

EW/MIB/097420.00061/69632622.2

## Report on Title – Land at Bowes Road, London

**Dated 4 March 2020**

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:** Transport for London

**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 development and disposal of the Property and for no other purpose.
- 2.2 This report is addressed to the Owner for its exclusive use. It must not be relied on by or made available to any other party without our written consent.
- 2.3 The report is based on our review of the title documents, search results and replies to pre-contract enquiries you have provided.
- 2.4 We have not inspected the Property and are unable to advise on the physical condition of the Property.
- 2.5 We have made no enquiries of the actual occupiers of the Property and have not taken any steps to verify independently the information supplied by you in replies to enquiries.
- 2.6 We express no opinion on the commerciality of the transaction. We are unable to advise on the value of the Property. We recommend 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

There are no major issues that we think should be brought to your attention save that the chancel repair search referred to at 7.6 showed that the Property is within the historical boundary of a parish which continues to have a potential chancel repair liability. We would recommend that indemnity insurance is taken out to cover the risk of having to pay any sum because of this.

## 4 The Property

- 4.1 The Property is the freehold land and buildings forming various addresses at Bowes Road, London.

- 4.2 A plan showing the Property edged in red is attached as Annex A.
- 4.3 The freehold title to the Property forms part of the following title numbers (each title plan shown in Annex B with the corresponding title number):

NGL191194	MX173280	MX462916
MX299902	MX295339	NGL88215
MX301820	NGL3965	MX192791
NGL52393	MX317979	MX289507
MX349457	MX240222	MX228698
MX477679	MX480299	MX277091
MX300354	MX280793	MX270122
MX302804	MX55752	MX395595
MX229599	MX464229	MX424124
NGL68796	MX259671	MX300576

- 4.4 The class of title is absolute freehold title. Absolute title is the best class of title available.
- 4.5 The registered owner of the Property is the Owner.

## 5 Matters benefiting the Property

Parts of the Property enjoy the following Benefits:

- 5.1 A Transfer dated 15 January 2010 between (1) Transport for London and (2) Notting Hill Housing Trust contains the right to support for 80 years for the land shown outlined red on the NGL191194 Plan from the land shown outlined green and marked AGL211156 on the NGL191194 Plan.
- 5.2 A Transfer dated 13 December 2013 between (1) Transport for London and (2) Notting Hill Housing Trust contains the right to support for the land shown outlined red on the NGL191194 Plan, the MX299902 Plan and the NGL52393 Plan from the land shown outlined green and marked MX403253 and MS403253 on the NGL191194 Plan and the land shown outlined green and marked MX403253 on the MX299902 Plan and the NGL52393 Plan.
- 5.3 A Conveyance dated 1 December 1964 between (1) Joseph Barratt Stennett and Montagu Vazie Simons and (2) Eileen Bell contains a right of passage of utilities from and to the part of the Property shown outlined red on the MX477679 Plan.
- 5.4 A Transfer dated 14 March 1961 between (1) Harold Osbourne Barratt and others and (2) Reginald Charles Hillyer and Margaret Hillyer contains a right of passage of utilities from and to the part of the Property shown outlined red on the MX424124 Plan.

## 6 Matters burdening the Property

Parts of the Property are subject to the following Incumbrances:

- 6.1 A conveyance dated 6 October 1892 between (1) William Tebb and (2) John Henry Burling contains the following restrictive covenants:
- 6.1.1 Fences – The purchaser was to make good and maintain a good substantial boundary fence on the land conveyed next to Bowes Road and also the sides of the said piece of land marked T on the plan within the conveyance

**Note:** The land marked T is not shown on any of the plans.

- 6.1.2 Building lines – No building is to be erected on the said piece of land referred to at 6.1.1 within 18 feet of Bowes Road except fences which are not to exceed 6 feet in height or porticos bay windows and similar structures not projecting more than 4 feet beyond the building line.

**Note:** We recommend that indemnity insurance is taken out against any risk arising from being unable to identify the land referred to in 6.1.1 and 6.1.2.

- 6.1.3 Value of buildings – No house shall be erected which has a value of less than £400.
- 6.1.4 Trades prohibited – No building erected shall be used otherwise than as a private dwelling house or as a coach house or stabling connected with a private dwelling house.
- 6.1.5 Roads – Until the roads are adopted (as shown on the plan which we have not seen) to pay to the vendor the proportion of maintaining and repairing the same.

**Note:** This deed affects the following titles: MX300576, NGL191194, MX299902, MX301820, NGL52393, MX349457, MX477679, MX300354, MX302804, MX229599, NGL68796, MX173280, MX295339, NGL3965, MX317979, NGL88215, MX192791, MX289507, MX228698, MX277091, MX270122, MX395595 and MX424124.

- 6.2 A Conveyance dated 19 August 1893 between (1) William Tebb and (2) John Henry Burling is on almost identical terms as the 1892 Conveyance and affects the following titles: MX300576, NGL191194, MX299902, MX300354.
- 6.3 A Conveyance dated 4 June 1897 contains the same restrictive covenants as the 1892 Conveyance save that these affect the following titles: MX240222, MX280793, MX480299, MX55752, MX464229, MX259671, MX462916.
- 6.4 A Conveyance dated 4 June 1897 made between (1) William Tebb and (2) Albert Buchanan contains restrictive covenants but neither the original deed or a certified copy were produced to the Land Registry so we have no further information.

**Note:** This is noted against the title of the area outlined red on the MX240222 Plan.

**Note:** We recommend that indemnity insurance is taken out against any risk arising from the restrictive covenants in this conveyance.

- 6.5 A Conveyance dated 14 March 1961 between (1) Harold Osbourne Barratt and others and (2) Reginald Charles Hillyer and Margaret Hillyer contains a right for benefit of the vendors neighbouring and adjoining properties to drainage and passage and running of water and soil

and to lay and maintain electricity cables and gas pipes in or under the land shown outlined red on the MX424124 Plan.

- 6.6 A Conveyance dated 1 December 1964 between (1) Joseph Barratt Stennett and Montago Vazie Simons and (2) Eileen Bell contains a right for benefit of the vendors neighbouring and adjoining properties to drainage and passage and running of water and soil and to lay and maintain electricity cables and gas pipes in or under the land shown outlined red on the MX477679 Plan.
- 6.7 A Transfer dated 15 January 2010 between (1) Transport for London and (2) Notting Hill Housing Trust contains the following incumbrances which affect the land shown outlined red on the NGL191194 Plan for the benefit of the Transferred Property over the Retained Land:
- 6.7.1 The right in common with the owners of the Retained Land to use any conduits, in under or over the Retained Land.
- 6.7.2 The right of support for the Transferred Property and any structures on it whether erected at the date of the transfer or within a period of 80 years.
- 6.7.3 The right within 80 years from the transfer to build new buildings upon the Transferred Property and to alter, extend or carry out any other works to buildings on the Transferred Property notwithstanding that this may interrupt the rights to light on the Retained Land.
- 6.7.4 The right to use any access over the Retained Land that was used at the time of the transfer.

**Note:** Retained Land is defined as the land shown outlined red (with exception of the land outlined green on the NGL191194 Plan) and Transferred Property is the area shown outlined green and marked AGL211156 on the NGL191194 Plan.

- 6.8 A Transfer dated 13 December 2013 between (1) Transport for London and (2) Notting Hill Housing Trust contains same restrictions as set out at 6.7 (save that the perpetuity period does not apply) affecting the land shown on the MX299902 Plan and the NGL52393 Plan save that the Transferred Property is the land shown outlined green and marked MX403253 and MS403253 on the NGL191194 Plan, the land shown outlined green and marked MX403253 on the MX299902 Plan and the land shown outlined green on the NGL52393 Plan.
- 6.9 The parts of the Property shown outlined red on the MX300576 Plan, the MX29902 Plan and the MX302804 Plan (with exception of the areas outlined green) are subject to rights of drainage and passage of water and soil, electric cables and gas pipes.
- Note:** There is no further information on these rights.
- 6.10 The parts of the Property shown outlined green on the NGL191194 Plan, the MX299902 Plan, the NGL52393 Plan and the MX462916 Plan do not form part of the Property.
- 6.11 The land shown outlined red on the MX277091 Plan is subject to rights of drainage through the sewers, drains and watercourses.

**Note:** No further information is provided.

## **7 Search results**

### **7.1 Index map search**

- 7.1.1 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.
- 7.1.2 The result of our index map search confirmed that the Property is registered under the title numbers stated at Paragraph 4.3 of this report.

### **7.2 Local land charges search**

- 7.2.1 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.
- 7.2.2 The local land charges search was provided by Enfield Council on 20 January 2020. The result of the search did not show any entries that adversely affect the Property.

### **7.3 Local authority search (including any optional and additional enquiries)**

- 7.3.1 A local authority search reveals important information about a property, such as planning permissions and building regulation consents, proposals for road schemes, environmental and pollution notices and whether any part of the property is registered as common land or as a town or village green. A local authority search only reveals matters that affect the property being searched against. It will not disclose matters that affect neighbouring properties.
- 7.3.2 The local authority search was provided by Enfield Council on 20 January 2020. The result of the search revealed nothing material save that there is a CIL charging schedule.

### **7.4 Drainage and water enquiries**

- 7.4.1 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.
- 7.4.2 Replies to the drainage and water enquiries were provided by Commercial DW Property Searches on 8 January 2020. The replies did not show any entries that adversely affect the Property.

