

REPLIES TO COMMERCIAL PROPERTY STANDARD ENQUIRIES (CPSEs)
CPSE.1 (VERSION 3.8) – General pre-contract enquiries for all property transactions
STER (VERSION 3.1) – Solicitor's title and exchange requirements

Seller: Transport for London
Buyer: **
Property: Land at Bowes Road, London
Development (if appropriate): **
Transaction: **
Seller's Solicitors: Dentons UK and Middle East LLP
Buyer's Solicitors: **
Date: 28 February 2020

Dentons
28 February 2020

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 actual knowledge of 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 3.8) and STER (version 3.1) are reproduced below with the consent of the Practical Law Company Limited, the British Property Federation and the participating law firms.



© MEMBER FIRMS OF LPSLG AND THOMSON
REUTERS (PROFESSIONAL) UK LTD 2002 – 2018

CPSE.1 (VERSION 3.8) – 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. |
| | (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. | 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? | Not to the Seller's knowledge. |
| 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, counternotices, 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, counternotices, awards or agreements. | The Seller has received no notice of any breach of any notices, counternotices, awards or agreements relating to party structures. |

3 Rights benefiting the Property

- | | | |
|-----|---|--|
| 3.1 | Unless apparent from the copy documents supplied, are there any covenants, agreements, rights or informal arrangements of any kind (including any which you may be in the course of acquiring) which benefit the Property (Rights)? | Not to the Seller's knowledge. |
| 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 perusal of the papers provided and inspection of the Property. |

- | | | |
|-----|--|---|
| (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 perusal of the papers provided and inspection of the Property. |
| (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 perusal of the papers provided and inspection of the Property. |
| (d) | state whether they can be terminated and, if so, by whom; | Please rely on your own perusal of the papers provided and inspection of the Property. |
| (e) | state who owns and/or occupies the land over which any Rights are exercisable; | Please rely on your own inspection, investigation and perusal 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 perusal of the papers provided. |
| (a) | registered against any other titles at the Land Registry any unilateral notices to protect the priority of any of the Rights revealed in response to enquiry 3.1; or | |
| (b) | registered any cautions against first registration in respect of any of the Rights revealed in response to enquiry 3.1? | |

4 Adverse rights affecting the Property

- | | | |
|-----|---|--------------------------------|
| 4.1 | Unless apparent from the copy documents supplied, are there any covenants, restrictions, agreements, rights or informal arrangements of any kind to which the Property is subject (whether public or private and whether existing or in the course of acquisition) (Adverse Rights)? | Not to the Seller's knowledge. |
| 4.2 | In respect of any Adverse Rights to which the Property is subject, and unless apparent from the copy documents supplied, please: | Not applicable. |
| (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? Not to the Seller's knowledge, please rely on your own inspection of the Property.
- 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. Not to the Seller's knowledge, 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:	The Seller is not aware of any matters relating to points a to e. Please rely on your own inspection.
	(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;	
	(e) Japanese knotweed;	
	(f) any other infestation; or	

	(g) 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.
8.3	Has asbestos been used in the present structures forming part of the Property or of any premises of which the Property forms part, including Conduits, fixtures, plant and equipment?	Please rely on your own inspection.
8.4	Please supply a copy of the most recent survey or assessment carried out in relation to the Property (whether by the Seller or by any other person) for the purposes of complying with regulation 4 of the Control of Asbestos Regulations 2012 (or any previous Control of Asbestos Regulations) or advise us when and where it can be inspected.	None known.
8.5	Please supply a copy of the written plan and any other records prepared for managing asbestos in the Property or in any premises of which the Property forms part, or advise us when and where they can be inspected.	None known.
8.6	Has any substance (other than asbestos) known or suspected to be unsuitable for its purpose, unstable or hazardous, been used in the present structures forming part of the Property, including Conduits, fixtures, plant and equipment?	Please rely on your own inspection.
8.7	Has any asbestos, or any other substance known or suspected to be unsuitable for its purpose, unstable or hazardous, been removed from the Property in the past?	Please rely on your own investigation.
8.8	Please identify:	To the extent that the papers provided are silent, please rely on your own investigation.
	(a) any buildings	
	(b) any extensions or major alterations to existing buildings, and	
	(c) any other major engineering works	
	which have been erected, made or carried out at the Property within the last 12 years.	
8.9	In respect of anything identified in reply to enquiry 8.8, please supply copies of any subsisting guarantees, warranties and insurance policies.	There are none available for the benefit of the Buyer.
8.10	In respect of all Conduits, fixtures, plant or equipment which will remain part of the Property or which will serve the Property after completion of the Transaction:	
	(a) please confirm that they have been regularly tested and maintained;	Please rely on your own inspection.

