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NGL318522

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ISSUED BY THE STEVENAGE DISTRICT LAND REGISTRY



H.M. LAND REGISTRY

LAND REGISTRATION ACTS 1925 TO 1971

London Borough - Tower Hamlets

Title Numbers - (1) 20271 323243 384795 169350 221810 125693 LN-17061  
LN 135333 440051 296431 LN 120020 LN 120021  
LN 120022 402898 402899 402900 402901 ~~402902~~ 26491.

(2)

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Property - (1) Land at rear of 79/81 89/95 and 99 Cable Street

(2) Sites of 3-27 39 83 83a 85-87 and 97 Cable Street  
29/31 Cable Street and land at the rear of 37 Cable Street

*Fourteenth*

day of

*November*

One thousand

nine hundred and seventy-seven

1.

IN CONSIDERATION of the transfer hereinafter contained and by way of exchange the GREATER LONDON COUNCIL of The County Hall London SE1 7PB (hereinafter called "the Council") as Beneficial Owner hereby transfers to the BRITISH RAILWAYS BOARD of 222 Marylebone Road London NW1 6JJ (hereinafter called "the Board") the land referred to in the First Schedule hereto being part of the land comprised in the above-mentioned title numbers subject to all rights and easements (if any) existing in or over the same EXCEPT AND RESERVED to the Council as follows

(i) the right of support from the property hereby transferred for its adjoining property

(ii) all ways watercourses sewers drains lights liberties privileges easements rights and advantages whatsoever in through over or upon any other land or property of the Council adjoining or near to the property hereby transferred

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2. IN CONSIDERATION of the transfer hereinbefore contained and by way of exchange and in consideration of the sum of Twenty-four thousand three hundred pounds (£24,300) paid by the Council for equality of exchange (the receipt whereof is hereby acknowledged) which sum includes compensation for all items of claim against the Council whether specifically mentioned or otherwise the Board (i) hereby transfers to the Council as Beneficial Owner the land First referred to in the Second Schedule hereto SUBJECT TO and with the benefit of a Lease dated the Ninth day of March One thousand nine hundred and forty-nine from the British Transport Commission to His Majesty's Postmaster General of Numbers 29-31 Cable Street for Twenty-one years commencing on the Twenty-fourth day of June One thousand nine hundred and forty-eight at the annual rent of One hundred pounds (£100) for the first year and Two hundred and fifty pounds (£250) thereafter (tenants holding over) and (ii) hereby transfers all the estate right and interest as the Board may have in the land ~~shown~~ SECONDLY referred to in the Second Schedule SUBJECT as to the major part of the said lands to the County of London (Grace's Alley Stepney) Compulsory Purchase Order 1963 EXCEPT AND RESERVED to the BOARD (i) the right at any time to erect or suffer to be erected any building or other erections and to alter any building or other erections now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of

light or air to any building which is or may be erected upon the land hereby transferred

(ii) the right of support from the land hereby transferred to the Council for the adjoining property of the Board

(iii) the right to have maintain repair cleanse use reconstruct alter and remove any drains pipes wires cables and works on over or under the land hereby transferred to the Council now used for the benefit of the adjoining property of the Board

(iv) full right and liberty for the Board and their successors in title with or without workmen at all reasonable times to enter upon the land hereby transferred for the purpose of exercising the right reserved by paragraph (iii) of this sub-clause

(v) full right and liberty for the Board and their successors in title with or without workmen at all reasonable times to enter upon the part of the land hereby transferred shown coloured blue hatched brown on the plans attached hereto for the purpose of maintaining repairing renewing reinstating altering or amending any fences walls railway banks abutment or retaining walls bridges and other works of the Board on their adjoining or neighbouring land the Board making good to the satisfaction of the Council's Director of the Valuation and Estates Department any damage occasioned to the land hereby transferred to the Council by the exercise of the rights of entry reserved by paragraphs (iv) and (v) of this sub-clause

(vi) a right of way for the Board and their successors in title at all time to Arches 70-72 over the accessway between the property known as 11 and 15 Cable Street

3. FOR the benefit and protection of such part of the adjoining or neighbouring property of the Board as is capable of being benefitted or

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protected and with intent to bind so far as legally may be themselves and their successors in title owners for the time being of the land hereby transferred to the Council or any part thereof in whosoever hands the same may come the Council hereby covenants with the Board as follows

(i) Not at any time

(a) without previously submitting detailed plans and sections thereof to the Board and obtaining their approval thereto and

(b) without complying with such reasonable conditions as to foundations or otherwise as the Board shall deem it necessary to impose

to erect or add to any building or structures or to execute any works on any part of the land hereby transferred to the Council within a distance of twenty feet of the Board's land and works

