

JXCY/MIB/097420.00063/69523561.3

Report on Title – Queensbury Station, Queensbury Station Parade, Edgware

Dated 14 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: London Underground Limited

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

There are no issues to be brought to your attention.

4 The Property

- 4.1 The Property is part of the freehold land and buildings known as Queensbury Station, Queensbury Station Parade, Edgware.
- 4.2 A plan showing the Property edged in red is attached as Annex A.
- 4.3 The freehold title to the land of which the Property forms part is registered at the Land Registry under title number AGL249400 and is shown outlined in red in the plan attached as Annex B. 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

There are no benefits enjoyed by the Property.

6 Matters burdening the Property

The underlying freehold title refers to five leases however each of these leases concern units within the retail parade of the station and so do not form part of the Property.

There are no other burdens affecting the Property.

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 the London Borough of Brent on 31 December 2019. The result of the search revealed there is a Smoke Control Order which was registered on 1 June 1972.

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 the London Borough of Brent on 31 December 2019. The result of the revealed the following:

- (a) There is no planning and building regulation site history for the Property.
- (b) There is a CIL charging schedule.

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 Commercial DW Property Searches on 13 December 2019. The replies did not show any entries that adversely affect the Property however as this is a plot of land limited information was available.

7.5 Highways search

- 7.5.1 The highways search was provided by TM Group on 3 January 2020. This confirms the Property does not directly abut the public highway.
- 7.5.2 Please see the plan attached and labelled "Highways Search Plan" at Appendix A which shows the extent of the public highway named Turner Road located within the area coloured purple.

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 ChancelCheck on 18 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. Indemnity insurance should be obtained in respect of this risk.

7.7 Cadent Gas search

- 7.7.1 Cadent Gas search result dated 16 December 2019 confirms that Cadent Gas infrastructure is affected.
- 7.7.2 Please see the plan attached and labelled "Cadent Gas Search Plan" at Appendix B.

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 no equipment lying within the bounds of the Property.
- 7.8.2 Please see the plans attached and labelled "UK Power Networks Plans" at Appendix C.

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 There are no plans attached to the search as there are no National Grid Transmission assets at the Property.

7.10 British Telecoms Infrastructure search

7.10.1 British Telecoms Infrastructure search result dated 13 December 2019 confirms BT apparatus is located within the boundaries of the Property.

7.10.2 Please see the plan attached and labelled "British Telecoms Infrastructure Plan" at Appendix E.

7.11 BT Openreach Wayleave search

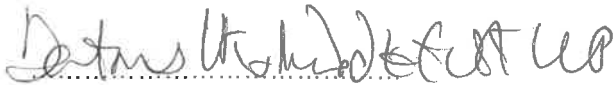
BT Openreach Wayleave search result confirmed there are no wayleaves in respect of the Property.

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 we are of the opinion that the Property has good and marketable title.



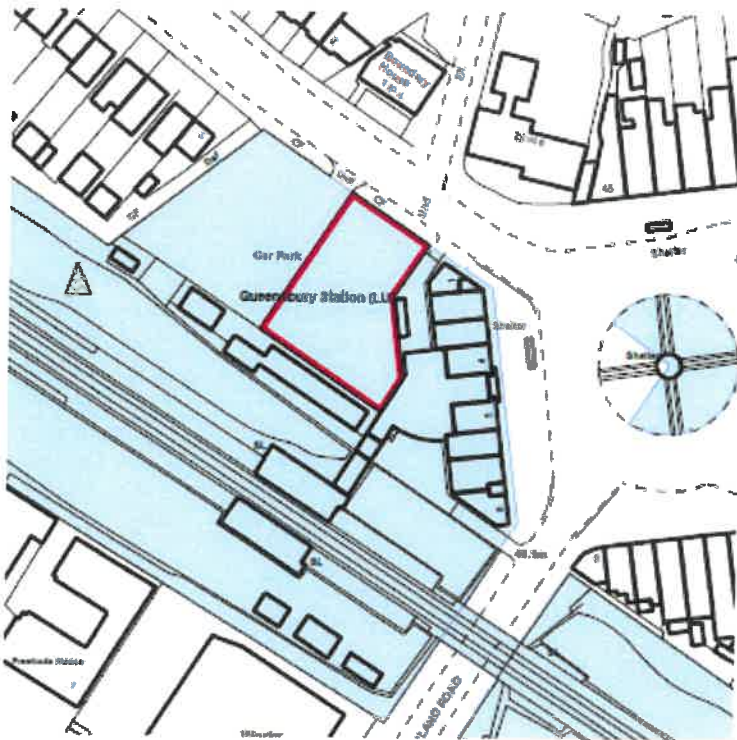
Signed **Dentons UK and Middle East LLP**