### **7.5 Highways search**

- 7.5.1 The highways search was provided by The highways Department on 23 January 2020. This confirms the Property does directly abut the public highway.
- 7.5.2 Please see the plan attached and labelled "Highways Search Plan" at Appendix A which shows the extent of the public highways located within the area coloured purple and pink. Broadway Mews is not adopted and there are no access rights granted from this road.

## **7.6 Chancel repair search**

7.6.1 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.

7.6.2 The chancel repair search was provided by ChancelCheck on 7 January 2020. The result of the search showed that the Property is within the historical boundary of a parish which continues to have a potential chancel repair liability.

**Note:** We would recommend that indemnity insurance is taken out to cover this risk.

## **7.7 Cadent Gas search**

7.7.1 Cadent Gas search result dated 9 January 2020 confirms that Cadent Gas infrastructure is not affected.

7.7.2 Please see the plan attached and labelled "Cadent Gas Search Plan" at Appendix B.

## **7.8 UK Power Networks search**

7.8.1 UK Power Networks search result dated 8 January 2020 shows the location of electricity lines and/or electrical plant affecting the Property. There appears to be no equipment lying within the bounds of the Property.

7.8.2 Please see the plan attached and labelled "UK Power Networks Plans" at Appendix C.

## **7.9 National Grid Gas and Electricity search**

7.9.1 National Grid Gas and Electricity search results dated 9 and 10 January 2020 confirm that National Grid infrastructure is not affected.

**Note:** No plan was provided by the searchers.

## **7.10 British Telecoms Infrastructure search**

7.10.1 British Telecoms Infrastructure search result dated 8 January 2020 confirms BT apparatus is not located within the boundaries of the Property.

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

## **7.11 BT Openreach Wayleave search**

7.11.1 BT Openreach Wayleave search result (undated) confirmed there are no wayleaves in respect of the Property.

## **8 Replies to pre-contract enquiries**

There are no matters arising out of the replies

## 9 Conclusion

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

*Dentons UK and Middle East LLP*

Signed **Dentons UK and Middle East LLP**

Dated *6-3-2020*



Annex A – Property Plan



Annex B – Title Plans

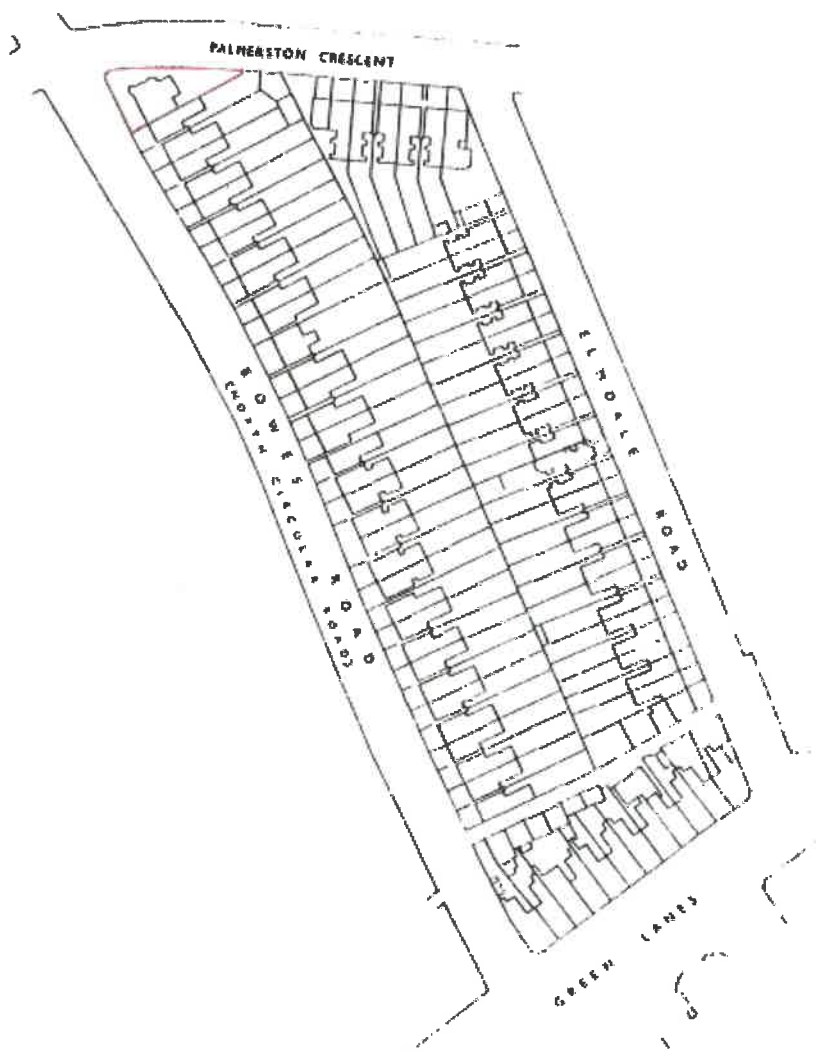
MX300576

**H. M. LAND REGISTRY**

NATIONAL GRID PLAN      TQ 3092      SECTION      U  
GREATER LONDON

Scale 1/1250

BOROUGH OF ENFIELD



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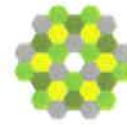
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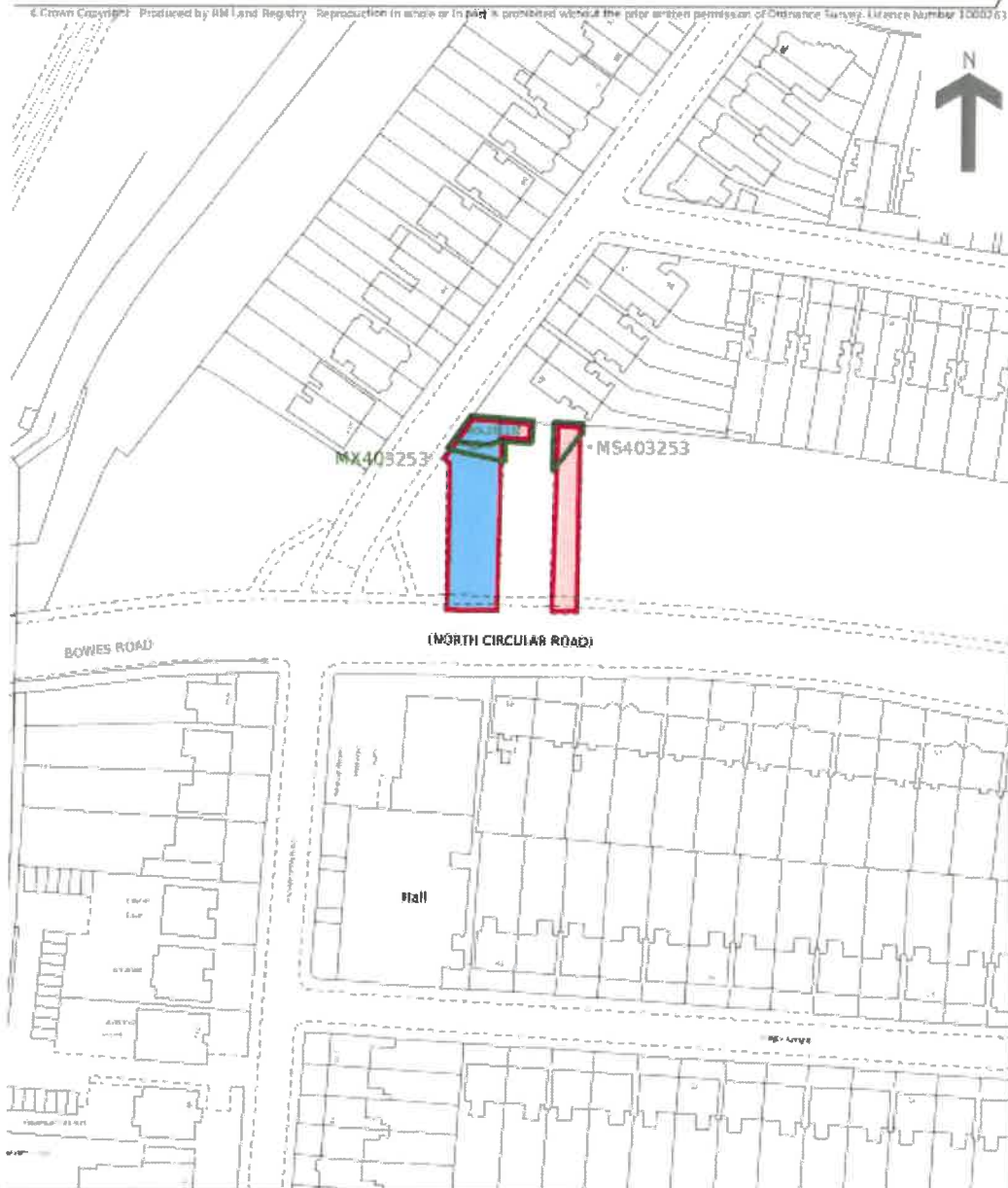
NGL191194

HM Land Registry  
Official copy of  
title plan

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Administrative area **Enfield**



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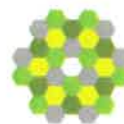


