



**Questions of London Borough of Hounslow  
in relation to the  
Garage Block at Swann Court**

As part of the Swann Court due diligence exercise, we will obtain and review various documents such as Land Registry Title, local search and utility searches. These will reveal adverse rights formally registered with the Land Registry, Local Authority or utility providers.

However, Title Registers may not always include all adverse rights to which a property is subject. It is possible for third parties to acquire rights against a property in a number of ways that do not require them to be registered at the Land Registry (or with the Local Authority).

As part of an acquisition transaction we would (a) raise various questions of the Seller and (b) advise the purchasing client to inspect the property to seek to highlight any additional adverse matters. We set out below certain questions we believe that You should consider internally to 'replace' that exercise.

1. Are you aware of any discrepancies between the boundaries shown on the Title Plan (copy attached) and the boundary features 'on the ground'? **NO**
2. Have you made any alterations to the boundary features during your ownership? **NOT KNOWN**
3. Are you aware of any procedures being operated under the Party Wall etc. Act 1996? **NO**
4. Are you aware who occupies the block of flats adjoining the Property and on what basis? **NO**
5. Are you aware of any of the occupiers of the block of flats adjoining the Property having any rights over the Property? **NOT KNOWN**
6. Are you aware of any purposes for which the Property (or part of the Property) has been used? **NO**
7. Are you aware of members of the public using any part of the Property? If so, please give full details. **NOT KNOWN**
8. Are you aware who parks at the Property and on what basis they are doing so? **NOT KNOWN**
9. Are you aware of any disputes or potential disputes relating to the Property or any adjoining land? **NOT KNOWN**
10. Are you aware of any flooding at the Property? **NOT KNOWN**
11. Are you aware of any items at the Property other than those which belong to you, belong to your tenants or belong to utility companies? **NOT KNOWN**
12. Are you aware of any electricity substations at the Property? **NOT KNOWN**

13. Is the Property 'self-contained' or do you need to use other property in connection with the Property (e.g. for access purposes)? **NOT KNOWN**
14. Are you aware of any breaches of planning or building regulations? **NOT KNOWN**
15. The leases of the block of flats beside the Property provide the right to park in an area designated by the Council. Have you designated such an area? **NOT KNOWN**