

Title Number : TGL419000

This title is dealt with by Land Registry, Telford Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 5 MAR 2017 at 08:55:02 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: TGL419000
Address of Property	: land at Newington Butts, London
Price Stated	: £35,232,607 plus £7,046,521 VAT
Registered Owner(s)	: NEWINGTON BUTTS DEVELOPMENTS LIMITED (Co. Regn. No. 08240609) of 161 Brompton Road, London SW3 1QP.
Lender(s)	: Homes and Communities Agency Mace Real Estate Limited Gla Land And Property Limited

## Title number TGL419000

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 5 MAR 2017 at 08:55:02. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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### A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

#### SOUTHWARK

- 1 (09.03.2015) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being land at Newington Butts, London.
- 2 (09.03.2015) The Transfer dated 26 March 1996 referred to in the Charges Register contains a provision excluding the operation of Rule 251 of the Land Registration Rules 1925 as therein mentioned.
- 3 (09.03.2015) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 4 February 2015  
Term : 200 years less (7 days) from 31 March 2004  
Parties : (1) GLA Land and Property Limited  
(2) Newington Butts Developments Limited  
(3) Mace Limited
- 4 (09.03.2015) The Lease prohibits or restricts alienation.
- 5 (09.03.2015) The landlord's title is registered.
- 6 (11.11.2015) As to the flats at level 2 to 9 The Tower falling within the area edged and numbered 2 in blue on the title plan. Lease determined. Register Closed.
- 7 (12.02.2016) As to the flats and other areas at basement level to level 7 The Terrace falling within the area edged and numbered 3 in blue on the title plan, Lease determined. Register closed.
- 8 (06.06.2016) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

### B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

#### Title absolute

- 1 (09.03.2015) PROPRIETOR: NEWINGTON BUTTS DEVELOPMENTS LIMITED (Co. Regn. No. 08240609) of 161 Brompton Road, London SW3 1QP.
- 2 (09.03.2015) The price, other than rents, stated to have been paid on the grant of the lease was £35,232,607 plus £7,046,521 VAT.
- 3 (09.03.2015) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a

## B: Proprietorship Register continued

written consent signed by GLA Land and Property Limited (Co. Regn. No. 07911046) of Windsor House, 42-50 Victoria Street, London SW1H 0TL or their conveyancer.

- 4 (09.03.2015) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 4 February 2015 in favour of Mace Real Estate Limited referred to in the Charges Register or their conveyancer.
- 5 (17.08.2016) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 20 July 2016 in favour of Homes and Communities Agency referred to in the Charges Register or its conveyancer.

## C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (09.03.2015) The land tinted yellow on the title plan is subject to the free flow of water and soil through the drains and watercourses thereunder.
- 2 (09.03.2015) A Conveyance affecting the freehold estate in the land tinted yellow on the title plan dated 31 December 1952 made between (1) The Church Commissioners for England and (2) John Granado Chester and Edward Billinghamurst Chester contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (09.03.2015) A Transfer affecting the freehold estate in the land tinted yellow on the title plan dated 22 April 1954 made between (1) John Granado Chester and Edward Billinghamurst Chester and (2) The London County Council contains the following covenants:-

"THE London County Council for itself and its successors in title hereby covenants with the said John Granado Chester and Edward Billinghamurst Chester and their personal representatives that it will not hereafter (save in respect of the said John Granado Chester and Edward Billinghamurst Chester or any partner or partners of either of them respectively) permit the said premises to be used by or for the practice therefrom of the profession of a Solicitor."

- 4 (09.03.2015) The land tinted blue on the title plan is subject to the following rights reserved by a Conveyance dated 8 February 1957 made between (1) The Church Commissioners for England and (2) The London County Council:-

"EXCEPT AND RESERVED unto the Commissioners (a) full and free right and liberty without obtaining the consent of or making compensation to the Purchaser or other the owner or owners occupier or occupiers for the time being of the said property to deal in any manner whatsoever with any of the land belonging to the Commissioners adjoining opposite or near to the said property and to erect and maintain or suffer to be erected or maintained on such adjoining opposite or neighbouring lands and premises any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time hereafter be enjoyed for or in respect of the said property or any building for the time being thereon and (b) the free flow of water and soil through any drains and watercourses now existing in the said property or substituted therefor by the Purchaser and all such other rights or easements as may be now enjoyed in or over the said property."

- 5 (09.03.2015) The land tinted mauve on the title plan is with other land subject to the following rights reserved by a Conveyance dated 8 February 1957 made between (1) The Church Commissioners for England and (2) The London County Council:-

## C: Charges Register continued

"EXCEPT AND RESERVED unto the Commissioners (a) full and free right and liberty without obtaining the consent of or making compensation to the Purchaser or other the owner or owners occupier or occupiers for the time being of the said property to deal in any manner whatsoever with any of the land belonging to the Commissioners adjoining opposite or near to the said property and to erect and maintain or suffer to be erected or maintained on such adjoining opposite or neighbouring lands and premises any buildings whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time hereafter be enjoyed for or in respect of the said property or any building for the time being thereon and (b) the free flow of water and soil through any drains and watercourses now existing in the said property or substituted therefore by the Purchaser and all such other rights or easements as may be now enjoyed in or over the said property."