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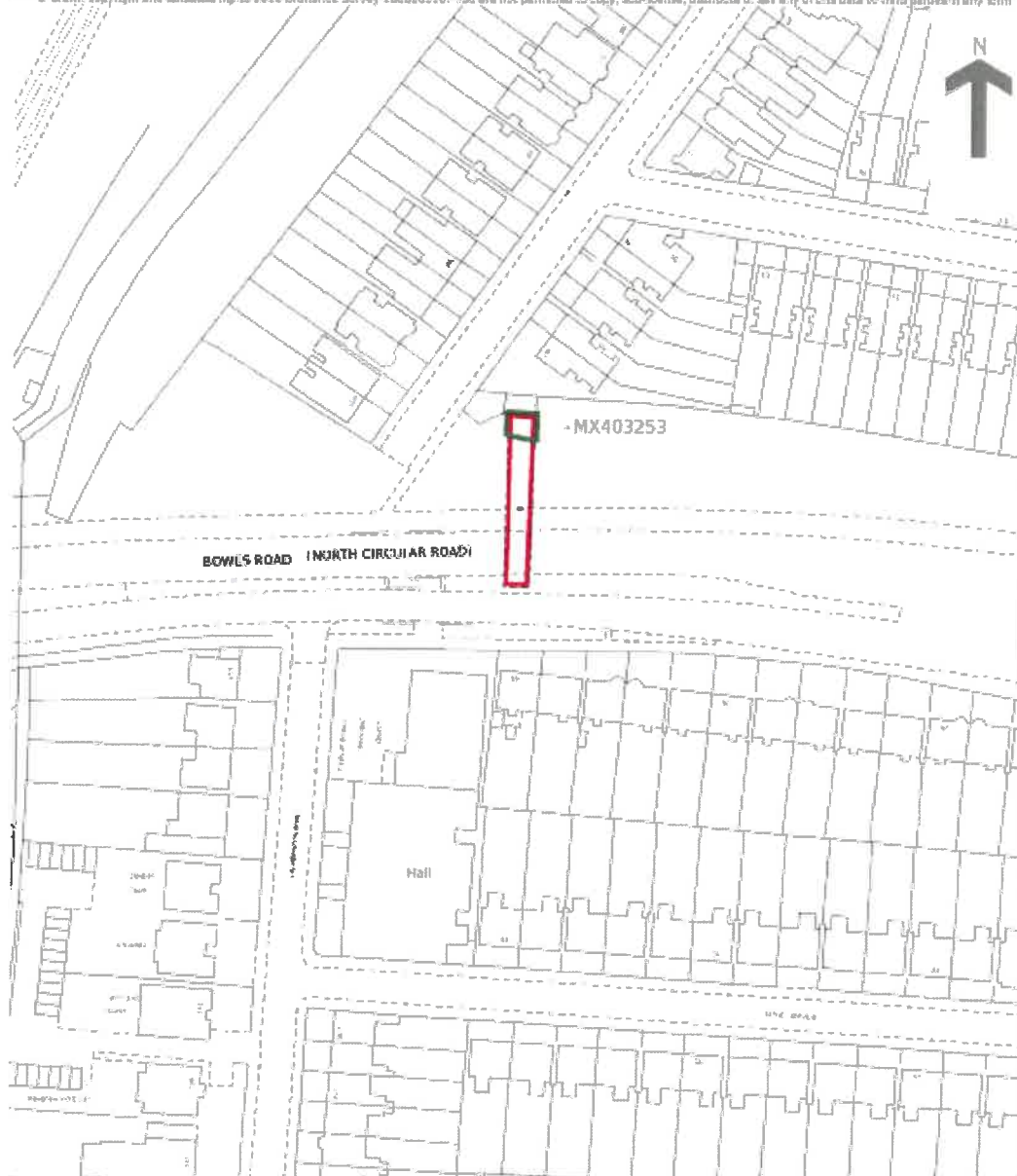
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**HM Land Registry**  
Official copy of  
title plan

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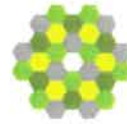




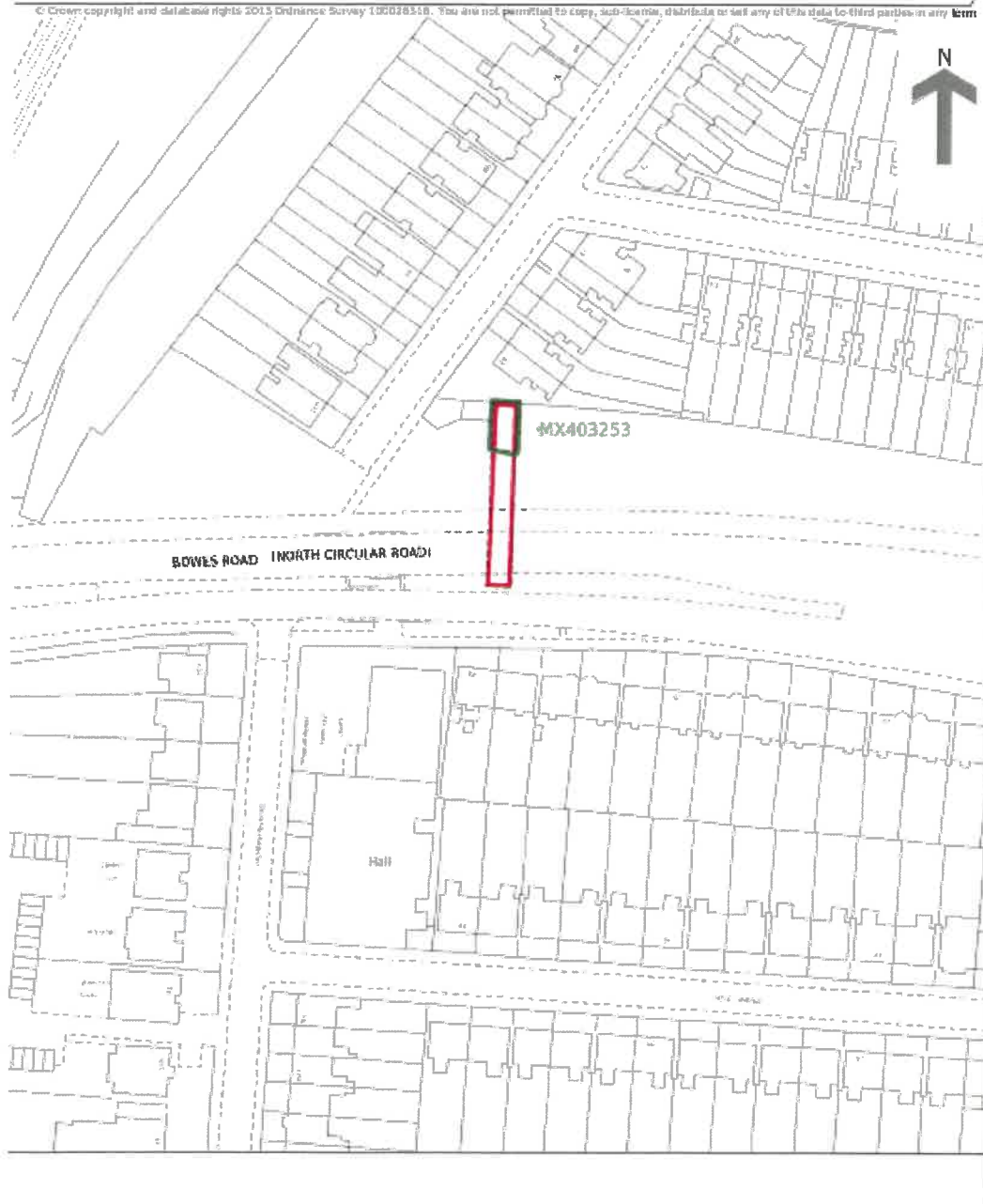
MX301820

HM Land Registry  
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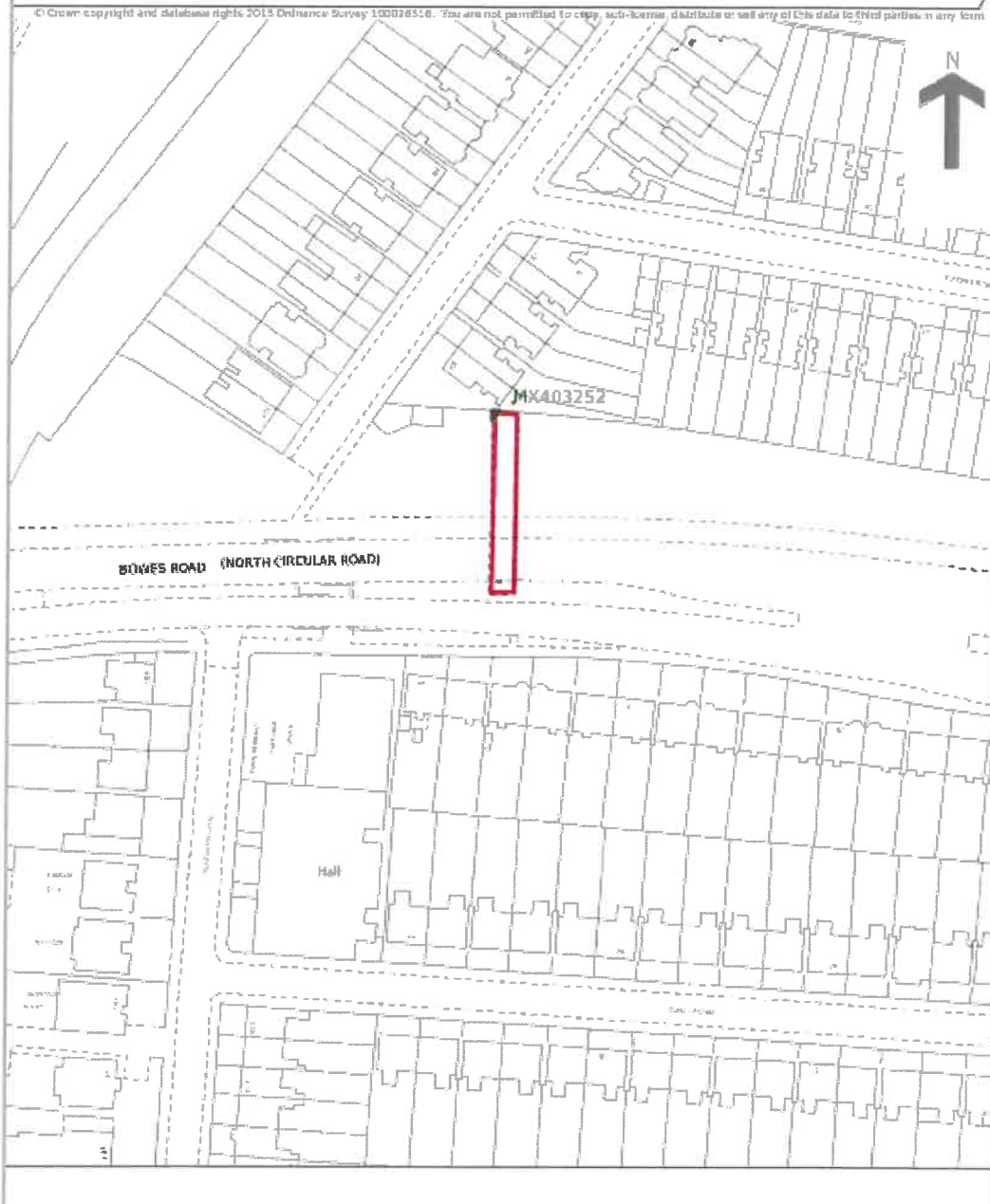
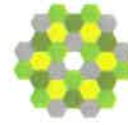
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NGL52393

