

REPORT ON FREEHOLD TITLE

(Prior to a Disposal)

Long Form

PREPARED FOR:	MINISTRY OF JUSTICE and any successor body carrying out the functions of the MOJ
PROPERTY:	Magistrates' Court, Deynsford Road, London, as shown edged red on the title plan at Annex A .
TITLE NUMBER(S):	SGL75262
TITLE:	Freehold
CLASS OF TITLE:	Absolute: this is the best class of title available.

1. EXECUTIVE SUMMARY

This Report has been prepared by reviewing your title deeds and by carrying out appropriate searches.

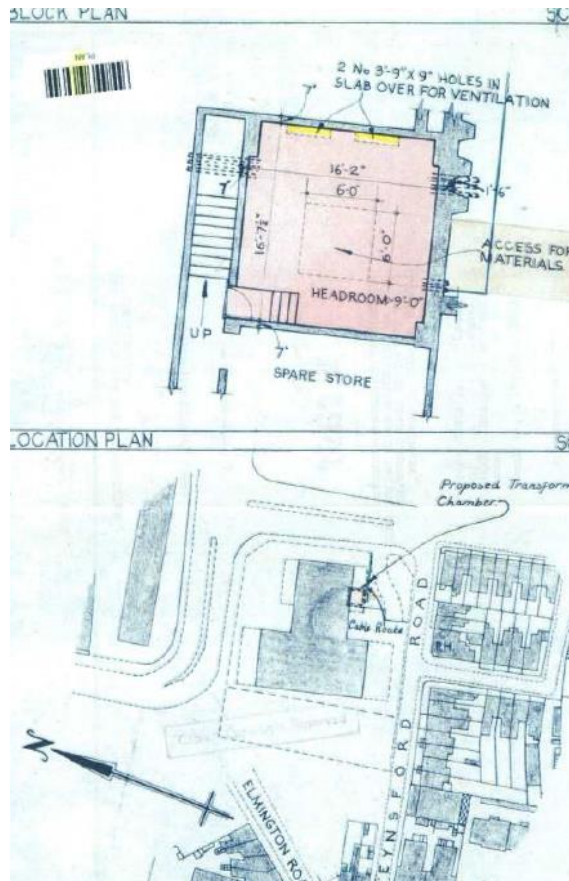
The Property is vested in the Secretary of State for Communities and Local Government.

We have summarised below the matters which affect the title, and have attached up to date copies of the Land Registry Entries and Plan of the Property at **Annex A**.

2. RIGHTS

2.1. Rights to which Property is subject

- 2.1.1.** The Property is subject to rights reserved in a deed dated 28 March 1968 (the "**1968 Deed**"), reserving a right to light and air and all other easements and quasi easements enjoyed by adjoining property to the north, east and west sides of the Property (the "**Retained Land**"). The 1968 Deed further provides that the "**Council**" (defined in the 1968 Deed as being the owner of the Retained Land) is permitted to build on or alter the buildings on the Retained Land even if such building or alterations obstruct the light or air coming to the Property.
- 2.1.2.** The Property is subject to a substation lease of property shown shaded pink on the plan below (the "**Electricity Premises**"). The lease was dated 5 September 1968 in favour of The London Electricity Board for a term of 60 years from 1 April 1969 (expiring on 31 March 2029).



The key terms of this substation lease are:

2.1.2.1. Rent: Stated as being two pounds, ten shillings per annum

2.1.2.2. Rights:

2.1.2.2.1. of passage through the vent openings shown shaded yellow on the plan below;

2.1.2.2.2. of way on foot over and along the passageway and stairs leading from the ground floor to the Electricity Premises;

2.1.2.2.3. to lay and maintain electric cables and lines and conduits in the locations shown by the green lines on the plan below; and

2.1.2.2.4. of passage with or without plant over the land shown coloured brown on the plan below.

2.1.2.3. In the event that the tenant ceases to use the Electricity Premises as a substation then either party can terminate the lease by giving no less than 3 months' notice.

2.1.2.4. Further, if the landlord proposes to redevelop the Property and these proposals require the removal of the substation then landlord can give the tenant 12 months' notice to terminate the lease. In such circumstances the landlord must allocate an alternative site for the tenant to erect a new substation.

2.2. Rights benefitting the Property

None.

3. COVENANTS

3.1. Covenants binding the Property

None.

3.2. Covenants benefitting the Property

None.

4. SEARCHES

We have carried out a number of searches in respect of the Property and the results are summarised below:

4.1. Local Authority Search

A copy of the local authority search result is attached at **Annex D**.

4.2. Public Footpaths

The local search has revealed that there are no public footpaths within the boundaries of the Property.

4.3. Commons

None of the land comprising the Property is registered as common land or a town or village green.

4.4. Highways

A copy of the highways search is attached at **Annex C**.

4.5. Chancel Repair Search

A copy of the chancel repair search is attached at **Annex B**.

5. GENERAL

5.1. In preparing this Report we have only considered the registered title, the title documents supplied to us and the search results referred to above.

5.2. This Report does not attempt to paraphrase every document or encumbrance to which it refers. It does not, therefore, avoid the necessity of referring, where appropriate, to the original documents.

5.3. We have not inspected the Property, nor have we made any enquiries of any occupiers of the Property or of neighbouring owners or occupiers, and have, to that extent, relied upon information provided to us.

5.4. This Report only addresses legal issues. We do not express any opinion on the structure or condition (including environmental condition) of the Property, or of any physical structures erected on it.

5.5. This Report is intended for the sole use of the Ministry of Justice (or any successor body carrying out the functions of the Ministry of Justice) and in contemplation of the potential future

sale. We accept no responsibility for any reliance placed on it by any other party or by you for other purposes.

- 5.6. This Report may only be provided to any third party on an “information only” basis which is subject at all times to the terms of clause 5.5 above.

MICHELMORES LLP

Dated: 28 July 2016

Annexures:

- A. Land Registry Official Copy Entries and filed plan for Title Number SGL75262.
- B. Chancel Repair Search Result.
- C. Highways Search Result.
- D. Local Authority Search Result.