- 6 (09.03.2015) A Conveyance affecting the freehold estate in the land tinted pink on the title plan dated 28 April 1958 made between (1) The Church Commissioners for England and (2) Rowton Houses Limited (Purchaser) contains the following covenants:-

"THE Purchaser to the intent that the covenants contained in this present clause shall bind the said land into whosoever hands the same may come for the benefit of the adjoining and neighbouring lands belonging to the Commissioners and each and every part thereof HEREBY COVENANT with the Commissioners as follows:-

(a) Not to do or permit to be done upon the said land or any part thereof or in or on any buildings at any time standing thereon anything which shall or may be or grow to be in any way a nuisance annoyance or disturbance to the Commissioners or their successors in title or assigns or their lessees under-lessees tenants or occupiers of any property to the neighbourhood

(b) Not to convert or use or allow to be converted or used the said land or any buildings which may be erected thereon as or for a public house hotel inn tavern or beer shop or for the sale or consumption of wine beer or spirits."

- 7 (09.03.2015) By a Deed dated 21 December 1971 and made between (1) The Church Commissioners for England and (2) Rowton Hotels Limited the covenants contained in the Conveyance dated 28 April 1958 referred to above were expressed to be released in the following terms.

In Pursuance of the said agreement and in consideration of the premises the Commissioners hereby so far as they lawfully can and subject to the rights (if any) of third parties release the said land from the said restrictive covenants and from all liability in respect thereof so far as aforesaid.

- 8 (09.03.2015) The land tinted blue on the title plan is subject to the rights reserved by a Transfer dated 26 March 1996 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Firoz Alibhai Kassam and Khadija Kassam.

*NOTE: Original filed under TGL118639.*

- 9 (09.03.2015) The land is subject to the rights granted by a Transfer of land adjoining the north western corner of the land in this title dated 30 October 2014 made between (1) GLA Land and Property Limited and (2) London Power Networks Plc.

*NOTE: Copy filed under TGL411254.*

- 10 (09.03.2015) REGISTERED CHARGE dated 4 February 2015.

NOTE 1: See the entry below altering the priority of this charge.

NOTE 2: Deed of Rectification dated the 20 July 2016 made between (1) Newington Butts Developments Limited and (2) Mace Developments Limited supplemental to the charge dated 4 February 2015 in favour of Mace Real Estate Limited

*NOTE: Copy filed.*

## C: Charges Register continued

- 11 (09.03.2015) Proprietor: MACE REAL ESTATE LIMITED (Co. Regn. No. 034711116) of 155 Moorgate, London EC2M 6XB.
- 12 (09.03.2015) REGISTERED CHARGE dated 4 February 2015.
- NOTE: See the entry below altering the priority of this charge.
- 13 (09.03.2015) Proprietor: GLA LAND AND PROPERTY LIMITED (Co. Regn. No. 07911046) of Windsor House, 42-50 Victoria Street, London SW1H 0TL.
- 14 (09.03.2015) The priorities of the charges dated 4 February 2015 in favour of Mace Real Estate Limited and 4 February 2015 in favour of GLA Land and Property Limited referred to above have been altered by a Deed dated 4 February 2015.
- 15 (17.08.2016) REGISTERED CHARGE contained in a Debenture dated 20 July 2016 affecting also other titles.
- NOTE 1: Charge reference TGL419000.
- NOTE 2: See entry below altering the priority of this charge.
- 16 (17.08.2016) Proprietor: HOMES AND COMMUNITIES AGENCY of Arpley House, 110 Birchwood Boulevard, Birchwood, Warrington WA3 7QH.
- 17 (17.08.2016) The proprietor of the Charge dated 20 July 2016 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.
- 18 (17.08.2016) The priorities of the charges dated 4 February 2015 in favour of Mace Real Estate Limited and 4 February 2015 in favour of GLA Land And Property Limited and the charge dated 20 July 2016 in favour of Homes and Communities Agency referred to above have been altered by an Intercreditor Deed dated 20 July 2016.

## Schedule of restrictive covenants

- 1 (09.03.2015) The following are details of the covenants contained in the Conveyance dated 31 December 1952 referred to in the Charges Register:-

AND the Purchasers to the intent that the covenant hereinafter contained shall bind the said property into whosoever hands the same may come for the benefit of adjoining and neighbouring lands belonging to the Commissioners or any part or parts thereof hereby for themselves and their successors in title covenant with the Commissioners that they will perform and observe the stipulations and restrictions set out in the Second Schedule hereto

### THE SECOND SCHEDULE above referred to

THAT the Purchasers shall not be entitled to the benefit of any covenant or reservation in any conveyances or leases made or granted by the Commissioners of lands and premises adjoining opposite or near to the said property enabling the Commissioners to deal as they may think fit with adjoining or neighbouring lands without regard to the light and air enjoyed by the owner lessee tenant or occupier of the land comprised in the said conveyances or leases nor the benefit of any restrictive covenant stipulation or condition or any other covenant reservation right condition or obligation contained in any conveyances or leases made or granted by the Commissioners of the said lands and premises adjoining opposite or near to the said property or elsewhere in the said Parish of Saint Mary Newington.