HM Land Registry  
Official copy of  
title plan

Title number **NGL52393**  
Ordnance Survey map reference **TQ3092SE**  
Scale **1:1250**  
Administrative area **Enfield**



MX349457

H. M. LAND REGISTRY GENERAL MAP

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Scale 1/1250 Enlarged from 1/2500



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MX477679





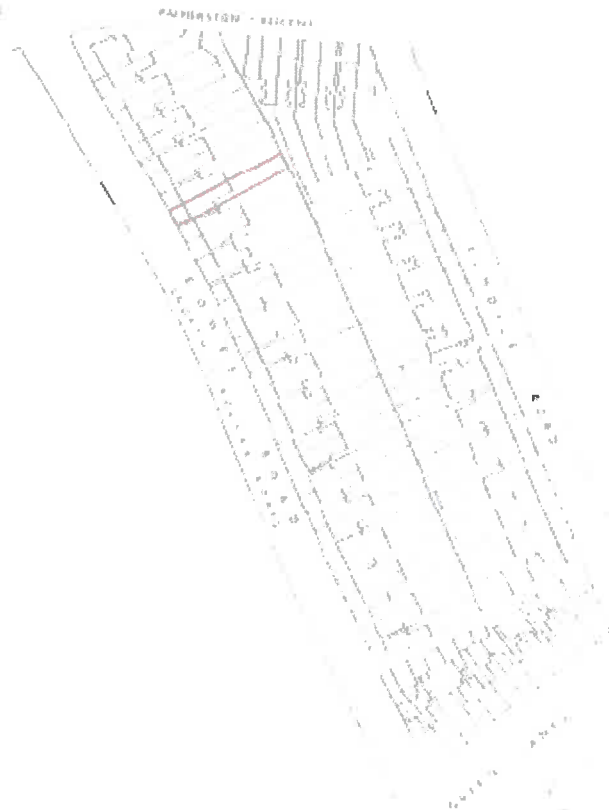
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NATIONAL GRID PLAN TQ 3072 SECTION U  
GREATER LONDON

Scale 1:250

BOROUGH OF SURREY



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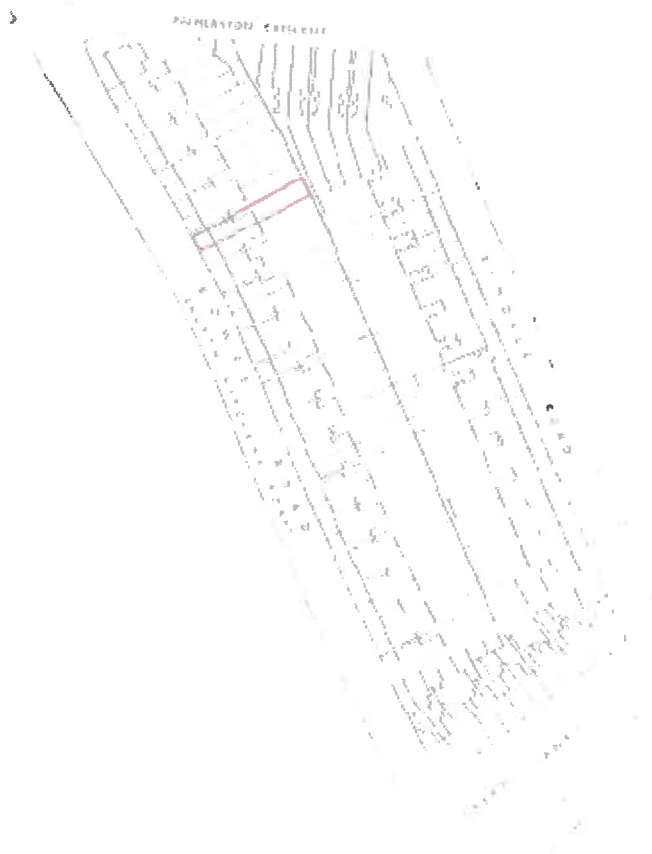
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NATIONAL GRID PLAN  
GREAT LONDON

Scale 1:1250

ORIGINALLY A STREET



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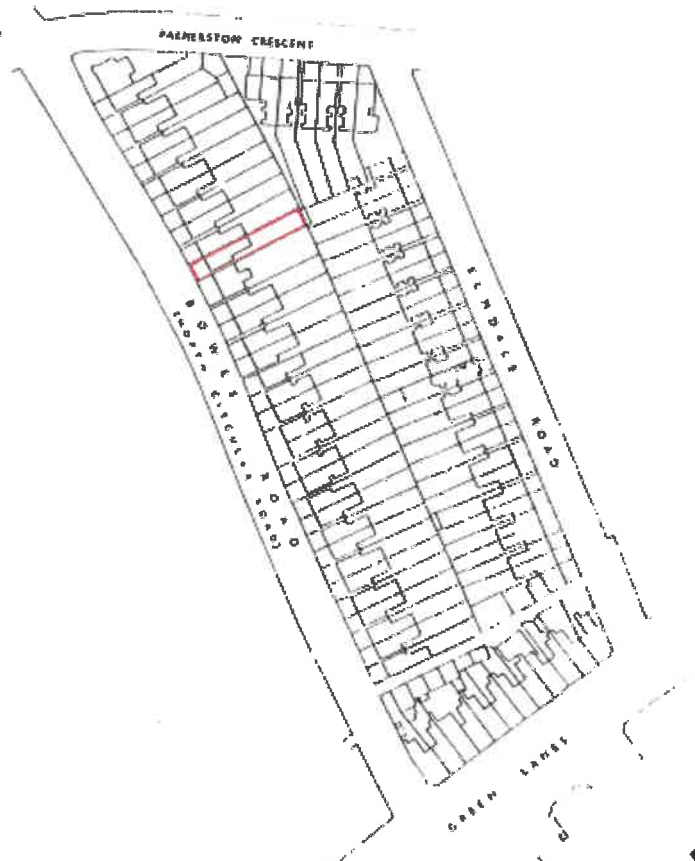
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GREATER LONDON

Scale 1/1250

BOROUGH of ENFIELD



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NGL68796



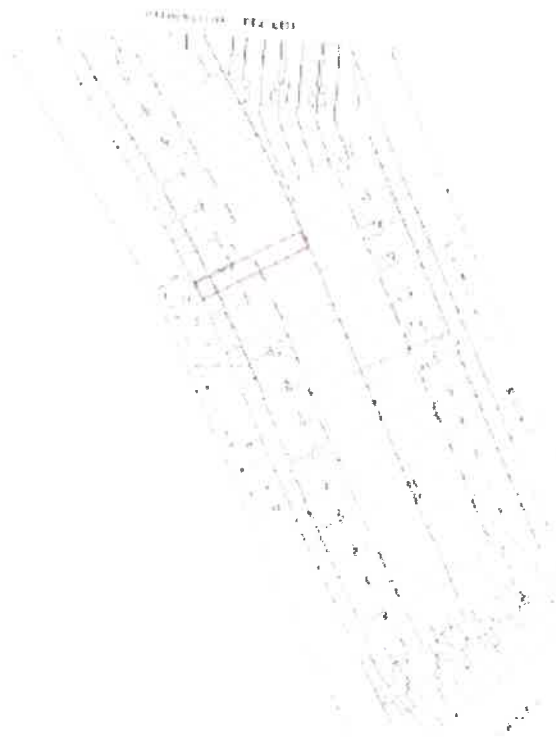
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NATIONAL GRID PLAN TO 1992 SECTION II  
GREATER LONDON

Year 1992

BRADSHAW HILL



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Sheet 100 (1967)



