

RUCU/MIB/097420.00062/69440772.3

Report on Title – 108 Palmerston Crescent, London, N13
4NH.

Dated 6 March 2020

Prepared for Transport for London

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.

Owner: Transport for London.

Property: the property described in Paragraph 4 of this report.

2 Scope of the review and limitation on liability

- 2.1 This report has been prepared for the sole benefit of you, Transport for London, in connection with your proposed development and 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 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 At the date of this report, there are no matters outstanding.

3 Executive summary

- 3.1 This is a summary of the major issues that we think should be brought to your attention:
 - 3.1.1 Replies to the drainage and water enquires reveal a General Purpose Valve and Distribution Main run under the Property. The replies also reveal a combined surface and wastewater drainage pipe exists under the Property.
 - 3.1.2 The chancel repair search result reveals the Property is within the historical boundary of a parish which continues to have a potential chancel repair liability. Chancel Repair Indemnity can be sought to cover any potential risk.
 - 3.1.3 The UK Power Networks search result reveals an electricity cable alongside or within the boundary of the Property.

4 The Property

- 4.1 The Property is the freehold land and buildings known as 108 Palmerston Crescent, London, N13 4NH.
- 4.2 A plan showing the Property edged in red is attached as Annex A.
- 4.3 The freehold title to the Property is registered at the Land Registry under title number MX234027. The class of title 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 of note.

6 Matters burdening the Property

The Property is subject to the following Incumbrances:

- 6.1 None of note.

7 Search results

7.1 Index map search

- 7.1.1 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.
- 7.1.2 The result of our index map search confirmed that the Property is registered under the title number stated at Paragraph 4.3 of this report.

7.2 Local land charges search

- 7.2.1 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.
- 7.2.2 The local land charges search was provided by Enfield Council on 14 January 2020. The result of the search did not show any entries that adversely affect the Property however the following matters of note were revealed:
 - (a) There is a Borough wide restriction relating to permitted development of houses in multiple occupation, the date of the charge is 16 February 2018.
 - (b) A proposed Safety and Environmental Improvement Scheme involving the widening/realignment of existing carriageways including demolition of existing

properties affects the Property. Improvements are noted to the following junctions: the North Circular Road with Bounds Green Road, Telford Road/Wilmer Way, Brownlow Road and Green Lanes, provision of new pedestrian crossings and dedicated cycle facilities are also proposed. Conditional consent was granted on 11 March 2008.

Note: In order to satisfy the conditions of grant noted in 7.2.2 (b) information relating to landscaping, works to retained trees, bat surveys, construction and environmental management plans and water drainage systems have been submitted to the council, no decision has been passed to date following submission of the additional information.

7.3 Local authority search (including any optional and additional enquiries)

7.3.1 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.

7.3.2 The local authority search was provided by Enfield Council on 14 January 2020. The results reveal the following:

- (a) The Property is located within Enfield Council's Area Action Plan.
- (b) From April 2012, a Community Infrastructure Levy at a rate of £20 per sqm is charged in Enfield.

7.4 Drainage and water enquiries

7.4.1 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.

7.4.2 Replies to the drainage and water enquiries were provided by Thames Water Property Searches on 8 January 2020. The replies revealed the following information:-

- a) A General Purpose Valve and Distribution Main appear to run under the Property. Please see the plan attached and labelled "Drainage and Water Plan 1" at Appendix A.
- b) A combined surface and wastewater pipe runs under the Property. Please see the plan attached and labelled "Drainage and Water Plan 2" at Appendix B.
- c) The nearest sewage treatment works are 5.207km from the site boundary.
- d) As the Property comprises a plot of land which is unbuilt on the search results were unable to confirm where foul/surface water from the Property drains to. Likewise, the replies were also unable to confirm if there is a mains water connection at the Property.
- e) Any sewers serving the Property are not the subject of an existing adoption agreement.

7.5 Highways search

- 7.5.1 The highways search was provided by PlanVal on 19 December 2019. This confirms the Property does directly abut the public highway.
- 7.5.2 Please see the plan attached and labelled "Highways Search Plan" at Appendix C which shows the extent of the public highways shaded pink.

7.6 Chancel repair search

- 7.6.1 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.
- 7.6.2 The chancel repair search was provided by CLS Chancel Check on 12 December 2019. 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.