Dated 4 March 2020

Schedule 1– Outstanding matters and matters with TfL

None

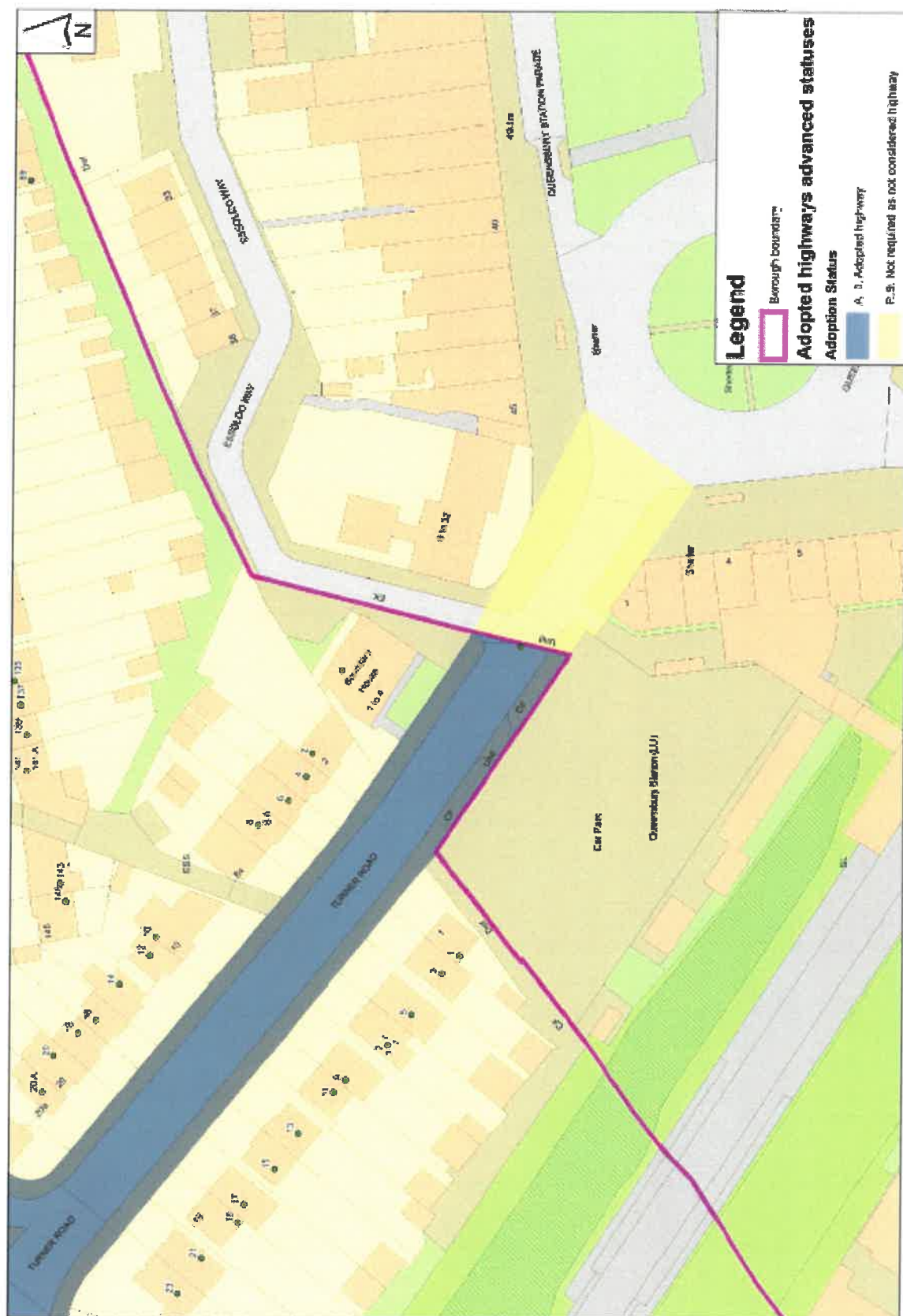
Annex A – Property Plan

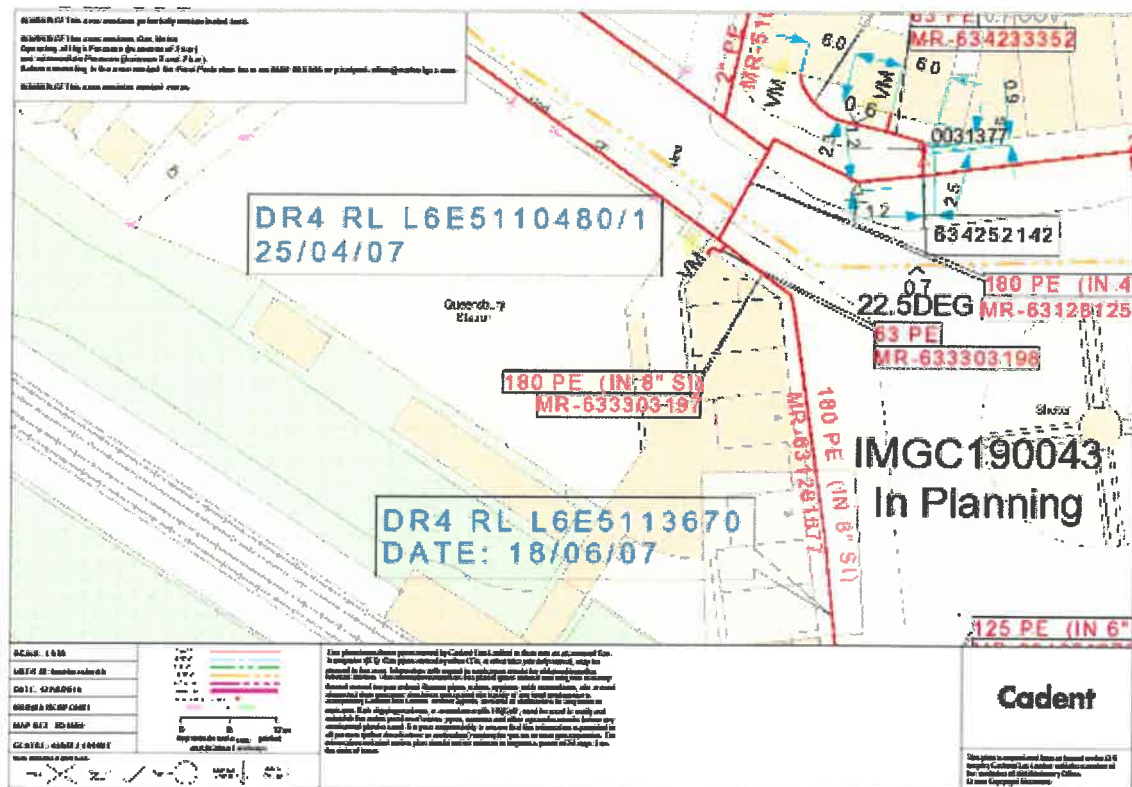


Annex B – AGL249400 Plan

