

# Report on title – Land at Colliers Wood Station

## 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:** LONDON UNDERGROUND LIMITED, 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, London Underground Limited, in connection with your proposed development and/or 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.

## **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**

- a) The Property is located within the Merton (Wandle Valley) Extended Conservation Area;
- b) High Street, Colliers Wood (A24) is a Red Route, for which Transport for London (TfL) is the highways authority;
- c) The Property is located in an area subject to the following planning policies:
  - a. Town Centre Policies;
  - b. Conservation Area Policies;
  - c. Archaeological Priority Zones Policies;
  - d. Car Parking Zones Policies;
  - e. Wandle Valley Regional Park 400 metre buffer

### **3.2**

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.

### **3.3**

The regional electricity search dated 4 May 2017 reveals apparatus within the boundaries of the Property. Further details are provided at paragraph 7.10.

## **4. THE PROPERTY**

### **4.1**

The Property is land and buildings known as Colliers Wood Station, SW19 2BN.

### **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 number SGL782057.

The class of title for the above freehold title number 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**

The Property is subject to the following Incumbrances:

### **6.1**

None.

## **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 part of the Property is registered under the title numbers 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 the London Borough of Merton Council on 17 May 2017. The result of the search revealed that the following local land charges are registered against the Property:

- d) The Property is located within the Merton (Wandle Valley) Extended Conservation Area;
- e) The Property is in an area subject to a Smoke Control Order;
- f) Planning consent was refused for the display of 1 x 48 sheet ultravision advertisement unit;
- g) Planning permission was also refused for the continued use of the site for display and sale of commercial vehicles and retention of a portacabin for office use.

### 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 Merton Council on 17 May 2017. The result of the search did not show any entries that adversely affect the Property and revealed the following information:

- a) The Property is located in an area subject to the following planning policies:
  - a. Town Centre Policies;
  - b. Conservation Area Policies;
  - c. Archaeological Priority Zones Policies;
  - d. Car Parking Zones Policies;
  - e. Wandle Valley Regional Park 400 metre buffer
- b) The search reveals a site proposal at 194-196 High Street, Colliers Wood. Allocated use: any of the following or a suitable mix of retail (A1 Use Class), financial and professional services (A2 Use Class), restaurant or cafes (A3 Use Class), drinking establishments (A4 Use Class), hot food takeaways (A5 Use Class), offices (B1(a) Use Class) and residential (C3 Use Class);
- c) The search reveals the following railway and tramway proposals within the London Borough of Merton:
  - a. Crossrail 2;
  - b. An extension to the tramway between Wimbledon and Sutton via Morden.
- d) The whole of the London Borough of Merton has been declared an Air Quality Management Area under the Environment Act 1995;
- e) The Property is subject to a CIL charging schedule

High Street, Colliers Wood (A24) is a Red Route, for which Transport for London (TfL) is the highways authority. Information in respect of this Red Route road cannot be supplied by the council.

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 3 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.

## **7.6**

### **Utility Search Gas**

The gas search was provided by National Grid Gas on 5 May 2017. Nothing was disclosed within the Property.

## **7.7**

### **Utility Search BT Infrastructure**

The BT Infrastructure search was provided by BT on 3 May 2017. Nothing was disclosed within the Property albeit BT plant and cabling are disclosed in the adjoining roads.

## **7.8**

### **Utility Search NG Electric**

The NG Electric search was provided by National Grid on 4 May 2017. Nothing was disclosed within the Property.

## **7.9**

### **Highways Search**

The highways search dated 7 August 2017 reveals that the Property directly abuts highway maintainable by Transport for London as shown by the plan at Annex B. The Property also abuts Baltic Close shown coloured blue on the plan at Annex B. A three meter strip to the front of the Property adjacent to the highway maintainable by Transport for London has been adopted pursuant to the Adoption Agreement at Annex D, as also referred to in paragraph 8.2 below.

## **7.10**

### **Regional Electricity Search**

The regional electricity search dated 4 May 2017 reveals apparatus within the boundaries of the Property as shown on the plan at Annex C.

## **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**

CPSE 12.6 confirms that any staff parking at the Property will cease prior to disposal. The Seller will provide for vacant possession at the Property.

### **8.2**

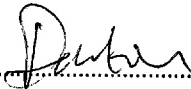
CPSE 13.1 notes that there is an adoption agreement relating to a small strip of land fronting the high street for highway purposes. The Seller has received no notice of any breach or outstanding obligation.

### **8.3**

CPSE 29.1 states that the Seller has not exercised a VAT option to tax over the Property.

## **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.

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Signed: DENTONS UKMEA LLP

Dated.....17/02/2017

**SCHEDULE 1  
TERMS OF THE LEASE**

Not applicable

**SCHEDULE 2  
OUTSTANDING MATTERS**

None.

**ANNEXURES:**

**ANNEX A: PLAN OF THE PROPERTY  
ANNEX B: HIGHWAYS SEARCH  
ANNEX C: REGIONAL ELECTRICITY SEARCH  
ANNEX D: ADOPTION AGREEMENT**