Site  
LTE and Highways Authority

*hyat*

**LRB** Property Services Dept  
Technical Services Support Branch  
Plans Survey Group

Ref PS/TSP/2 Telephone 01-832 3160		
Surveyor	Draughtsman	Checked by
	TJM	
Scale 1/1250	Date 22/10/87	

Plan NO 2378/1487

