

Report on title 46 Brentmead Place, London NW11 9U

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.

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

Owner: Transport for London of Windsor House 42 – 50 Victoria Street, London SW1H 0TL.

VAT: value added tax chargeable under the Value Added Tax Act 1994.

2. SCOPE OF THE REVIEW AND LIMITATION OF LIABILITY

2.1

This report has been prepared for the sole benefit of you, Transport for London, in connection with your proposed disposal of the Property and for no other purpose.

2.2

This report is addressed to the Owner for its exclusive use. It must not be relied on by or made available to any other party without our written consent.

2.3

The report is based on our review of the title documents, search results and replies to pre-contract enquiries you have provided.

2.4

We have not inspected the Property and are unable to advise on the physical condition of the Property.

2.5

We have made no enquiries of the actual occupiers of the Property and have not taken any steps to verify independently the information supplied by you in replies to enquiries.

2.6

We express no opinion on the commerciality of the transaction. We are unable to advise on the value of the Property. We recommend that you have the Property professionally valued. You should ensure that the valuer is aware of the matters mentioned in this report, as they may affect the value.

3. EXECUTIVE SUMMARY

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

3.1

The Chancel search discloses risk of liability. It is recommended that chancel repair insurance is put in place.

3.2

A map search reveals that the Property abuts the River Brent.

3.3

The Property is subject to restrictions on use, limiting use to a private dwellinghouse. The benefitting land cannot be identified. Please refer to paragraph 6.1 below. Restrictive covenant indemnity insurance can be put in place to cover the risk of these covenants being enforced.

3.4

The drainage and water search result revealed a foul water sewer within the frontage of the Property – please refer to paragraph 7.4 below and see *Annex B*.

4. THE PROPERTY

4.1

The Property is the freehold land known as 46 Brentmead Place, London NW11 9LJ.

4.2

A plan showing the Property edged in red is attached as Plan 1 - *Annex A*.

4.3

The Property is registered at the Land Registry under title number MX303844. The class of **title** for title number MX303844 is absolute freehold **title**. Absolute **title** is the best class of **title** available.

4.4

The registered owner of the freehold Property is the Owner.

5. MATTERS BENEFITTING THE PROPERTY

There are no matters benefitting the Property.

6. MATTERS BURDENING THE PROPERTY

The Property is subject to the following Incumbrance:

6.1

The Property is subject to restrictive covenants contained in a conveyance dated 4 October 1922 made between (1) Frank Bastable (as Vendor) and (2) Frederic Braham (as Purchaser) that no "messuage" erected on the Property within 10 years of 1 March 1914 shall be used as anything other than a private dwellinghouse or as a professional residence of a Solicitor, Architect, Medical Practitioner, Dentist or Surveyor." This conveyance is not available (the covenants are set out on the register). The conveyance also excludes the Property from benefitting from rights of light or air from the neighbouring/adjoining property.

It is not possible to identify the land benefitting from these restrictions given that the conveyance is not available. We would recommend that title indemnity insurance is obtained to cover the risk of these covenants being enforced by the unknown beneficiary.

7. SEARCH RESULTS

7.1

Index map search

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

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

7.2

Local land charges search

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

The local land charges search was provided by London Borough of Barnet on 18 May 2017.

The result shows that on 29 May 2016 a direction was confirmed that means that, from 29 May 2016 planning permission is required to change the use on the Property from buildings used as dwellinghouses to buildings used as small scale houses in multiple occupation. The permitted development rights no longer apply to this change of use (Use Class C3 to Class C4).

The result also shows planning permission was granted on 6 June 2014 for the demolition of an existing detached property.

7.3

Local authority search (including any optional and additional enquiries)

A local authority search reveals important information about a property, such as planning permissions and building regulation consents, proposals for road schemes, environmental and pollution notices and whether any part of the property is registered as common land or as a town or village green. A local authority search only reveals matters that affect the property being searched against. It will not disclose matters that affect neighbouring properties. If you require information about neighbouring properties, you should let us know so that further enquiries can be made.

The local authority search was provided by London Borough of Barnet on 18 May 2017. The result of the search did not show any entries that adversely affect the Property and revealed the following information:

Brentmead Place, North Circular Road and Shirehall Park are highways maintainable at public expense. Brentmead Place access road is private. The Highways search confirms that the property does immediately abut a publically maintained highway.

No part of the Property is registered as common land or as a town or village green. Even if land is not registered as common land or a town or village green at the date of the search, it is possible for common land or new town or village greens to be registered in some circumstances. The Owner has confirmed that the site is completely surrounded by hoardings.

7.4

Drainage and water enquiries

The replies to drainage and water enquiries show whether a property is connected to the mains water supply and mains drainage. The replies may also show the location of public sewers within the boundary of a property and other such matters that may restrict development and/or disposal.

Replies to the drainage and water enquiries were provided by Thames Water on 16 May 2017. The replies did not show any entries that adversely affect the Property and revealed the following information:

Records indicate that the enquiry relates to a plot of or recently build property.

The public sewer map indicates that there are public sewers, disposal mains or lateral drains within the boundaries of the Property – see plan at *Annex B*.

The Property is stated to be believed to be a plot of land or recently built property. The search results indicate that there are no water mains, resource mains or discharge pipes within the boundaries of the Property.

7.5 Chancel repair search

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

The chancel repair search was provided by Chancel Check on 15 May 2017. 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.

Indemnity insurance for chancel repair liability can be obtained from First Title for approximately £230. This policy will cover you and your successors in title up to an indemnity limit of £1 million in perpetuity.

7.6 Utility Search Gas

The gas search was provided by National Grid Gas on 17 May 2017. Nothing was disclosed within the Property.

7.7 Utility Search BT Infrastructure

The BT Infrastructure search was provided by BT on 16 May 2017. Nothing was disclosed within the Property albeit BT joint boxes and cabling are disclosed in the adjoining roads.

7.8 Utility Search NG Electric

The NG Electric search was provided by National Grid on 17 May 2017. Nothing was disclosed within the Property.

7.9 Regional Electric Search

The Regional Electric search was provided by UKPN on 19 May 2017. Nothing was disclosed within the Property.

7.10 BT Wayleaves

The BT wayleaves search was provided by BT Openreach on 16 June 2017. Nothing was disclosed within the Property.

8. REPLIES TO PRE-CONTRACT ENQUIRIES

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

8.1

Reply to enquiry 9.1 states that there are concrete blocks attached to the Property which will be removed before completion by the Owner's property management team.

8.2

Reply to enquiry 12.7 confirms that planning permission was granted on 6 June 2014 to demolish an existing detached property.

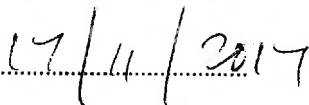
9. CONCLUSION

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



Signed Dentons UKMEA LLP

Dated.....



SCHEDULE 1
TERMS OF THE LEASE

Not applicable.

SCHEDULE 3
OUTSTANDING MATTERS

None.

ANNEXES:

ANNEX A: PLAN 1 OF THE PROPERTY

ANNEX B : DRAINAGE SEARCH PLAN