	(b) please confirm that, so far as you are aware, there are no items requiring significant expenditure within the next three years;	Please rely on your own inspection.
	(c) please supply a copy of the most recent maintenance report relating to each of them;	Please rely on your own investigation.
	(d) please supply copies of any subsisting guarantees, warranties and insurance policies.	There are none available for the benefit of the Buyer.
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;	Not applicable
	(b) there have been no claims made under any of them, whether or not those claims are current or have been settled; and	Not applicable.
	(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, bolted) and which you propose removing from the Property prior to completion of the Transaction.	The Seller does not intend to remove any fixtures before completion.
9.2	Please list any items (other than those belonging to an occupational tenant) that are not attached to the structure of the Property, and which you propose leaving at the Property after completion of the Transaction.	None.
9.3	In respect of each item listed in reply to enquiry 9.2, please:	Not applicable.
	(a) confirm that the item is included in the purchase price agreed for the Transaction;	
	(b) confirm that the item belongs to you free from any claim by any other party; and	
	(c) supply copies of any subsisting certificates, guarantees and warranties relating to it.	
9.4	Please list any item that will remain at the Property after completion but which belongs to any third party other than an occupational tenant (e.g. meters).	Please rely on your own inspection.

10 Utilities and services

- 10.1 Please provide 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 is not applicable.
- 10.2 In respect of each utility or service listed in reply to enquiry 10.1, please state:
- (a) whether the connection is direct to a mains supply; Not applicable.
 - (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; Not applicable.
 - (c) who makes the supply; and Not applicable.
 - (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. Not applicable.
- 10.3 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. Not applicable.
- 10.4 Please provide details of any supply contracts and any other relevant documents. Not applicable.
- 10.5 Please provide details of any contracts for the supply of services carried out at the Property (e.g. security or cleaning). Not applicable.

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 on completion of the Development.
- 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. Not applicable.

- | | | |
|------|--|-----------------|
| 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. | Not applicable. |
| 11.4 | What are the current means of escape from the Property in case of emergency? | Not applicable. |
| 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: | Not applicable. |
| | (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 existing use of the Property is an unbuilt area of ground. The use of the space has not changed since the title was transferred to the Seller in November 2017.
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.
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?	Not to the Seller's knowledge.
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?	Not to the Seller's knowledge.
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.	None known.

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. Not to the Seller's knowledge.

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? Not to the Seller's knowledge.

13 Statutory agreements and infrastructure

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

(a) please supply details;

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

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

13.2 Are you required to enter into any agreement or obligation with any planning, highway or other public authority or utilities provider? Not to the Seller's knowledge.

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? This enquiry is too wide. 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: | Not applicable. |
| | (a) confirm that it has been compiled and kept up to date in accordance with the Construction (Design and Management) Regulations 1994, 2007 or 2015 (as applicable); | |
| | (b) advise when and where it can be inspected; and | |
| | (c) confirm that the original will be handed over on completion. | |
| 14.6 | Have you supplied a valid Energy Performance Certificate (EPC) for the Property, or a copy of it, in relation to the Transaction and, if so, to whom? | Not applicable. |
| 14.7 | If you have not supplied a valid EPC for the Property, please: | Not applicable. |
| | (a) tell us where a valid EPC for the Property can be inspected; or | |
| | (b) explain why no EPC is needed. | |
| 14.8 | Where the Property has an EPC rating of F or G, please supply a copy of any information or evidence which has been or could be used to support any registration in the PRS Exemptions Register. | Not applicable. |
| 14.9 | If the Property contains any air-conditioning, please: | |
| | (a) state when and where the latest inspection report for that air-conditioning system can be inspected; and | Not applicable. |
| | (b) confirm that the original of that inspection report will be handed over on completion. | Not applicable. |

15 Environmental

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

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

- 15.8 Please provide copies of any insurance policies that specifically provide cover in relation to contamination or other environmental problems affecting the Property. If such insurance cover has at any time been applied for and refused, please provide full details. None known.
- 16 Occupiers and employees**
- 16.1 Please give the names of anyone in actual occupation of the Property or receiving income from it. Except where apparent from the title deeds, please explain what rights or interests they have in the Property. None other than the Seller.
- 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? Not applicable.
- 16.4 Is there anyone to whom the Transfer of Undertakings (Protection of Employment) Regulations 2006 will or might apply, who is: Not to the Seller's knowledge.
- (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? Not to the Seller's knowledge.
- 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	<p>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:</p> <ul style="list-style-type: none"> (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	<p>Please provide copies of any communications received in connection with:</p> <ul style="list-style-type: none"> (a) the latest rating revaluation and any returns made; and (b) any proposal or pending appeal. 	Please rely on your own enquiries of the rating authority.