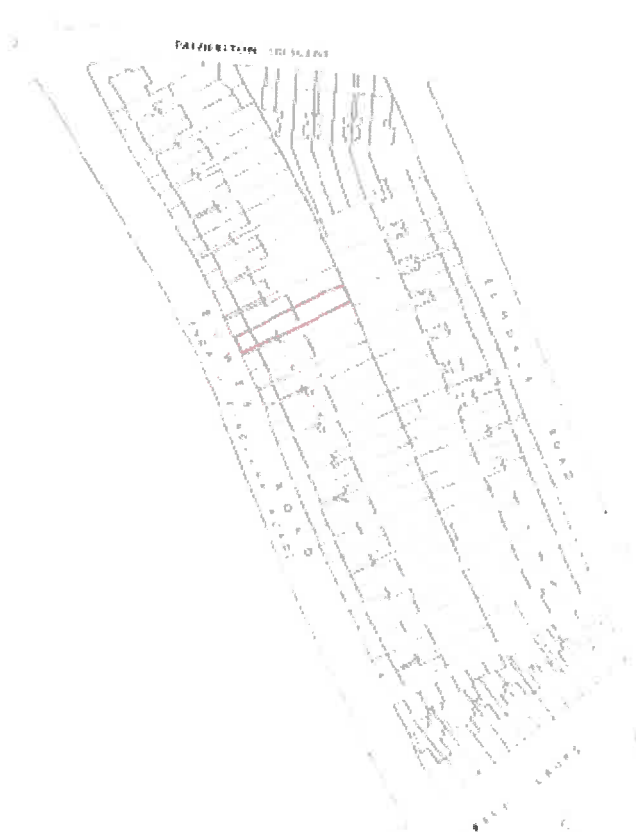
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MX295339

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NATIONAL GRID PLAN TO 3092 SECTION 1/1  
GREATER LONDON  
Scale 1/1250

BOROUGH OF ENFIELD



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NGL3965

# H. M. LAND REGISTRY GENERAL MAP

NATIONAL GRID PLAN TQ3092 SECTION U  
GREATER LONDON

Scale 1:1250

BOROUGH of ENFIELD



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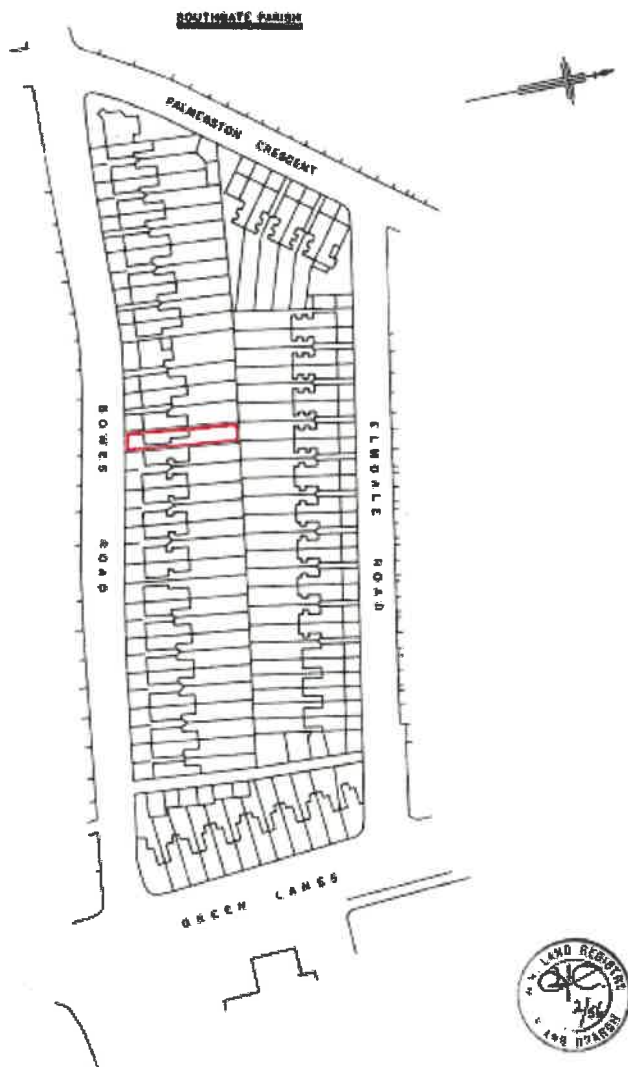
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MX317979

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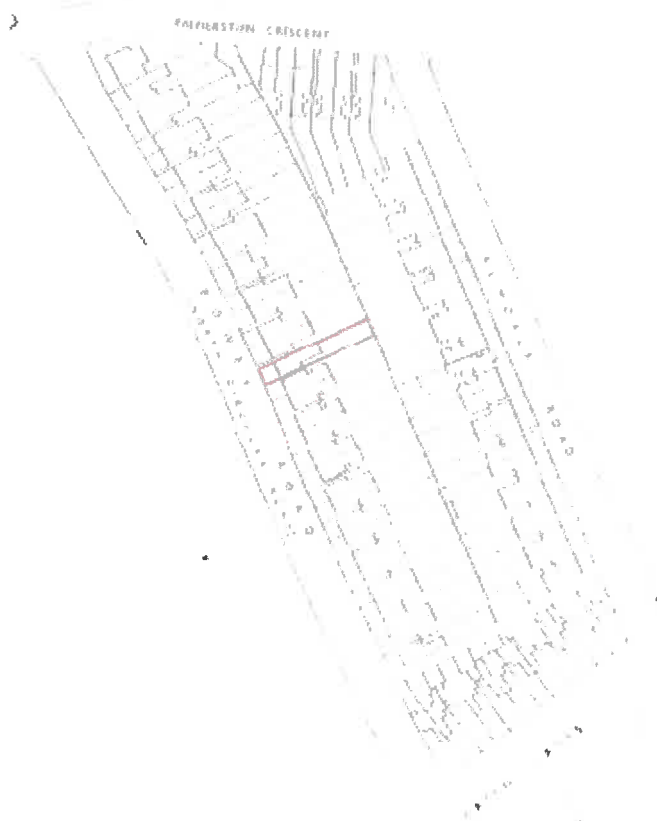
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NATIONAL GRID PLAN TO 3002 MET 1/2500 U  
GREATER LONDON

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BURDUGH 1/11/1967



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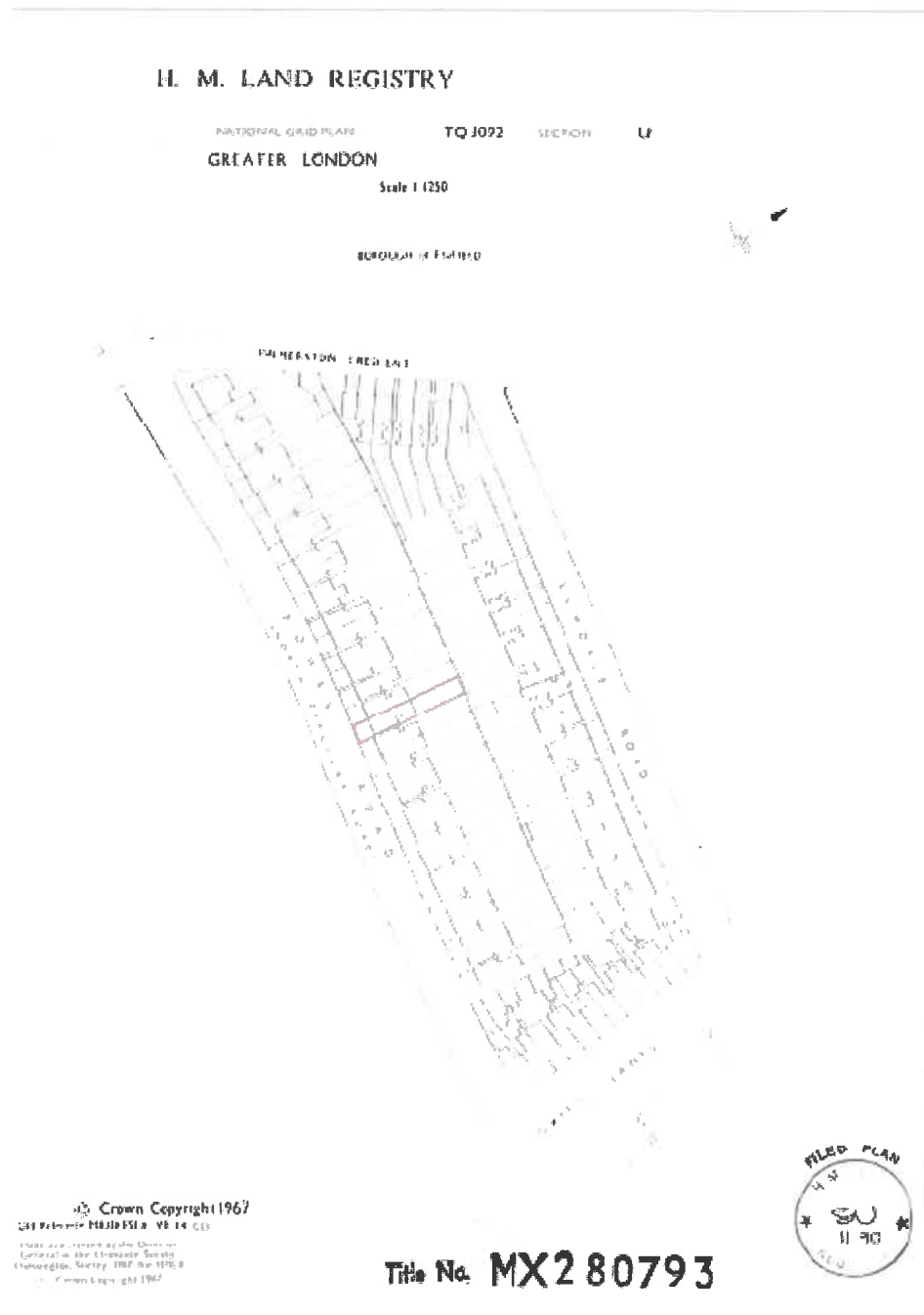
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MX480299



MX280793



MX55752

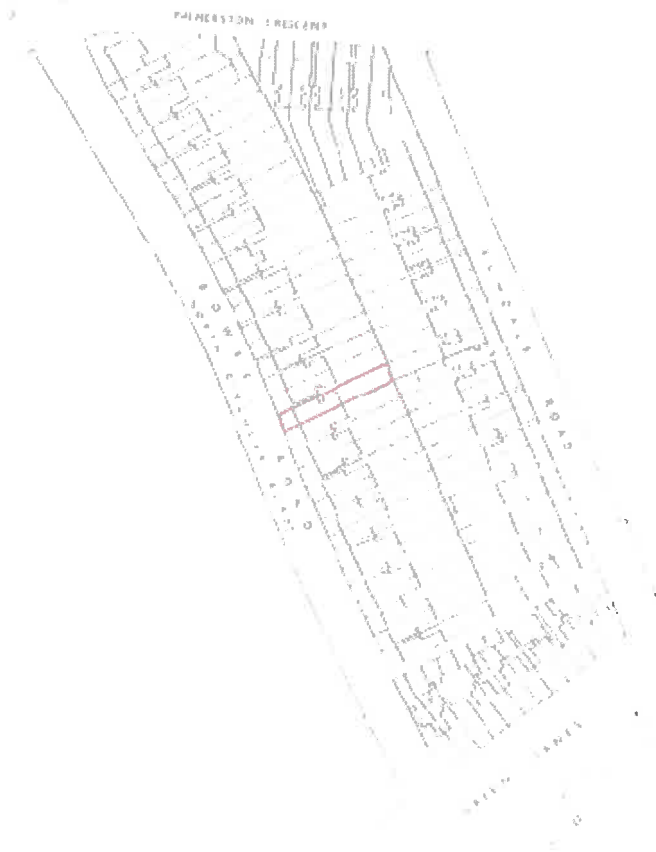
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GREATER LONDON

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Borough of Enfield



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Title No. **MX55752**



MX464229

H. M. LAND REGISTRY GENERAL MAP

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4 NATIONAL GRID

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SOUTHGATE PARISH



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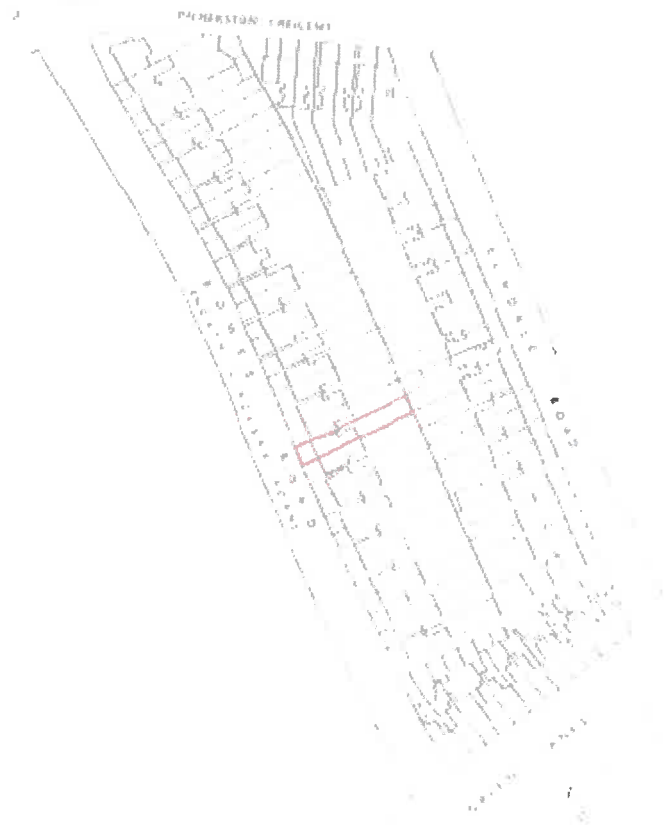
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NATIONAL GRID PLAN TQ 1092 SECTION U  
GREATER LONDON

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BOROUGH OF ENFIELD



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Title No. **MX259671**



MX462916

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+ NATIONAL GRID +

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SOUTHGATE PARK



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MX192791

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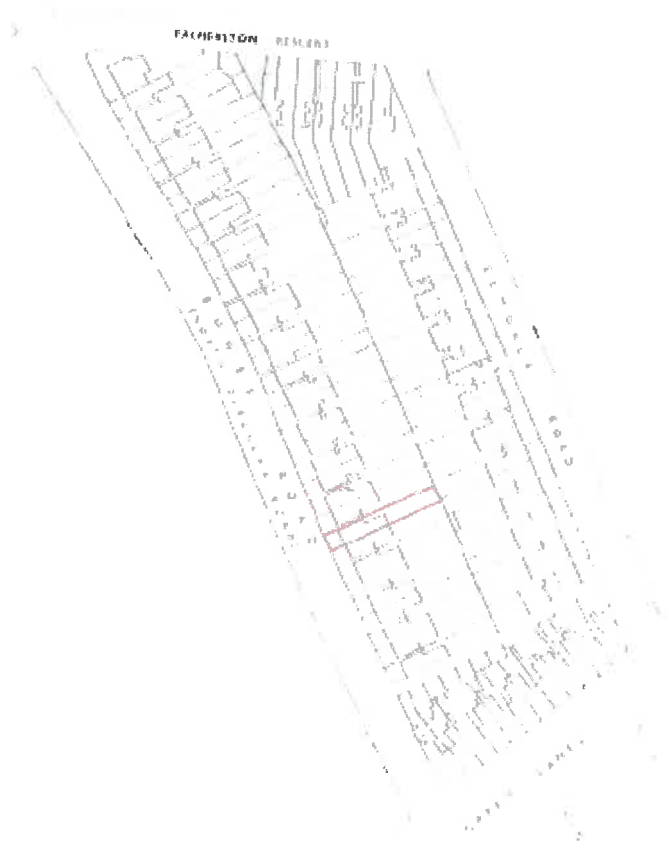
## RESULTS

42

GLATER LONDON

4.11.15

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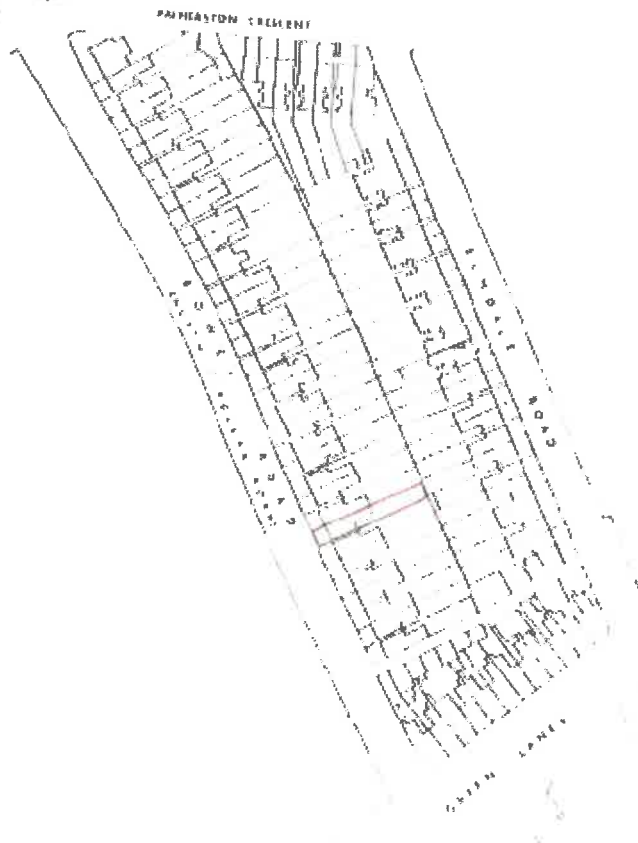
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BOROUGH OF CROYDON

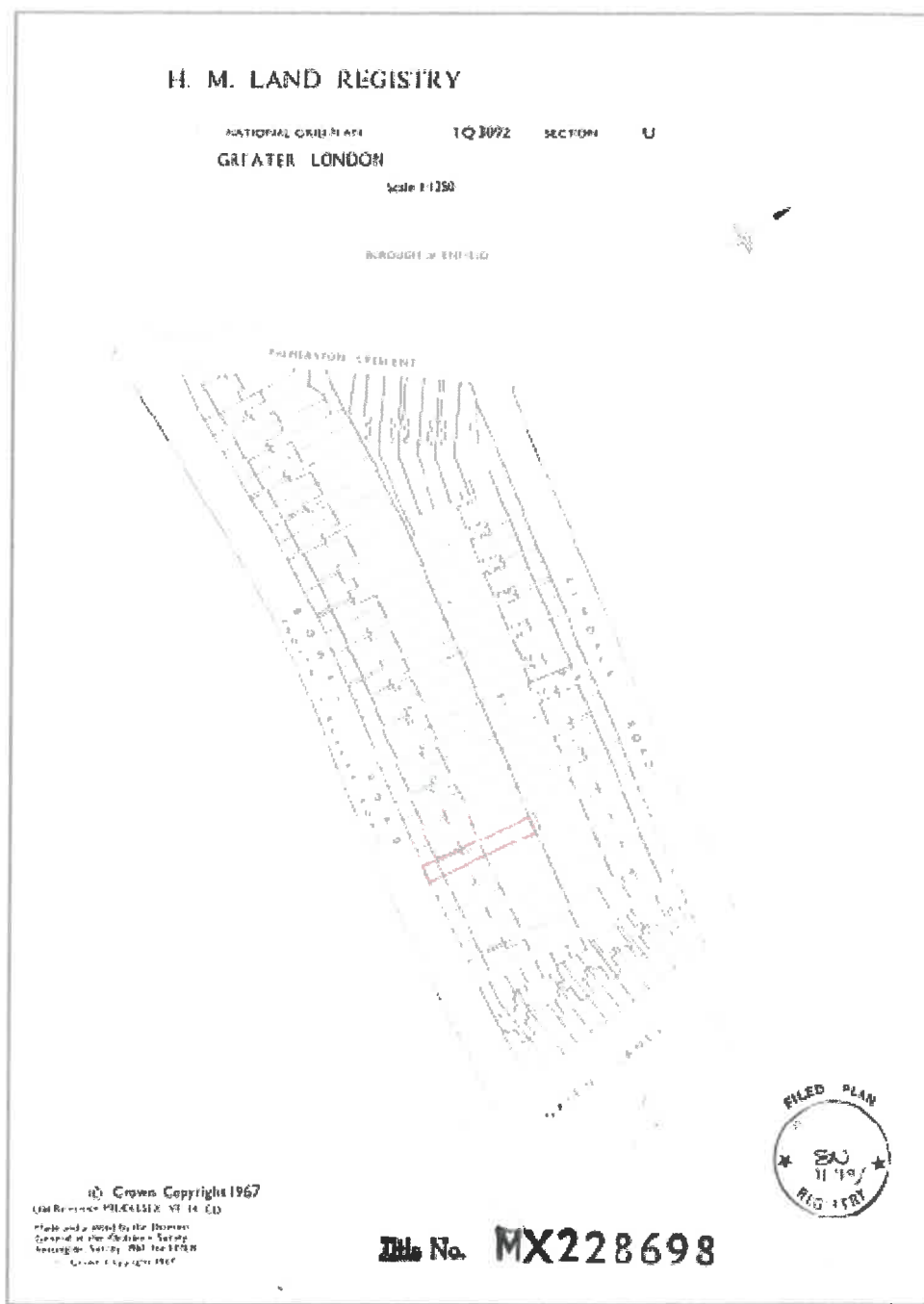


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Title No. MX289507



MX228698



MX277091

## H. M. LAND REGISTRY

NATIONAL GRIEF PLAN

1052

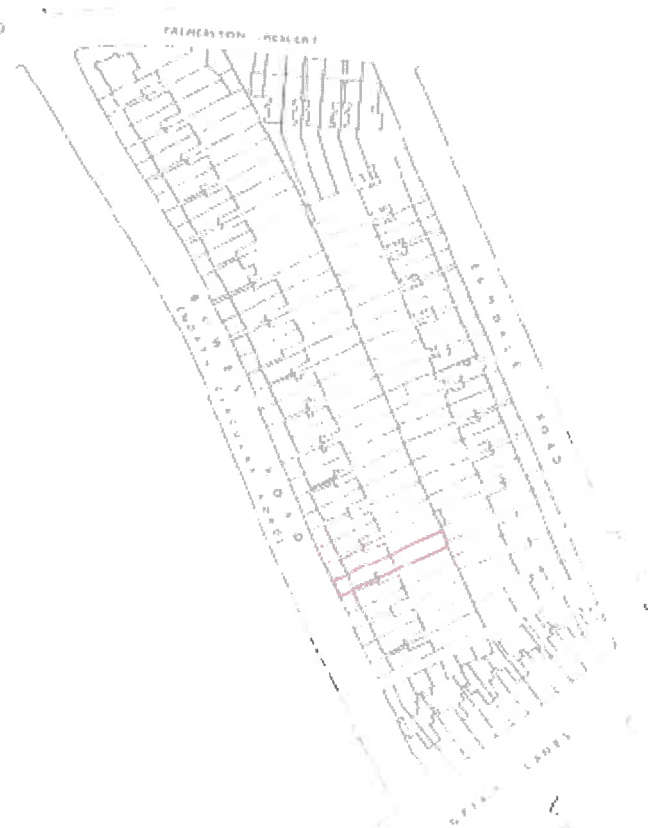
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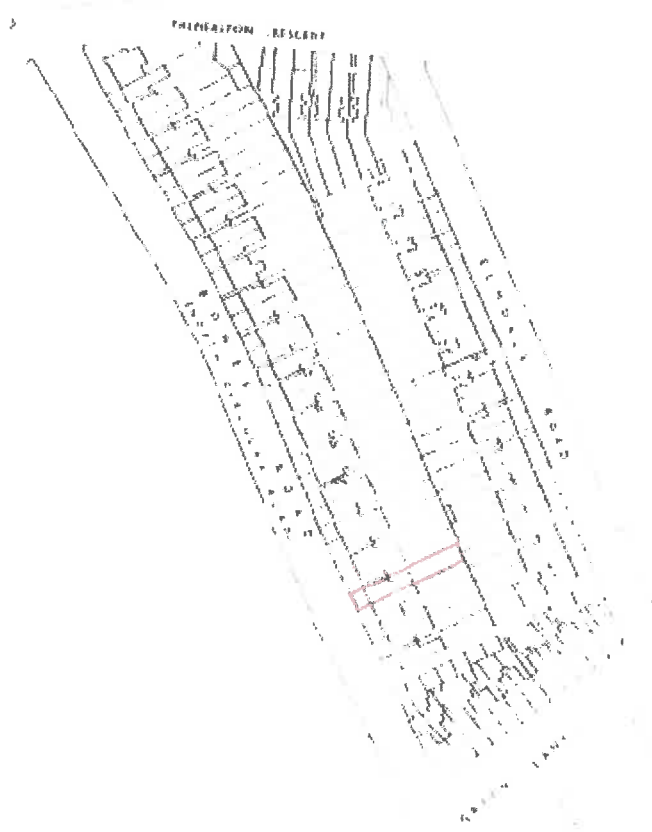
MX270122

H. M. LAND REGISTRY

NATIONAL GRID PLAN TQ 3092 SECTION LJ  
GREATER LONDON

Scale 1:1250

BOUNDARY OF THE SITE



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Council of the District Survey  
Department, Survey 1967 to 1971  
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MX395595

# H. M. LAND REGISTRY GENERAL MAP

MIDDLESEX

SHEET

VII 14.

SECTION

CD

Scale 1/1250 Enlarged from 1/2500

EDWINGATE PARISH



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FIGURE Title No. **MX395595**

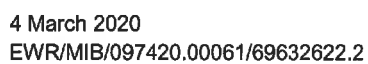
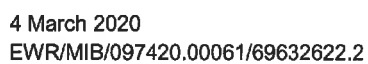
4 March 2020  
EWR/MIB/097420.00061/69632622.2

## Page 39

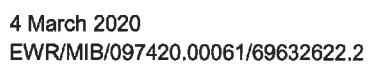
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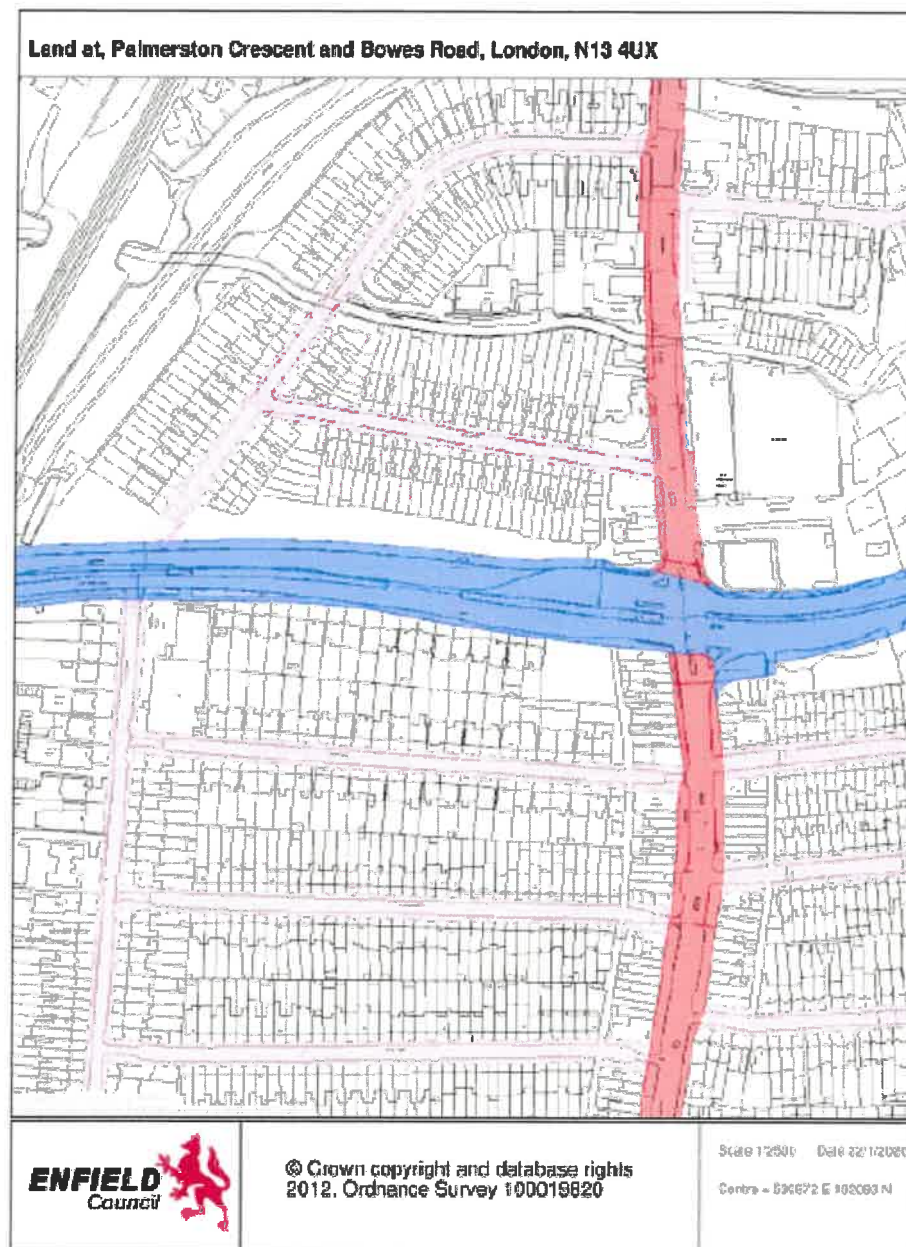


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4 March 2020  
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## Appendix A – Highways Search Plan

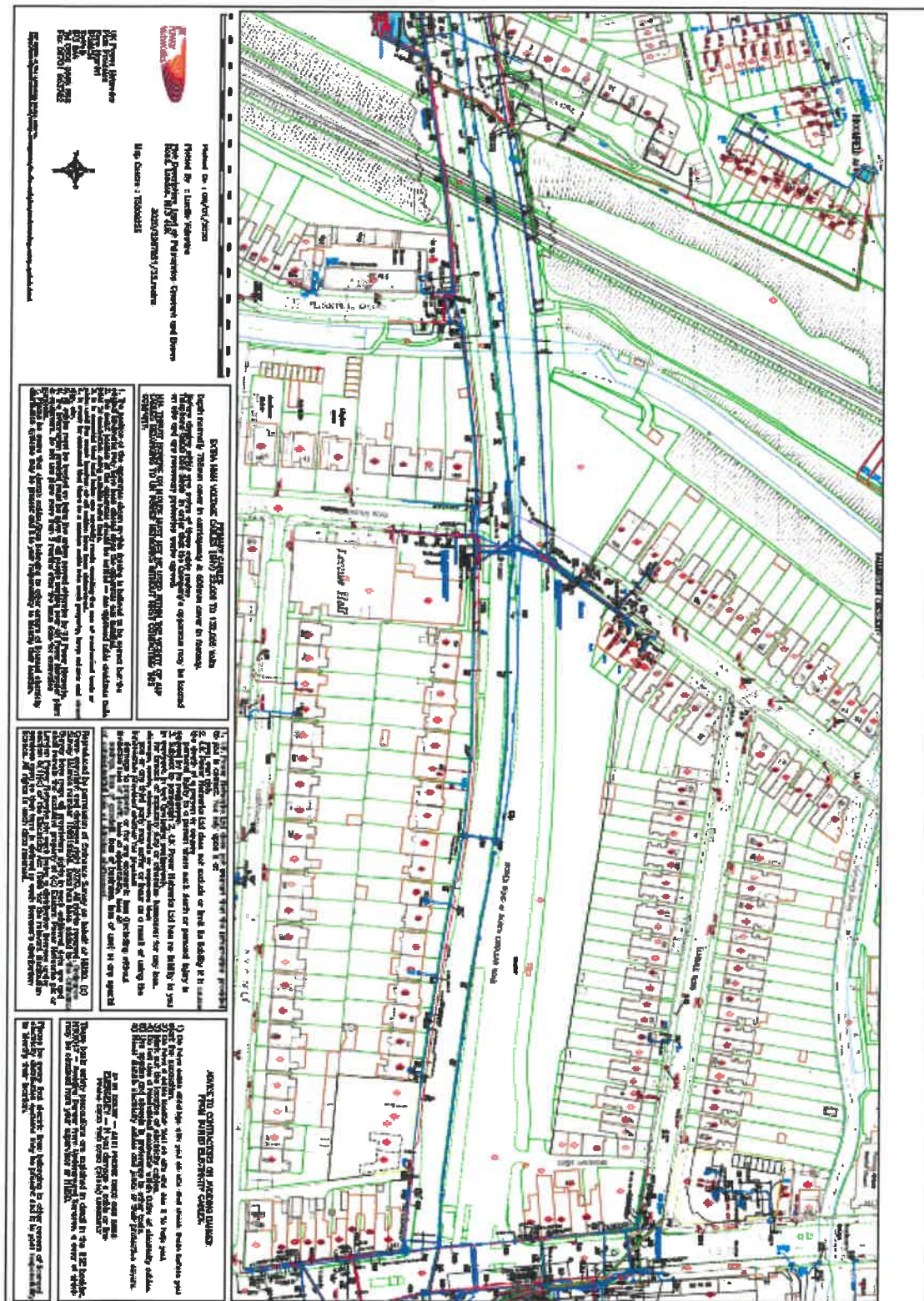




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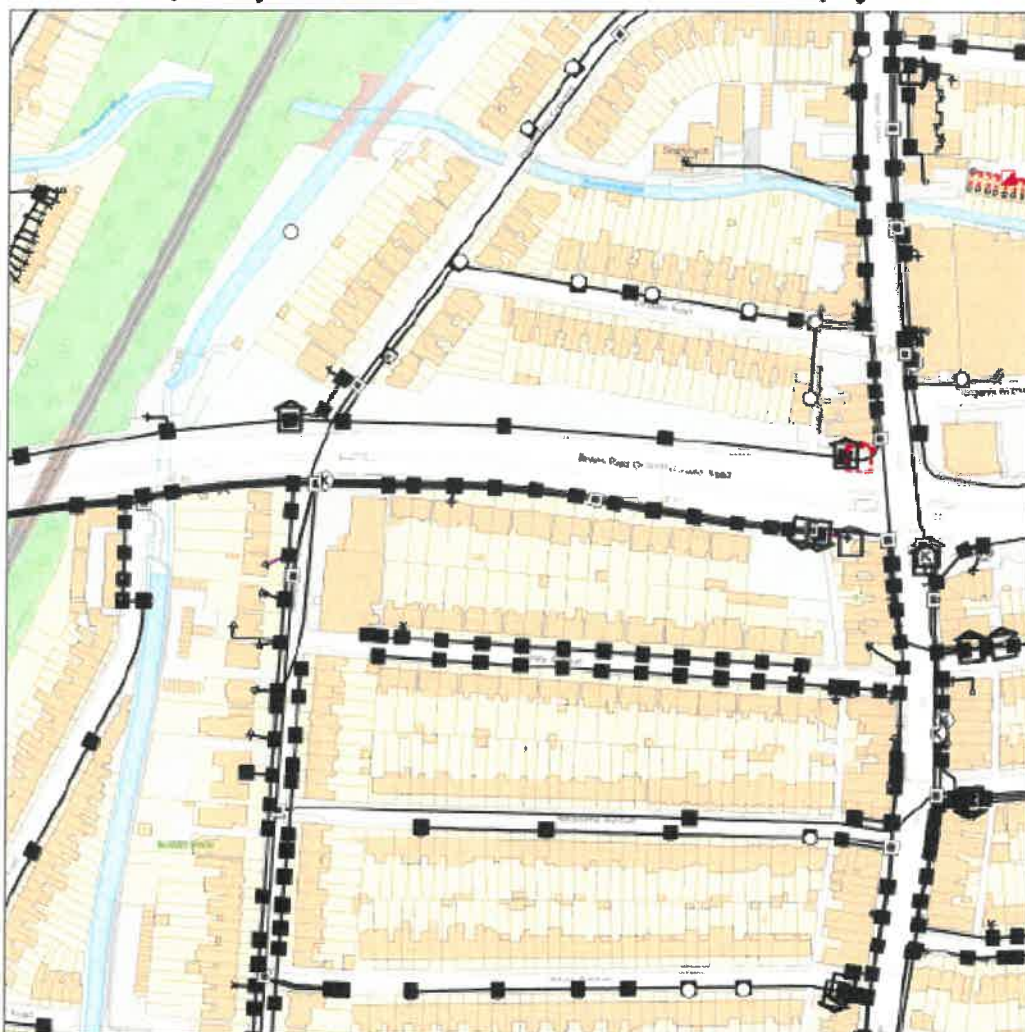
# Appendix C – UK Power Networks Plan





## Appendix D – 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 map route.



**openreach**

#### CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATING AND MARKING SERVICE

[email.cbyd@openreach.co.uk](mailto:email.cbyd@openreach.co.uk)

ADVANCE NOTICE REQUIRED

Office hours: Mondays - Friday 08:00 to 17:00

[www.openreach.co.uk/cbyd](http://www.openreach.co.uk/cbyd)

#### Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 329 202 (toll free) or 01454 566000 and we can get it fixed ASAP

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#### KEY TO BT SYMBOLS

	Planned	Live	Range On	Off	Marking	
Power			Full Insulation	X	Build	
Power			Direct Tap	n	Planned	
Power			Building		Unfinished	
Power			Search		Check	
Power			Other proposed plant is 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.			
Power	Pending Add	In Place	Pending Remove	Not in Use		
Power Cable						
Power Duct				N/A		

BT Ref : RJC100560

Map Reference : (centre) TQ3080292074

Eastings/Northings : (centre) 530802, 192074

Issued : 08/01/2020 10:06:38