(ii) to erect and at all times hereafter to maintain to the satisfaction of the Board a "Staffs Blue" brick wall six feet high at the rear of Arches 85-91 (79-99 Cable Street) on the new boundary between the points marked A B C D on the said plans

(iii) to enclose by means of brick walls and windows Arches 70 71 72 and 83

(iv) in the event of the Council at any time demolishing the Post Office at 29/31 Cable Street to bear the cost of securing the enclosure to Arch 73

(v) in the event of the Council at any time removing the corrugated iron fence and derelict structure at the rear of Arches 75 and 76 to secure the arch enclosures if the interiors are exposed

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any work to be carried out entirely at the Council's expense and to the satisfaction of the Board

4. IT IS HEREBY AGREED AND DECLARED (i) that the carrying on by the Board of their undertaking on their adjoining or neighbouring land in exercise of their powers and subject to their statutory and common law obligations shall not be deemed to be a breach of the covenant for quiet enjoyment implied herein by reason of the Board being expressed to transfer the land shown by blue colour on the said plans as Beneficial Owners nor to be in derogation of their grant (ii) that there are not included in the exchange

(a) any mines or minerals under the land shown by blue colour on the said plans or any right of support from any mines or minerals whatsoever except as mentioned in the Second Schedule hereto

(b) any easement or right of light air or support or other easement or right which would restrict or interfere with the free use by the Board or any person deriving title under them for building or any other purpose of any adjoining neighbouring land of the Board (whether intended to be retained or to be sold by them)

(c) the electrification structures of the Board attached to the viaduct wall

(iii) that the transfer to the Council is made for the purposes of the Town and Country Planning Act 1962 and The County of London (Grace's Alley Stepney) Compulsory Purchase Order 1963

5. The Board hereby acknowledges the right of the Council to the production of the documents specified in the Third Schedule hereto which documents are in its possession and to delivery of copies thereof and undertakes with the Council for the safe custody of the same

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6.

IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Twenty-five thousand pounds (£25,000)

IN WITNESS whereof the Council and the Board have hereunto affixed their respective Common Seals the day and year first before written

THE FIRST SCHEDULE hereinbefore referred to

All that land containing an area of 112 square yards or thereabouts at the rear of 79/81 89/95 and 99 Cable Street aforesaid as the same is more particularly delineated on the said plans and thereon coloured pink Together with the right for the Board and their successors in title with or without workmen at all reasonable times to enter upon the land hatched brown on the said plans for the purpose of maintaining repairing renewing reinstating altering or amending any fences walls railway banks abutment or retaining walls bridges and other works of the Board on their adjoining or neighbouring land the Board making good to the satisfaction of the Council's Director of the Valuation and Estates Department any damage thereby occasioned to the land hatched brown on the plans

THE SECOND SCHEDULE hereinbefore referred to

FIRST all that land comprising the sites of warehouses and houses at Numbers 3-27 39 83 83a 85-87 and 97 Cable Street the Post Office at 29/31 Cable Street and land at the rear of 37 Cable Street in the London Borough of Tower Hamlets as the same is more particularly delineated on the said plans and thereon coloured blue and blue hatched brown AND SECONDLY all that land as is more particularly delineated on the said plans and thereon coloured blue hatched blue both lands FIRST and SECONDLY described containing an area of 1569 square yards or thereabouts Together with the mines and minerals in or under the said lands in so far as the said mines and minerals were conveyed to the Board's predecessors and are not now vested in the National Coal Board

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THE THIRD SCHEDULE hereinbefore referred to

<u>Date</u>	<u>Deed</u>	<u>Parties</u>
6 September 1838	Conveyance	Elizabeth Milner to the Commercial Railway Company
24 April 1839	Conveyance	Thomas Williams to the said Company
17 June 1839	Conveyance	John Hague and another to the said Company
31 July 1839	Conveyance	Thomas Williams to the said Company
28 November 1840	Deed of Enfranchisement	Sir Thomas Edward Colebrooke to the London and Blackwall Railway Company
19 October 1854	Conveyance	The Trustees of William Bateman deceased and others to the said Company
19 September 1855	Conveyance	Thomas Wilkins to the said Company
12 January 1856	Conveyance	John Pinchin and others to the said Company
11 June 1890	Conveyance	Joseph McGregor Campbell to the said Company
24 June 1890	Conveyance	William Bailey and another to the said Company
10 February 1891	Conveyance	Andrew Campbell to the said Company
8 June 1891	Conveyance	Samuel Pritchett to the said Company
4 February 1892	Deed of Enfranchisement	Sir Edmond Arthur Colebrooke to the said Company

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<u>Date</u>	<u>Deed</u>	<u>Parties</u>
31 March 1892	Conveyance	Hannah Pinchin and others to the said Company
1 April 1892	Conveyance	Trustees of the Will of Oliver Palmer Johnson deceased to the said Company

