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**Dated:** 22 November 2019

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**REPORT ON TITLE**

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relating to property known as Land Adjacent to 100 Claude Road, Leyton, E10 6NA

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## REPORT ON TITLE

To: G L Hearn Limited (the "**Addressee**" and in this Certificate "you" and Addressee have the same meaning).

Land Adjacent to 100 Claude Road, Leyton, E10 6NA shown edged red on Plan 1 (the "**Property**")

Plan 1



### 1. RELIANCE ON THIS REPORT

- 1.1 This Report is addressed to and is intended solely for the benefit of the Addressee for the purpose of advising its client on the potential redevelopment of the Property for residential purposes (the "**Intended Purpose**"). It may not be relied on by any other person or used for any other purpose. The giving of this Report does not create any retainer with the Addressee.
- 1.2 This Report is given subject to the assumptions and qualifications detailed in **Schedule 1**.
- 1.3 This Report may be disclosed to a third party, but it cannot be relied on by that party.
- 1.4 Only an Addressee may bring a claim under this Report (whether as principal or agent).
- 1.5 We acknowledge that you are entitled to rely on the statements contained in this Report even if any document or matter contained or referred to in them is in the public domain.
- 1.6 You agree that:
  - 1.6.1 if a claim would properly lie against another party involved in the Intended Purpose or the preparation or approval of this Report and that party has limited or excluded its liability in respect of the claim, then our liability is not to be increased by that limitation or exclusion. Our liability is to be calculated as if there were no such limitation or exclusion;

- 1.6.2 no individual member, partner (other than in the case of a partner in a general partnership in his/her capacity as a partner), director, shareholder, consultant or employee of this firm owes you any personal duty of care, and that you will not bring any claim whether in contract, tort, under statute or otherwise against any such individual;
- 1.6.3 any legal proceedings arising from or in connection with this Report must be formally commenced within one year from the date of this Report; and
- 1.6.4 the aggregate liability of this firm, its partners and/or employees for any damage, liability, loss, cost, claim or expense arising out of or in connection with this Report is not to exceed the total sum of £5,000,000, whether the liability arises in contract, tort, under statute or otherwise.

but the provisions of this **clause 1.6** do not exclude or limit liability for fraud or dishonesty.

## 2. **SCOPE**

### 2.1 We have:

- 2.1.1 examined and considered the official copies of title number AGL480053 provided by the Addressee and reported on in **Schedule 2**; and
- 2.1.2 considered the results of the searches made by us or disclosed to us as referred to in **Schedule 3**.

### 2.2 The information given in this Report arises solely from our examination and consideration of the materials referred to in this **clause 2.1**.

## **SCHEDULE 1**

### **Assumptions, qualifications and applicable law**

#### **1. Assumptions and qualifications**

- 1.1 We have not inspected the Property, nor have we made any enquiries of any occupiers of the Property.
- 1.2 Save as is otherwise disclosed in this Report, we have not investigated any documents beyond those listed in **Clause 2.1**.
- 1.3 This Report does not consider any environmental or flood assessments, audits, surveys or other reports relating to the Property, nor other reports or surveys relating to the physical state and condition of the Property.
- 1.4 We give no opinion on the capital or rental value of the Property.
- 1.5 We make no statement as to the physical state and condition of the Property.
- 1.6 Save as is otherwise disclosed in this Report, where information has been provided to us by the Addressee, we do not accept responsibility for it, but our investigations have given us no reason to doubt the accuracy of that information.

#### **2. Applicable Law**

This Report is limited to English law as applied by the Courts of England and Wales as at the date of this Report and is given on the basis that it will be governed by and construed in accordance with English law.

## SCHEDULE 2

### The Property and disclosures

<b>Brief description:</b>	Land Adjacent to 100 Claude Road, Leyton, E10 6NA.  Please note that no title plan was provided with the official copies. We have assumed that the title plan shows the same area that is edged red on Plan 1.
<b>Tenure:</b>	Freehold
<b>Registered title number:</b>	AGL480053
<b>Quality of title:</b>	Absolute, being the best class of title available.
<b>Documents of title</b> and other documents referred to in clause 2.2.1:	<p>A conveyance dated 31 October 1894 made between (1) John Passmore Robert Alexander Meikle and John Hooke and (2) John William Walesby.</p> <p>The document contains stipulations but a was not produced on first registration so we have been unable to report on whether these stipulations will adversely affect the Property or the plans to develop it for residential purposes. It should be possible to procure insurance for the missing document.</p> <p>Nothing on the official copies explicitly restricts residential development.</p>
<b>Other matters and disclosures:</b>	We understand that cars are being parked on the Property but we have not been provided with any documents that grant a right to do so.

## **SCHEDULE 3**

### **Searches and enquiries**

1. Replies to Law Society CON 29 Enquiries of the local authority (2016) dated 13 November 2019 revealed the following details. We cannot guarantee that all such details are relevant as the area searched was wider than the extent of the Property. We have not reviewed the planning charges revealed by the search result.
  - 1.1 The Property is the subject of a Smoke Control Order dated 1 November 1975.
  - 1.2 Claude Road (shown on Plan 1) is a highway maintainable at public expense.
  - 1.3 A direction has been given restricting permitted development but no further details are provided.
  - 1.4 A local Community Infrastructure Levy ("**CIL**") took effect on 15 May 2014. CIL is payable in developments which involve the creation of a new dwelling.