- 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.
- Not to the Seller's knowledge.
- 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.

- | | | |
|------|---|----------------|
| 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")? | Not to the Seller's knowledge. |
| 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)? | Not to the Seller's knowledge. |
| 21.3 | Are you aware of any existing or future CIL liability relating to the Property? | Not to the Seller's knowledge. |
| 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. | Not to the Seller's knowledge. |
| 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? | Not to the Seller's knowledge. |
| 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? | Not to the Seller's knowledge. |
| 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 | Not to the Seller's knowledge. |

- (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. **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. **Not to the Seller's knowledge.**
- 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. **Not to the Seller's knowledge.**

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):
- | | | |
|-----|---|--|
| (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
- | | | |
|-----|--|-----------------|
| (a) | was the whole or any part of that premium contingent, uncertain or unascertained; | Not applicable. |
| (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 756276990.
- 25.3 If you are registered as part of a VAT group, please provide the name of the representative member. The name of the representative member is Transport Trading Ltd.

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

- 26.1 Do you expect the Transaction to be treated as a TOGC and so to be outside the scope of VAT? No.
- 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:

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

28 Standard-rated supplies

- 28.1 Why do you think that the Transaction (or any part of it) is standard-rated? Not applicable.
- 28.2 If the Transaction (or any part of it) is compulsorily standard-rated (as the freehold sale of a new or uncompleted building or civil engineering work), please state: Not applicable.
 - (a) the date of the certificate of practical completion of the Property (or each relevant part);
 - (b) if different, the date on which it was first fully occupied; and
 - (c) whether the Property (or any part of it) is not yet completed.
- 28.3 Have you (or a relevant associate within the meaning of paragraph 3 of Schedule 10 to the Value Added Tax Act 1994) exercised a valid option to tax (within the meaning of Schedule 10 to the Value Added Tax Act 1994) that applies to the Property? If so, please: Not applicable.

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

28.4 Where the Transaction is the assignment of a lease, has the landlord (or a relevant associate within the meaning of paragraph 3 of Schedule 10 to the Value Added Tax Act 1994) exercised a valid option to tax (within the meaning of Schedule 10 to the Value Added Tax Act 1994) that applies to the Lease? Not applicable.

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

29 Exempt supplies

- 29.1 Why do you think the Transaction (or any part of it) will be exempt? The Seller 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. | Not applicable. |
| 32.3 | If there is any expenditure on plant and machinery fixtures that you have not pooled: | Not applicable. |
| | (a) will you do so if the Buyer asks you to? | |
| | (b) if so, by when? | |
| | (c) if not, why not? | |
| 32.4 | If you bought the Property and cannot pool any expenditure on plant and machinery fixtures: | Not applicable. |
| | (a) please provide the name and contact details of everyone who has owned the Property since April 2014; | |
| | (b) please provide evidence that the most recent previous owner who was entitled to claim allowances pooled any expenditure on plant and machinery fixtures? Please answer the supplementary questions in enquiry 32.9 in respect of that previous owner's expenditure. | |
| 32.5 | Please provide details of any plant and machinery fixtures which were paid for by a tenant, including any contributions made by you towards their cost. | Not applicable. |
| 32.6 | Please provide details of any plant and machinery fixtures which are leased to you by an equipment lessor. | Not applicable. |
| 32.7 | If the transaction is the grant of a new lease at a premium, and you are entitled to do so and the Buyer asks you to, will you enter into a Capital Allowances Act 2001 section 183 election for the Buyer to be treated as the owner of the plant and machinery fixtures for capital allowances purposes? | Not applicable. |

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

Supplementary Enquiries

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

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

OR

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

- 32.10 In relation to capital allowances on structures and buildings (SBAs):

- (a) does the Property qualify for SBAs? Not applicable.
- (b) if the answer to (a) is yes, then please state: the total qualifying expenditure for SBAs; the dates when such expenditure was incurred and by whom; the amounts of SBAs that have been claimed to date, by whom and when; the current residue of qualifying expenditure; together with all supporting evidence as required by the relevant legislation; and please provide an "allowance statement" as mentioned in section 270IA Capital Allowances Act 2001. Not applicable.

- 32.11 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.

STER (VERSION 3.1) – Solicitor's title and exchange requirements

STER 1. Title and contract - all transactions

- 1.1 If not already supplied, please send us: Please see the papers provided.
- (a) a draft contract;
 - (b) complete evidence of title to the Property, including, in the case of registered title, a copy of the title plan, official copies of the entries in the register and of all documents referred to, and, in the case of unregistered title, a marked abstract or an epitome of title with photocopy documents; and
 - (c) copies of any relevant statutory declarations, powers of attorney and defective title indemnity insurance policies.
- 1.2 Has any document relating to the Property been the subject of an application for designation as an Exempt Information Document under Rule 131 of the Land Registration Rules 2003, whether by you or, to your knowledge, by anyone else? To the extent that the papers provided are silent, please rely on your own investigation.