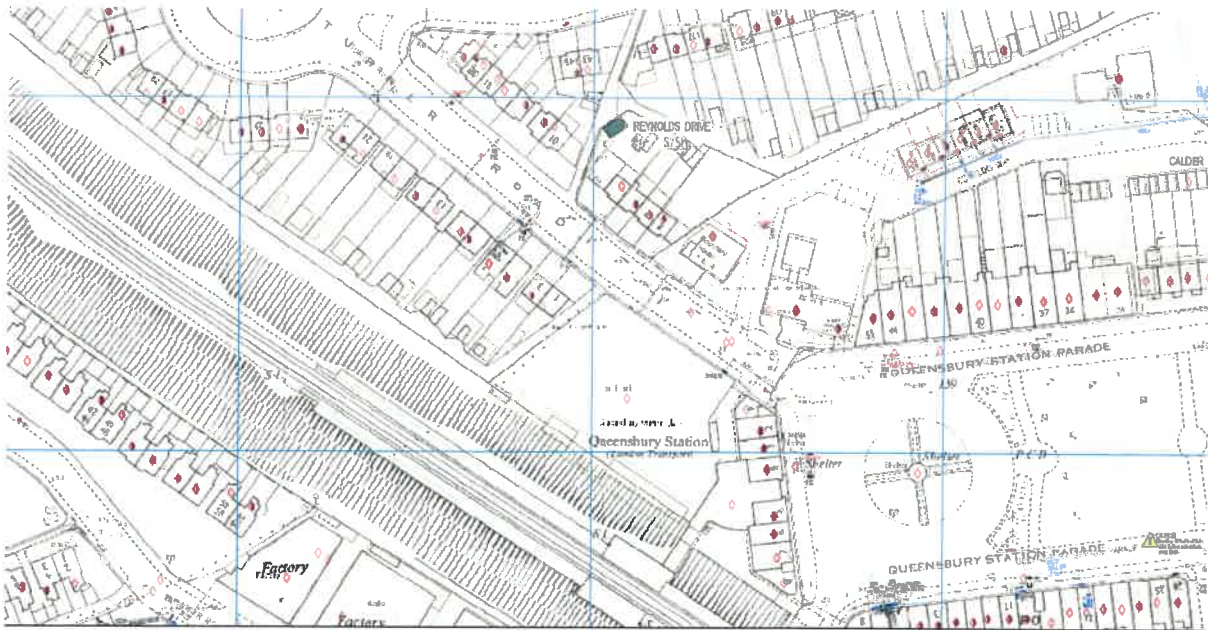


Appendix A – Highways Search Plan





Appendix C – UK Power Networks Plan



Appendix D – National Grid Gas and Electricity Plans

None

Appendix E – British Telecoms Infrastructure Plan

