

Report on title – Land at Bridge View W6 9LQ

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.

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 development and/or disposal of the Property and for no other purpose.

2.2

The 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.

2.7

We have not investigated title to any land adjoining the Property.

3. EXECUTIVE SUMMARY

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

3.1

The highways search has identified that the Property is highway maintainable at public expense, a letter of comfort has been provided by Transport for London Road Networks as described at paragraph 7.9.

3.3

The Property is subject to the existence of unknown restrictive covenants. Further details are provided at paragraph 6.1

3.4

A cable was revealed running across the Property and BT plant and cabling has been disclosed in the adjoining roads. Further details are provided at paragraph 7.7

3.5

The Property is within the historical boundary of a parish which continues to have a potential chancel repair liability. Further details are provided at paragraph 7.5.

4. THE PROPERTY

4.1

The Property is the freehold land and buildings known as:

- (a) Land and buildings in and adjoining the Cromwell Road extension, London; and
- (b) Land at Great West Road, London.

4.2

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

4.3

The Property is registered at the Land Registry under freehold title numbers:

- (a) BGL73145; and
- (b) BGL79308.

The class of title for all of the above freehold title numbers is absolute freehold title. Absolute title is the best class of title available.

4.4

The registered owner of the Property is the Owner.

5. MATTERS BENEFITING THE PROPERTY

The Property enjoys the following Benefits:

5.1

None.

6. MATTERS BURDENING THE PROPERTY

6.1

The part of the Property registered under title number BGL73145 is subject to such restrictive covenants as may have been imposed therein before 30 October 2009 and are still subsisting and capable of being enforced.

We would anticipate that defective title insurance would be available in respect of this risk and we recommend that such insurance is obtained.

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 numbers stated in *Paragraph 4.3* of this report. The search also reveals land registered under title number BGL17199 however, this does not form part of the Property being disposed.

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 Hammersmith & Fulham on 7 July 2017. 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)

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

The local authority search was provided by London Borough of Hammersmith & Fulham on 7 July 2017. The result of the search did not show any entries that adversely affect the Property and revealed the following information:

Bridgview is a highway maintainable at public expense.

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.

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.

Replies to the drainage and water enquiries were provided by Thames Water on 8 May 2017. The replies did not show any entries that adversely affect the Property and revealed the following information:

Foul and surface water from the Property are not stated to drain to a public sewer and the Property is believed to be a plot of land.

The Property is stated to be believed to be a plot of land and not connected to the mains water supply.

No drains or sewers are shown within 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 8 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. We recommend such indemnity insurance is obtained.

7.6

Utility Search Gas

The gas search was provided by National Grid Gas on 9 May 2017. Nothing was disclosed within the Property.

7.7

Utility Search BT Infrastructure

The BT Infrastructure search was provided by BT on 5 May 2017. A cable was revealed running along the boundary of the Property as shown on the Plan at Annex B and BT plant and cabling are disclosed in the adjoining roads.

7.8

Utility Search NG Electric

The gas search was provided by National Grid Gas on 8 May 2017. Nothing was disclosed within the Property.

7.9

Highways Search

The highways search dated 9 May 2017 reveals that that the Property itself is highway maintainable at public expense as shown coloured pink on the Plan at Annex C.

Transport for London Road Networks as the highway authority for part of the Property (excluding the part adopted by London Borough Hammersmith and Fulham understood to be the two parking spaces fronting the Property) , has provided a letter of comfort dated 8 September 2017 at Annex D which confirms that it currently has no objection to an application for a stopping up order in relation to the parts of Bridge View Road that form part of the Owners' Aspen Small Site location.

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 CPSE 4.1 reveals that Transport for London Road Networks as the highway authority for part of the Property has provided a letter of comfort confirming that it currently has no objection to an application for a stopping up order in relation to such part of the Property.

In relation to the part of the Property adopted by the Local Authority, believed to be the two parking spaces fronting the Property, it is expected that any stopping up of these spaces would need to occur during the planning application process and mitigation for the loss of parking is likely to be required.

8.2

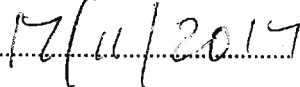
Reply to CPSE 16.1 reveals that the Property is vacant although two car parking spaces to the front of the Property are adopted by the Local Authority as highway any such use will continue subject to the planning process. Please refer to 8.1 above.

9. CONCLUSION

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

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Signed: DENTONS UKMEA LLP

Dated..........

SCHEDULE 1
TERMS OF THE LEASE

Not applicable.

SCHEDULE 2
OUTSTANDING MATTERS

None.

ANNEX

ANNEX A: PLAN OF THE PROPERTY

ANNEX B: BT TELECOM INFRASTRUCTURE SEARCH PLAN

ANNEX C: HIGHWAYS SEARCH PLAN

ANNEX D: LETTER OF COMFORT