7.7 Cadent Gas search

- 7.7.1 Cadent Gas search result dated 16 December 2019 confirms that Cadent Gas infrastructure is not affected.
- 7.7.2 Please see the plan attached and labelled "Cadent Gas Search Plan" at Appendix D.

7.8 UK Power Networks search

- 7.8.1 UK Power Networks search result dated 13 December 2019 shows the location of electricity lines and/or electrical plant affecting the Property. There appears to be equipment lying alongside the edge of the Property boundary, possibly within the legal extent.
- 7.8.2 Please see the plans attached and labelled "UK Power Networks Plans" at Appendix E.

Note: the plan provided with the search does not have a key/legend, however during a follow up conversation with the UK Power Network they have advised the cable coloured purple that runs alongside the Property is a 33,000V live electricity cable, which connects to various inactive cables.

7.9 National Grid Gas and Electricity search

- 7.9.1 National Grid Gas and Electricity search result dated 16 December 2019 confirms that National Grid infrastructure is not affected.
- 7.9.2 No plan was received with the response, as there are no National Grid transmission assets in the location.

7.10 British Telecoms Infrastructure search

- 7.10.1 British Telecoms Infrastructure search result dated 13 December 2019 confirms BT apparatus is not located within the boundaries of the Property.
- 7.10.2 Please see the plan attached and labelled "British Telecoms Infrastructure Plan" at Appendix F.

7.11 BT Openreach Wayleave search

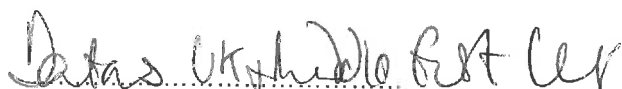
- 7.11.1 BT Openreach Wayleave search result dated 23 December 2019 confirmed there are no wayleaves in respect of the Property.

8 Replies to pre-contract enquiries

There are no matters arising out of the replies.

9 Conclusion

Subject to the matters referred to in this report and to any issues arising out of the outstanding matters listed in Schedule 1 we are of the opinion that the Property has good and marketable title.



Signed **Dentons UK and Middle East LLP**

Dated ...6 March 2020.....

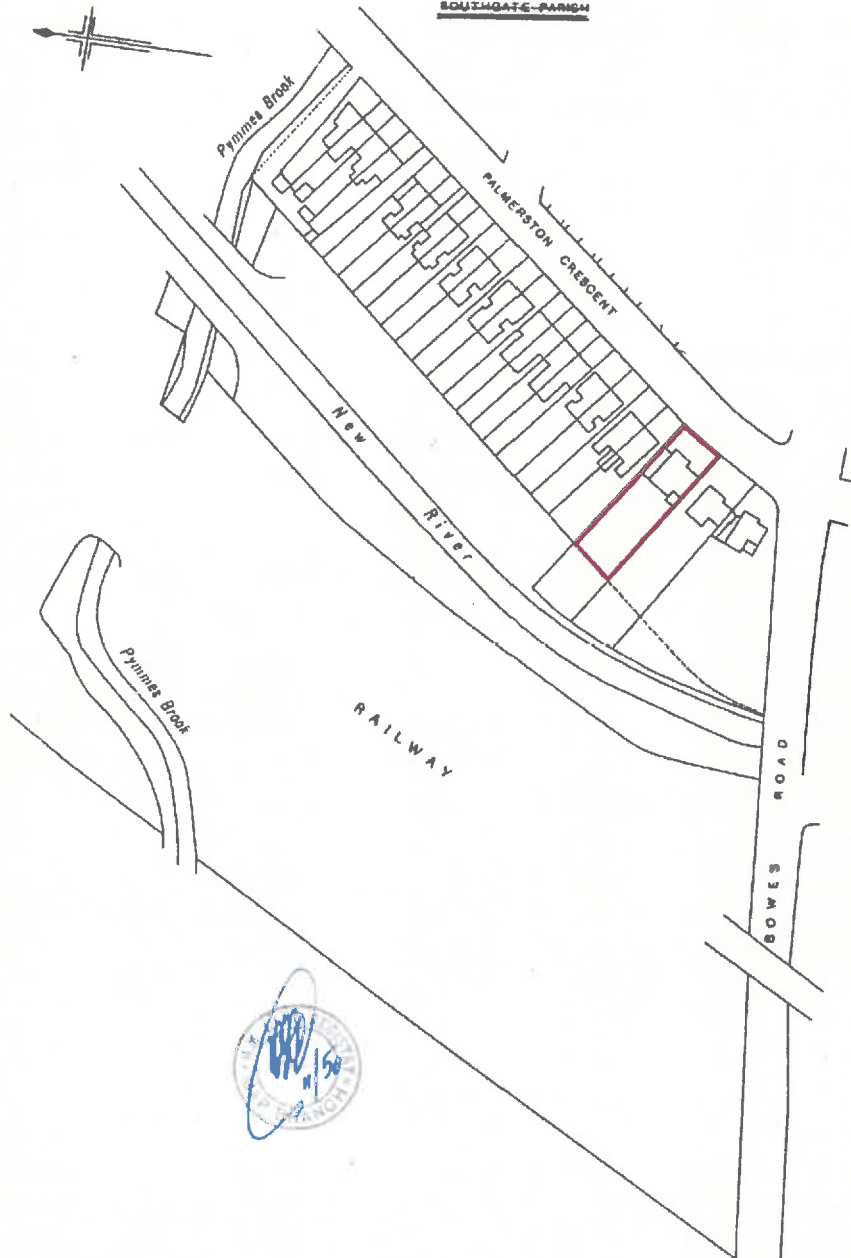
Schedule 1– Outstanding matters and matters with TfL