THAT the Purchasers shall not use or permit the said property to be used either by building or otherwise howsoever in any manner which shall or may impede the full flow of light and air to any part of the adjoining property known as 88 Newington Butts aforesaid.

THAT the Purchasers shall not obstruct the area coloured pink and hatched black in the said plan nor permit the same to be obstructed

Title number TGL419000

## Schedule of restrictive covenants continued

(except insofar as shall be necessary to keep the same safely and properly fenced) but will keep the same clear and in neat and tidy order and condition at all times.

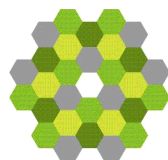
NOTE: The area coloured pink and hatched black is numbered 1 on the filed plan.

End of register

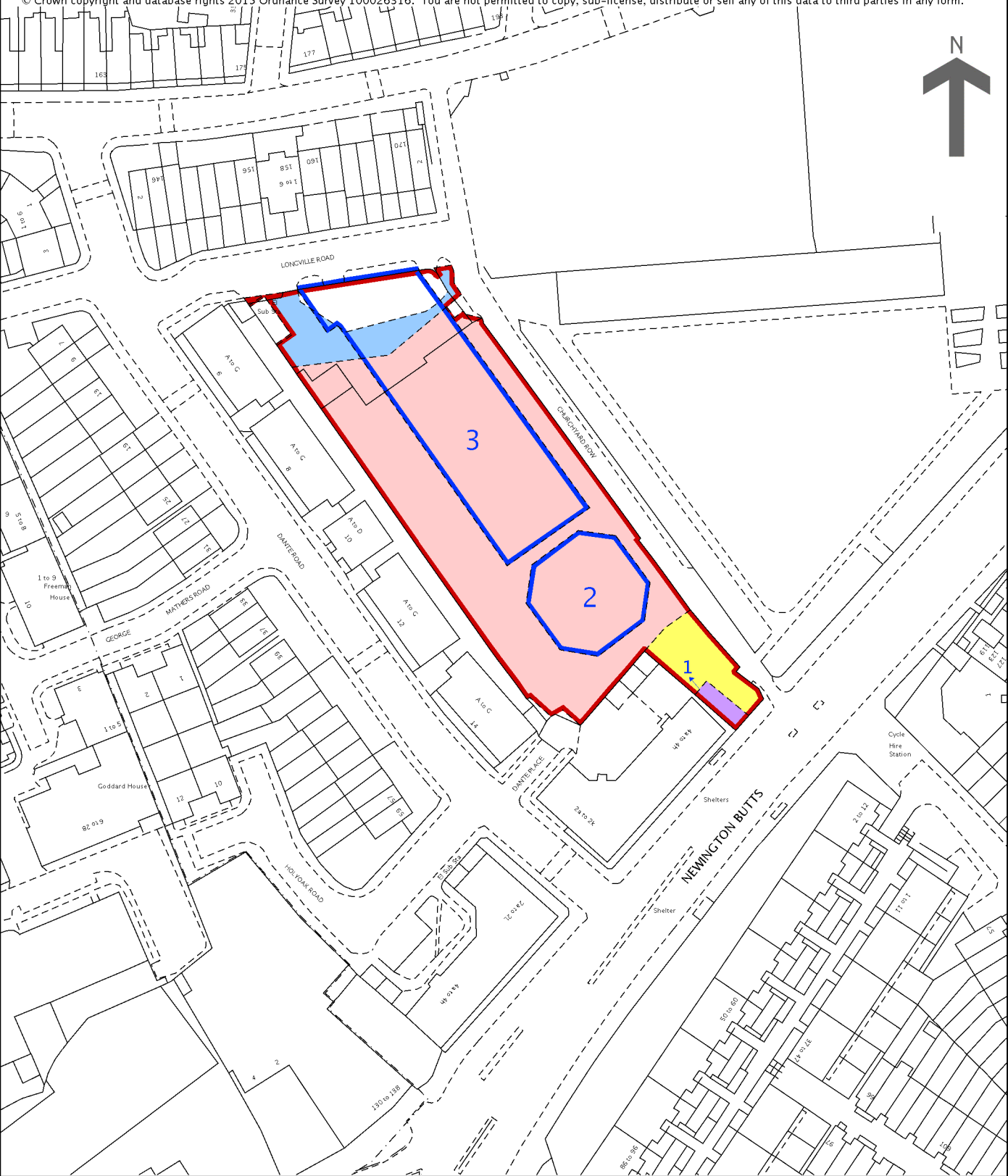
# Land Registry

## Current title plan

Title number **TGL419000**  
Ordnance Survey map reference **TQ3178NE**  
Scale **1:1250**  
Administrative area **Southwark**



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