SEALED BY ORDER

*Pamela Gordon*

for Director-General and Clerk  
to the Greater London Council

THE COMMON SEAL of the)  
British Railways )  
Board was hereunto )  
affixed in the )  
presence of )

*A. Parker*

OF THE SECRETARY

47739,

(8)

NEL 318522



LONDON BOROUGH OF TOWER HAMLETS

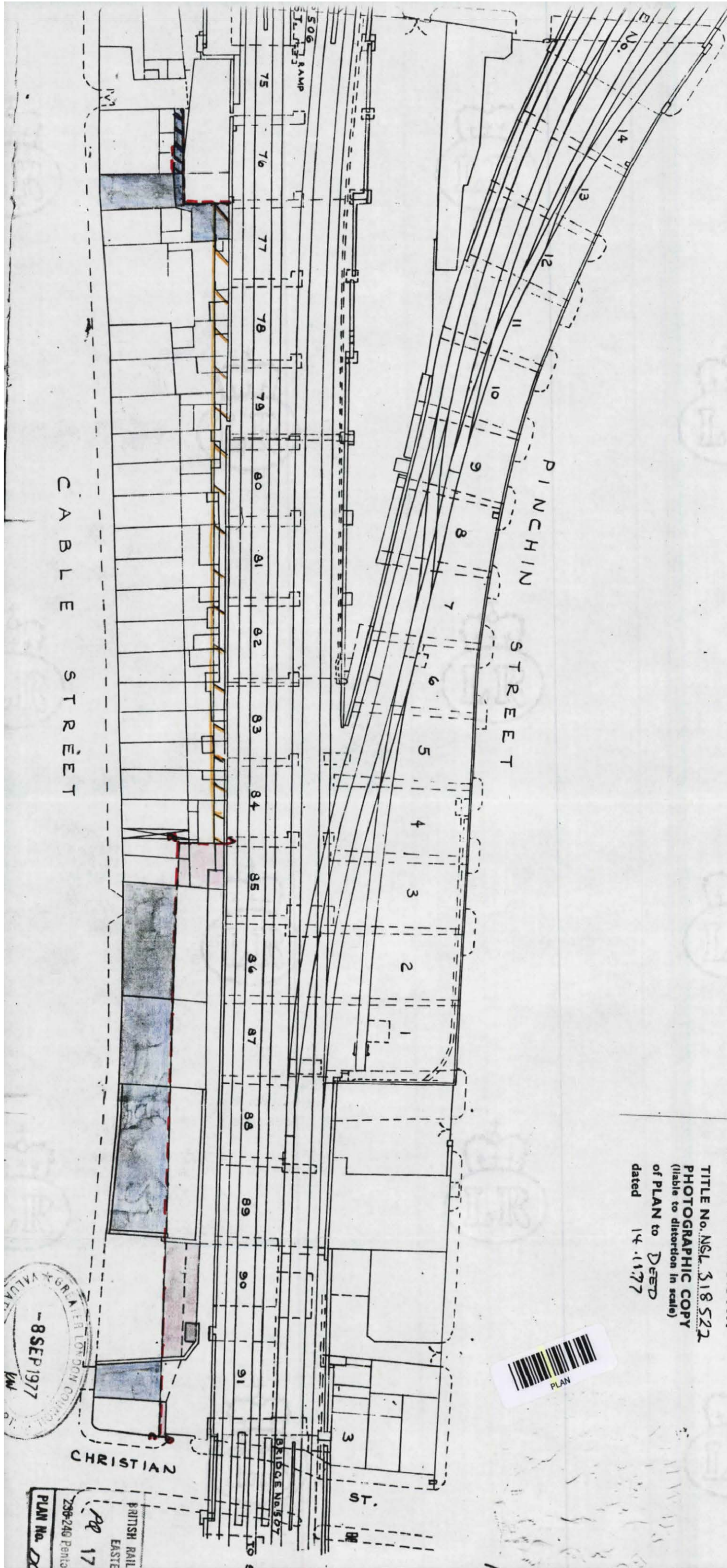
SCALE : 40 FEET TO AN INCH

*Checked by Carter*  
*Paula Gordon*

**For** Director-General and Clerk to the Council

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**H.M. LAND REGISTRY**

TITLE No. NSL 318 522  
PHOTOGRAPHIC COPY  
(liable to distortion in scale)  
of PLAN to DEED  
dated 14.11.77



8 SEP 1977  
LONDON CONTROL

BRITISH RAIL  
EAST  
PLAN No. 17  
238-240 Penton



301  
 Director General and Clerk to the Customs



LEMAN STREET STATION  
(DISUSED)

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