None

Annex A- Title Plan

H. M. LAND REGISTRY GENERAL MAP
GREATER LONDON
MIDDLESEX SHEET VII. 14. SECTION CB

Scale 1/1250 Enlarged from 1/2500
BOROUGH OF ENFIELD
SOUTHGATE-PARISH

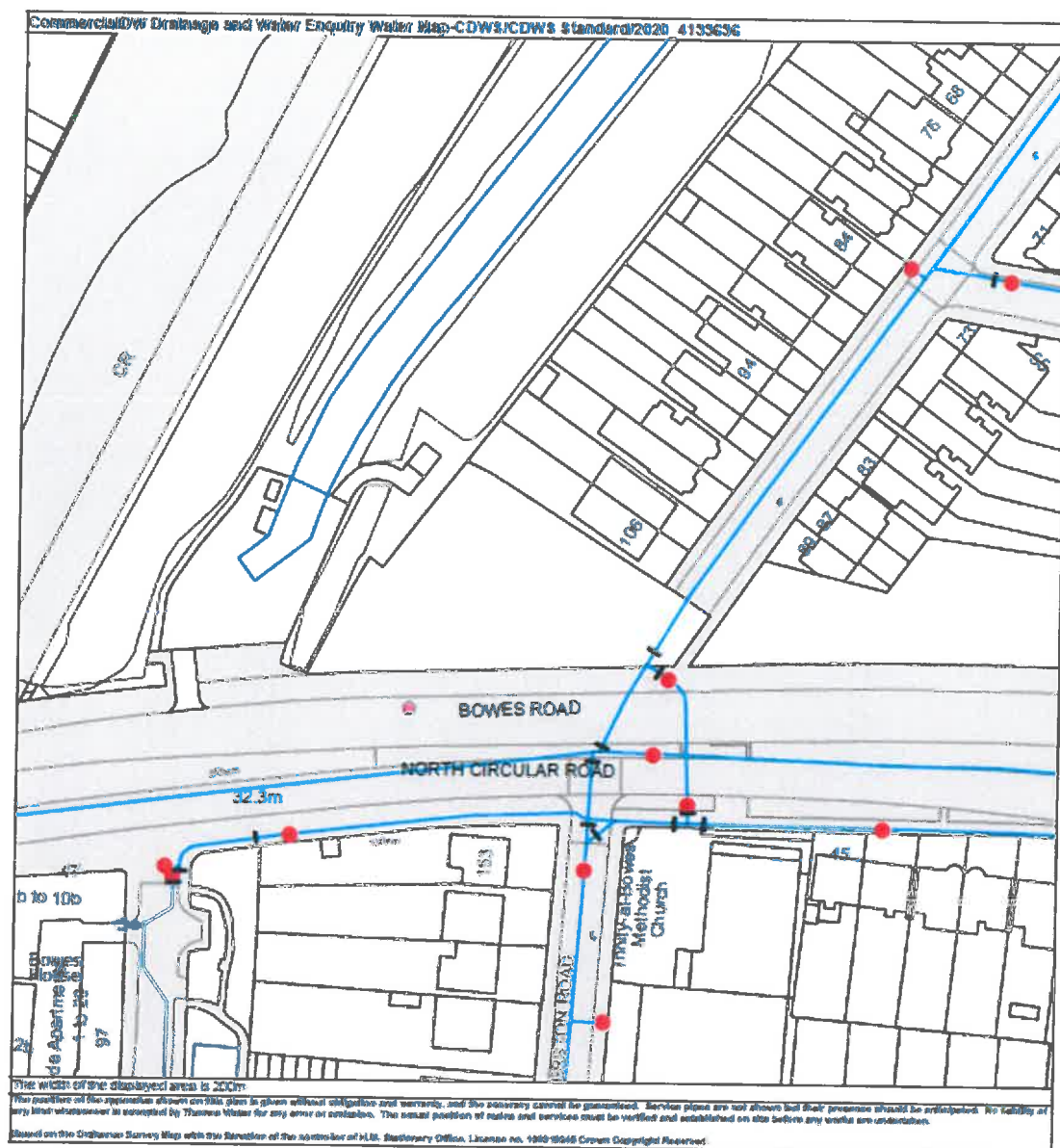


Filed Plan of Title No. **MX 234027**

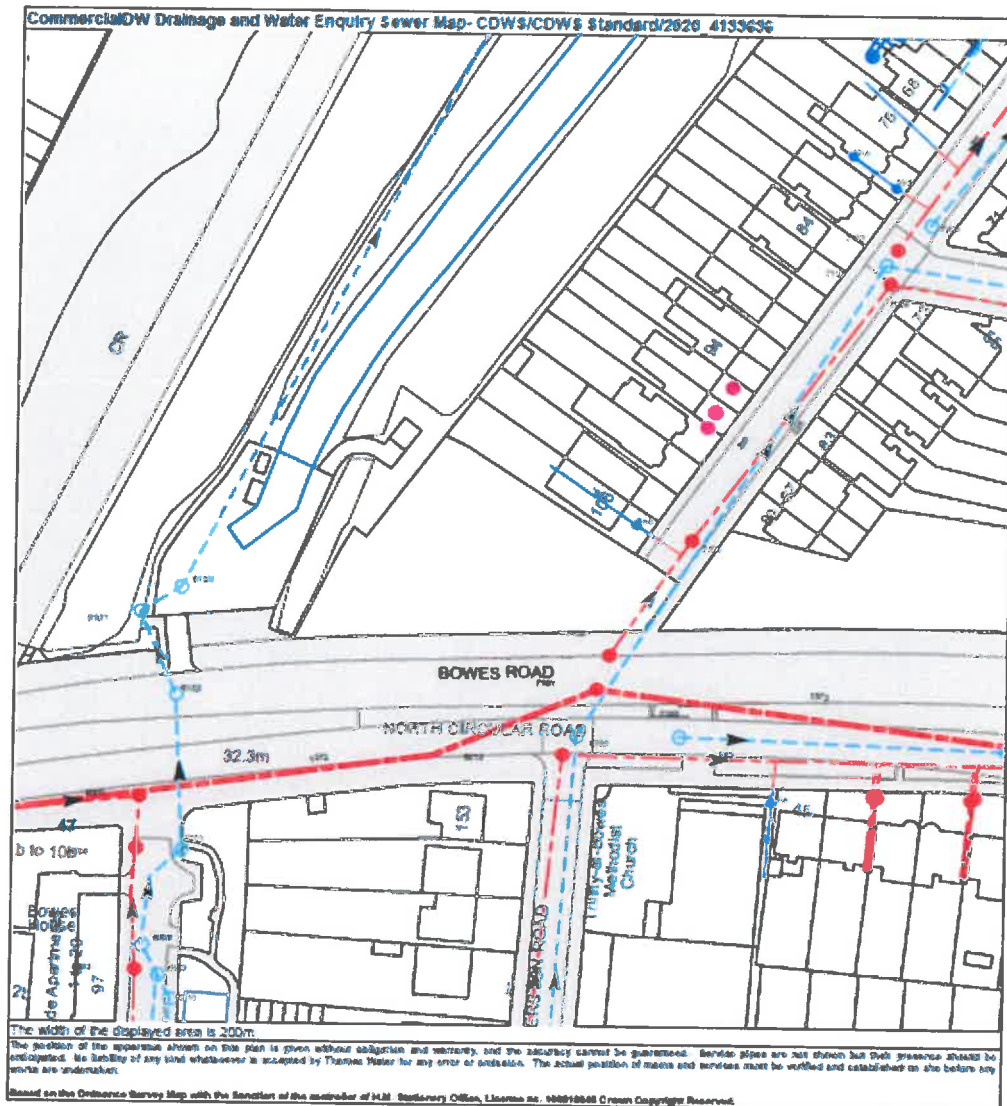
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Appendix A- Drainage and Water Plan 1