STER 2. Title - subject to tenancies

- 2.1 Except to the extent already supplied, please provide copies of all Tenancy Documents together with a schedule of them. Not applicable.
- 2.2 Are there any informal arrangements with any of the tenants that are not disclosed by the Tenancy Documents? Not applicable.

STER 3. Title - grant of a new lease

- 3.1 Where the Transaction is the grant of a new Lease, please:
- (a) deduce your title to grant the Lease; and Not applicable.
 - (b) state whether the Lease will be a headlease or an underlease. Not applicable.
- 3.2 If the Lease is to be an underlease, please: Not applicable.
- (a) supply copies of each superior lease;
 - (b) give the names of the current parties; and
 - (c) deduce title to each superior lease and the freehold.

STER 4. Title - assignment of a lease

- 4.1 Please:
- (a) provide copies of all Tenancy Documents together with a schedule of them; and Not applicable.
 - (b) state whether the Lease is a headlease or an underlease. Not applicable.
- 4.2 Where the Lease will become subject to first registration following the assignment, please:
- (a) deduce the Landlord's title to grant the Lease; Not applicable.
 - (b) provide the written consent of the Landlord on form AN1 to the registration of an agreed notice relating to the Lease following assignment; and Not applicable.
 - (c) if the Lease plan does not meet Land Registry requirements, provide a plan of the Property that does so and that has been agreed by the Landlord. Not applicable.
- 4.3 Where the Lease is an underlease, please: Not applicable.
- (a) supply copies of each superior lease;
 - (b) give the names of the current parties; and
 - (c) deduce title to each superior lease and the freehold.
- 4.4 If the Lease is dated on or after 1 January, 1996, please confirm that it was not granted pursuant to an agreement, an option or a court order made before that date. Not applicable.

STER 5. Transfer

- Where the Transaction is the sale of a freehold or the assignment of a Lease which is required to be registered at the Land Registry and the contract stipulates that the Seller is to prepare the form of transfer, please:
- Not applicable.
- (a) confirm that the form proposed has Land Registry approval; and
 - (b) supply the Crown Copyright number allocated by the Land Registry, if it does not appear on the form of transfer.

STER 6. Charges and incumbrances

- | | | |
|-----|--|-----------------|
| 6.1 | Please supply a list of all mortgages and other financial charges affecting the Property (the Charges). | None known. |
| 6.2 | Please confirm that all the Charges are to be discharged on completion. | Not applicable. |
| 6.3 | Will the purchase money be sufficient to discharge all the Charges? | Not applicable. |
| 6.4 | Will all appropriate receipted documents, discharges, releases and consents be available on completion in respect of the Charges? If not, please supply drafts of any undertakings proposed in respect of later handovers and authorities from mortgagees. | Not applicable. |
| 6.5 | Is there any unpaid seller's lien or other lien affecting the Property or the documents of title? If so, please confirm that they will have been removed by completion. | None known. |

STER 7. Consents and notices

- | | | |
|-----|--|-----------------|
| 7.1 | Please state the name, address and capacity of any persons:

(a) whose consent to dealing is required in order for the Transaction to proceed (each a Consent); and

(b) to whom notice of dealing must be given on completion of the Transaction. | None known. |
| 7.2 | Where the Transaction is the grant of a new Lease or the assignment of a Lease, what action has been taken to obtain any Consents which are required:

(a) for the grant or, as the case may be, assignment of the Lease;

(b) for the proposed use of the Property (if different from the current use); and

(c) for the alterations (if any) which the Buyer wishes to make to the Property? | Not applicable. |

STER 8. Payment of deposit

- | | | |
|-----|---|-----------------|
| 8.1 | Where the deposit is to be held as agent and VAT will be payable, please confirm that a VAT invoice for the deposit will be handed over on exchange of contracts. | Not applicable. |
|-----|---|-----------------|

- 8.2 Please supply the name and address of your bank and its sort code, and the title and number of your client account. Not applicable.

STER 9. Documents to be handed over or retained

Please supply a list of all title documents to be handed over on completion, and Please see the papers provided.

- (a) indicate which are originals and which are certified or examined copies;
- (b) explain why the originals of any relevant documents will be retained and by whom; and
- (c) state which original documents will be the subject of a statutory acknowledgment for production and undertaking for safe custody, and who will give it.

STER 10. Details of conveyancers

Please provide the name, address and reference of the conveyancer acting for the Seller's lender. Not applicable.