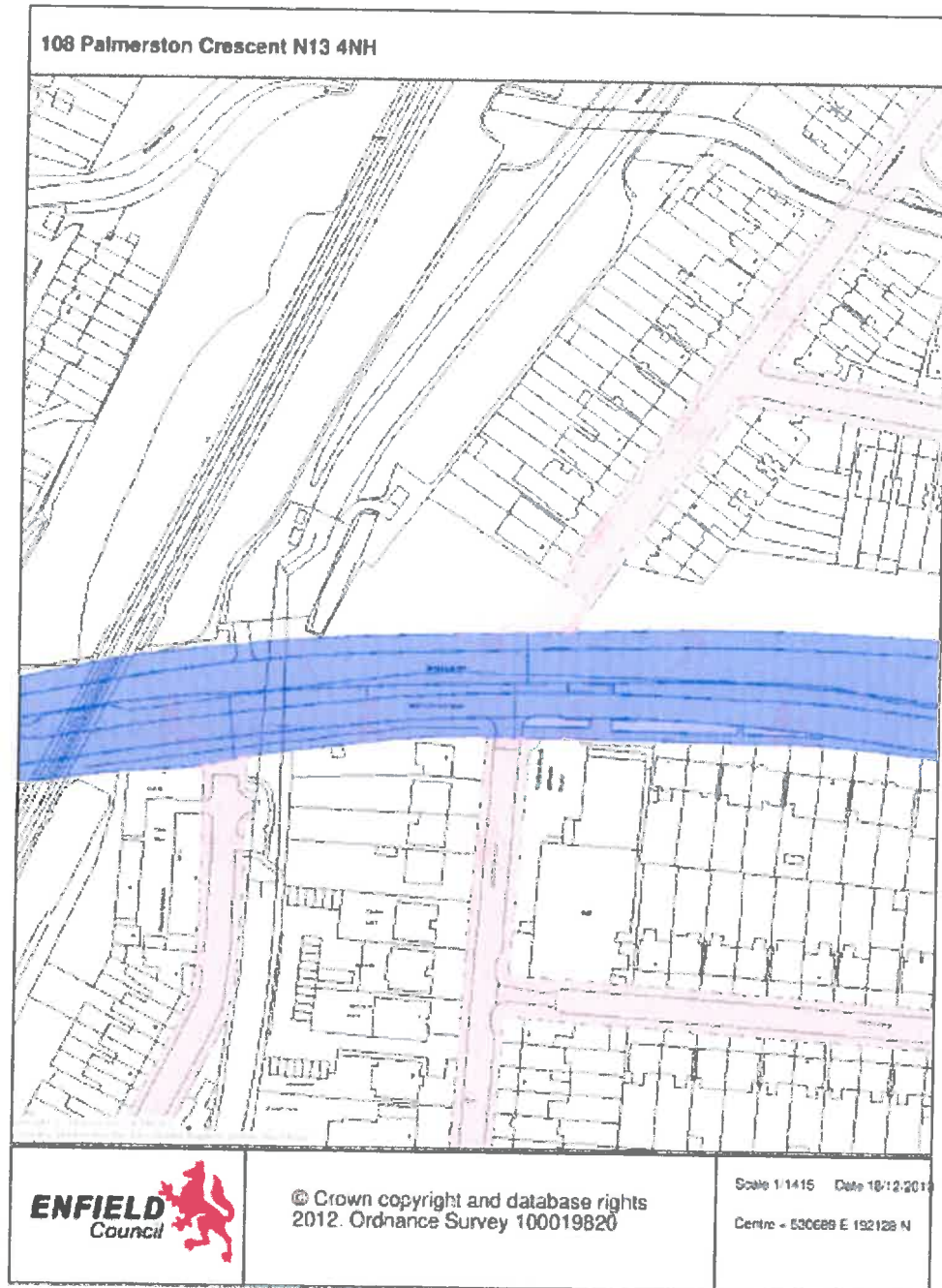


Appendix B- Drainage and Water Plan 2

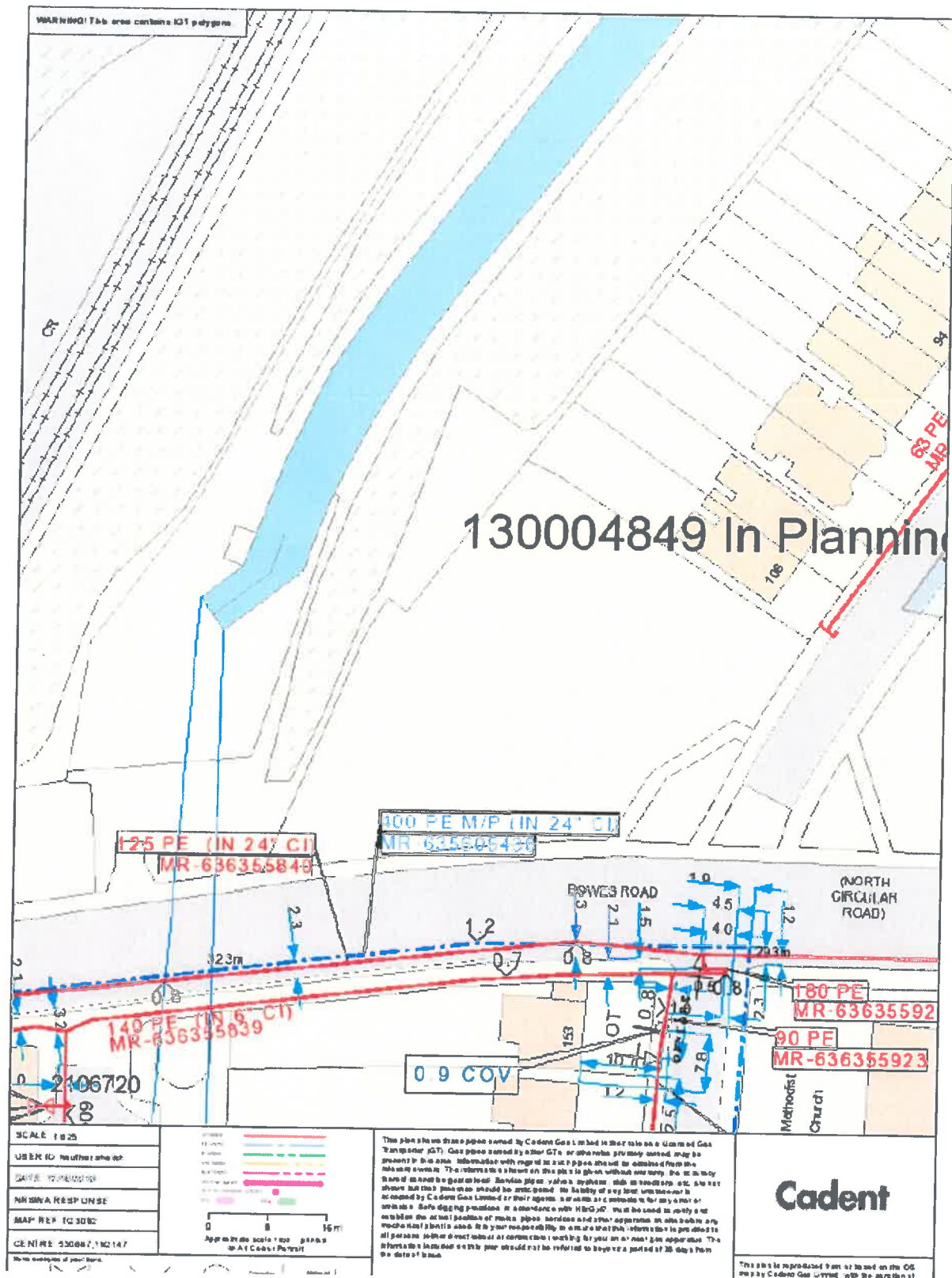


Appendix C – Highways Search Plan

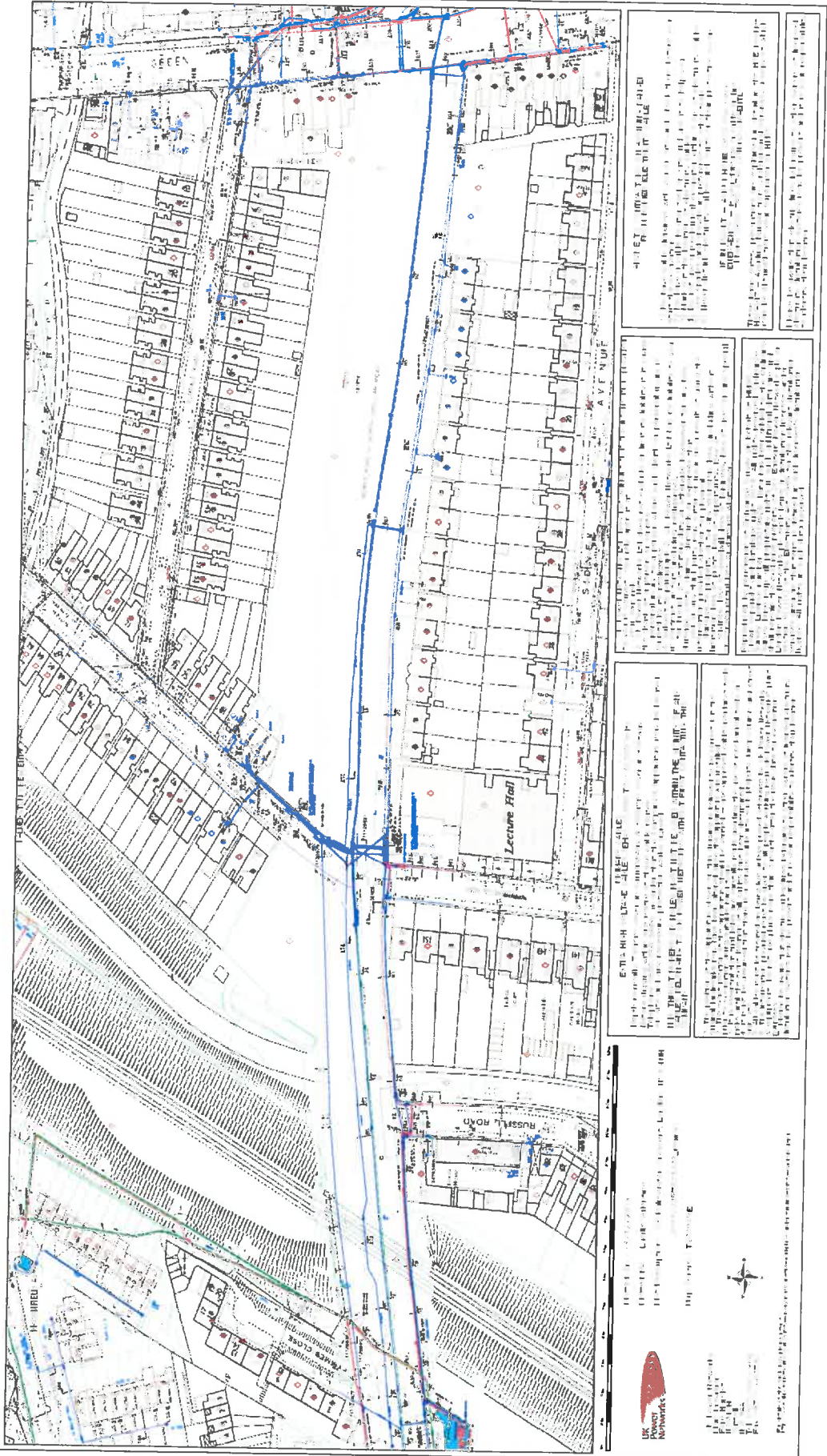
Highways Department Data Response



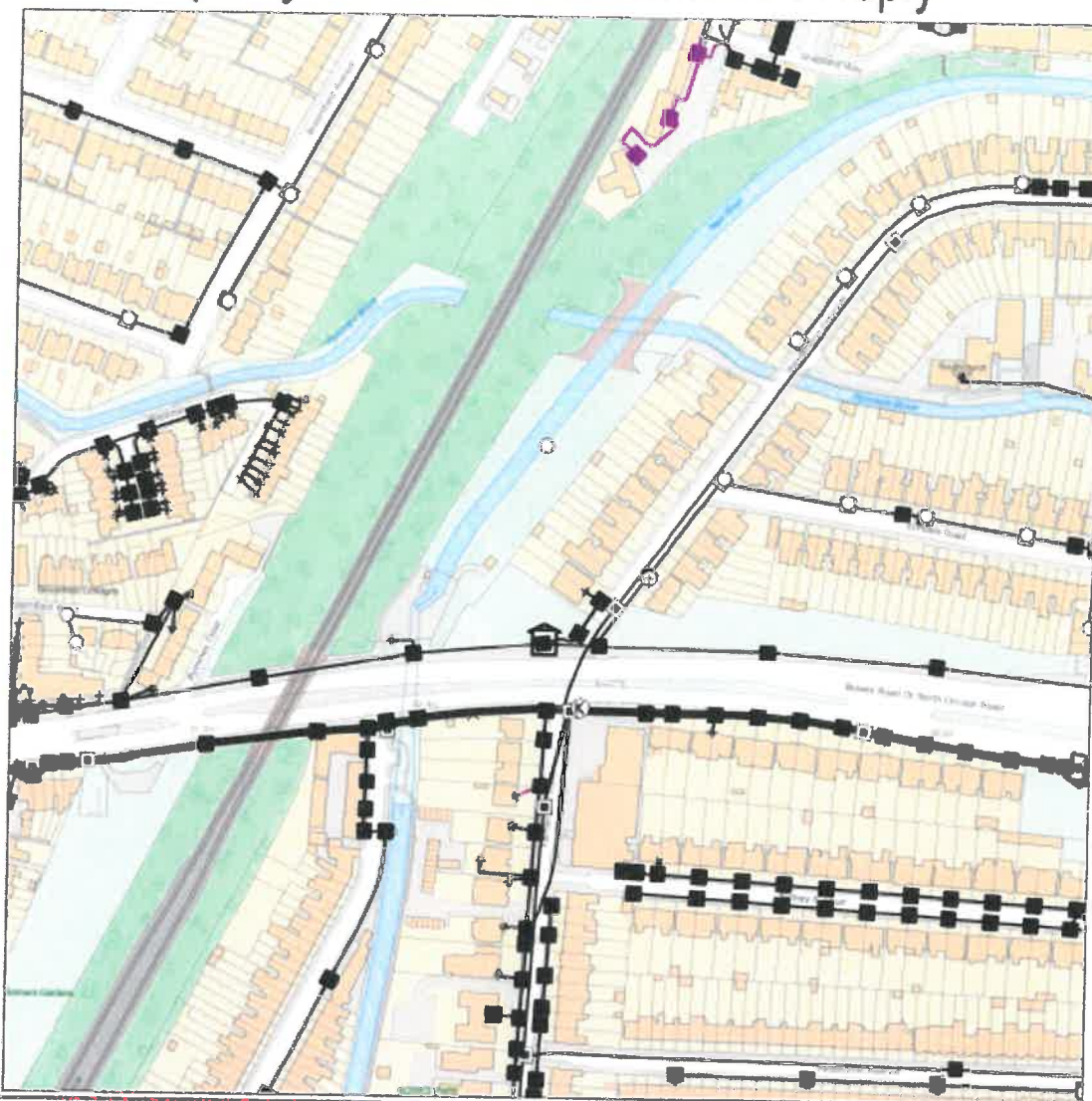
Appendix D – Cadent Gas Search Plan



Appendix E – UK Power Networks Plan



Appendix F– British Telecoms Infrastructure Plan Maps by email Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is provided for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.



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KEY TO BT SYMBOLS

	Planned	Live				
Pole			Split Coupling		Built	
Box			Unit Tee		Planned	
Manhole			Building		Infected	
Cabinet			Work		Duct	

Other proposed plant is shown using dashed lines
 BT Symbols not listed above may be disregarded
 Existing BT Plant may not be recorded
 Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.

	Pending Add	In Place	Pending Removal	Not in Use
Power Cable				
Power Duct				N/A

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BT Ref : IK002309T

Map Reference : (centre) TQ3069492164

Easting/Northing : (centre) 530694, 192164

Issued : 13/12/2019 14:30:44

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk