

Title Number : 247735

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.

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This extract shows information current on 22 DEC 2015 at 14:28:10 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	: 247735
Address of Property	: land on the east side of The Grange, London
Price Stated	: £22,400,000
Registered Owner(s)	: Grange Walk LLP (LLP Regn. No. OC395922) of Cowley Business Park, Cowley, Uxbridge, Middlesex UB8 2AL.
Lender(s)	: Thames Valley Charitable Housing Association Limited Linden Limited Hsbc Bank Plc

Title number 247735

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 22 DEC 2015 at 14:28:10. 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.

SOUTHWARK

- 1 (03.03.1921) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the east side of The Grange, London.
- 2 An Agreement dated 16 April 1953 and made between (1) James Garner & Sons Limited and (2) Barrow Hepburn & Gale Limited relating to the erection of a party wall and rights of light.
NOTE: Copy filed under 76338.
- 3 There are appurtenant to the land in this title the exceptions and reservations contained in a Transfer of land adjoining the eastern boundary of the land in this title dated 8 May 1968 made between (1) The Mayor Aldermen and Burgesses of the London Borough of Southwark and (2) Stevens Bakeries Limited.
NOTE: Original filed under SGL63692.
- 4 (08.01.2015) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 5 (27.09.2007) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 6 (27.09.2007) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered TGL297907 in green on the title plan and other land dated 13 July 2007 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Oceanrange Limited and Green Park (Larnaca Works) Limited.
NOTE: Copy filed under TGL297907.

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 (10.12.2014) PROPRIETOR: Grange Walk LLP (LLP Regn. No. OC395922) of Cowley Business Park, Cowley, Uxbridge, Middlesex UB8 2AL.
- 2 (10.12.2014) The price stated to have been paid on 18 November 2014 was £22,400,000.
- 3 (10.12.2014) RESTRICTION: No disposition of the registered estate (other than a charge) 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 certificate signed by the Mayor & Burgesses of the London Borough of Southwark of 160 Tooley Street, London, SE1 2QH or their conveyancer or

B: Proprietorship Register continued

the conveyancer to the registered proprietor Grange Walk LLP that the provisions of paragraph 2.2 of Schedule 1 of an Agreement dated 20 December 2013 made between (1) The Mayor and Burgesses of the London Borough of Southwark (2) Linden Limited and (3) Galliford Try Plc as varied by two Deeds of Variation dated 10 November 2014 have been complied with or that they do not apply to the disposition.

- 4 (10.12.2014) ENTRY CANCELLED on 30 November 2015.
- 5 (10.12.2014) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 6 (10.12.2014) 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 18 November 2014 in favour of Linden Limited referred to in the Charges Register or their Conveyancer.
- 7 (10.12.2014) 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 18 November 2014 in favour of Thames Valley Charitable Housing Association Limited referred to in the Charges Register or their conveyancer.
- 8 (20.01.2015) 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 24 December 2014 in favour of Hsbc Bank Plc referred to in the Charges Register.

C: Charges Register

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

- 1 A Deed dated 11 July 1960 and made between (1) Barrow Hepburn & Gale Limited and (2) The Mayor Aldermen and Councillors of the Borough of Bermondsey relates to the extinguishment of rights in respect of a watercourse or pipe line.

NOTE: Copy filed.

- 2 (11.07.2011) The land is subject to the rights granted by a Deed dated 15 February 2011 made between (1) The Mayor and Burgesses of the London Borough of Southwark (2) Findon Urban Lofts (AAA) Limited and Findon Urban Lofts (LW) Limited and (3) London Power Networks Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under TGL297907.

- 3 (17.01.2014) UNILATERAL NOTICE in respect of an Agreement for Sale dated 20 December 2013 between The Mayor and Burgesses of the London Borough of Southwark (1) and Linden Limited (2) and Galliford Try Plc.
- 4 (17.01.2014) BENEFICIARY: Linden Limited (Co. Regn. No. 01108676) of Cowley Business Park, Cowley, Uxbridge, Middlesex UB8 2AL.
- 5 (13.10.2014) An Agreement dated 6 October 2014 made between (1) The Mayor And Burgesses Of The London Borough Of Southwark and (2) Linden Limited pursuant to section 106 of the Town and Country Planning Act 1990 contains provisions relating to the development of the land in this title.

NOTE: Copy filed.

- 6 (10.12.2014) An Agreement dated 6 October 2014 made between (1) The Mayor And Burgesses Of The London Borough Of Southwark and (2) Linden

C: Charges Register continued

Limited as varied by a Supplemental Deed dated 18 November 2014 made between (1) The Mayor And Burgesses Of The London Borough Of Southwark and (2) Grange Walk Llp pursuant to section 106 of the Town and Country Planning Act 1990 contains provisions and covenants relating to the development of the land in this title.

NOTE:-Copies of the Deeds are filed.

7 (10.12.2014) REGISTERED CHARGE dated 18 November 2014.

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

8 (10.12.2014) Proprietor: LINDEN LIMITED (Co. Regn. No. 01108676) of Cowley Business Park, Cowley, Uxbridge, Middlesex UB8 2AL.

9 (10.12.2014) REGISTERED CHARGE dated 18 November 2014.

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

10 (10.12.2014) Proprietor: THAMES VALLEY CHARITABLE HOUSING ASSOCIATION LIMITED (Industrial and Provident Society No. IP25301R) of Premier House, 52 London Road, Twickenham TW1 3RP.

11 (10.12.2014) A Deed dated 18 November 2014 made between (1) Linden Limited (2) Thames Valley Charitable Housing Association Limited and (3) Grange Walk LLP relates to priorities as between the Charges dated 18 November 2014 by Linden Limited and 18 November 2014 by Thames Valley Charitable Housing Association Limited referred to above as therein mentioned.

12 (08.01.2015) The land in this title is subject to the exclusive use of the basement parking spaces tinted yellow on the title plan referred to in a Lease of Plots 19 to 25, 47 to 52, 76 to 81, 105 to 109, 129 to 133, 153 to 157 dated 28 November 2014 made between (1) Grange Walk Llp (2) Wandle Housing Association Limited and (3) Pentland Estate Management Limited.

13 (08.01.2015) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

NOTE: Each lease is referenced by edging and numbering in blue on the title plan unless otherwise stated in the schedule of leases.

14 (20.01.2015) REGISTERED CHARGE contained in a Debenture dated 24 December 2014.

15 (20.01.2015) Proprietor: HSBC BANK PLC (Co. Regn. No. 14259) of 8 Canada Square, London E14 5EQ.

16 (20.01.2015) The proprietor of the Charge dated 24 December 2014 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.

17 (20.01.2015) A Deed dated 24 December 2014 made between (1) HSBC Bank Plc (2) Linden Limited and Thames Valley Charitable Housing Association Limited and (3) Grange Walk Llp relates to priorities as between the Charges dated 24 December 2014 in favour of HSBC Bank Plc and 18 November 2014 in favour of Linden Limited and 18 November 2014 in favour of Thames Valley Charitable Housing Association Limited referred to above and also as to Grange Walk LLP (Debtor) as therein mentioned.

Schedule of notices of leases

1	08.01.2015 1 (part of) and 4 (part of)	Plots 19 to 25 (ground floor), 47 to 52 (first floor), 76 to 81(second floor), 105 to 109 (third floor), 129 to 133 (fourth floor), 153 to 157 (fifth floor) and adjoining parts	28.11.2014 125 years from 28/11/2014	TGL415090
2	08.01.2015	Plot 9 The Grange (Ground	28.11.2014	TGL415092

Schedule of notices of leases continued

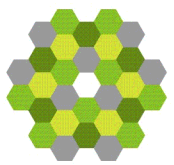
	3 (part of)	Floor)		125 years from 28.11.2014	
3	08.01.2015 3 (part of)	Plot 12 The Grange (Ground Floor)		28.11.2014 125 years from 28.11.2014	TGL415093
4	08.01.2015 2 (part of) and 5 (part of)	Plot 14 The Grange (Ground Floor)		28.11.2014 125 years from 28.11.2014	TGL415097
5	12.01.2015 2 (part of)	Plot 15 The Grange (Ground Floor)		28.11.2014 125 years from 28.11.2014	TGL415341
6	12.01.2015 2 (part of)	Plot 16 The Grange (Ground Floor)		28.11.2014 125 years from 28.11.2014	TGL415343
7	12.01.2015 2 (part of)	Plot 17 The Grange (Ground Floor)		28.11.2014 125 years from 28.11.2014	TGL415348
8	12.01.2015 2 (part of)	Plot 18 The Grange (Ground Floor)		28.11.2014 125 years from 28.11.2014	TGL415350
9	12.01.2015 2 (part of) and 5 (part of)	Plot 40 The Grange (First Floor)		28.11.2014 125 years from 28.11.2014	TGL415352
10	12.01.2015 2 (part of)	Plot 41 The Grange (First Floor)		28.11.2014 125 years from 28.11.2014	TGL415353
11	13.01.2015 2 (part of)	Plot 42 The Grange (First Floor)		28.11.2014 125 years from 28.11.2014	TGL415381
12	13.01.2015 2 (part of)	Plot 43 The Grange (First Floor)		28.11.2014 125 years from 28.11.2014	TGL415383
13	13.01.2015 2 (part of)	Plot 44 The Grange (First Floor)		28.11.2014 125 years from 28.11.2014	TGL415384
14	13.01.2015 2 (part of) and 5 (part of)	Plot 69 The Grange (Second Floor)		28.11.2014 125 years from 28.11.2014	TGL415385
15	13.01.2015 2 (part of)	Plot 70 The Grange (Second Floor)		28.11.2014 125 years from 28.11.2014	TGL415392
16	13.01.2015 2 (part of)	Plot 72 The Grange (Second Floor)		28.11.2014 125 years from 28.11.2014	TGL415394
17	13.01.2015 2 (part of)	Plot 73 The Grange (Second Floor)		28.11.2014 125 years from 28.11.2014	TGL415399
18	13.01.2015 2 (part of)	Plot 74 The Grange (Second Floor)		28.11.2014 125 years from 28.11.2014	TGL415401
19	13.01.2015 2 (part of) and 5 (part of)	Plot 75 The Grange (Second Floor)		28.11.2014 125 years from 28.11.2014	TGL415403
20	13.01.2015 2 (part of)	Plot 98 The Grange (Third Floor)		28.11.2014 125 years from	TGL415404

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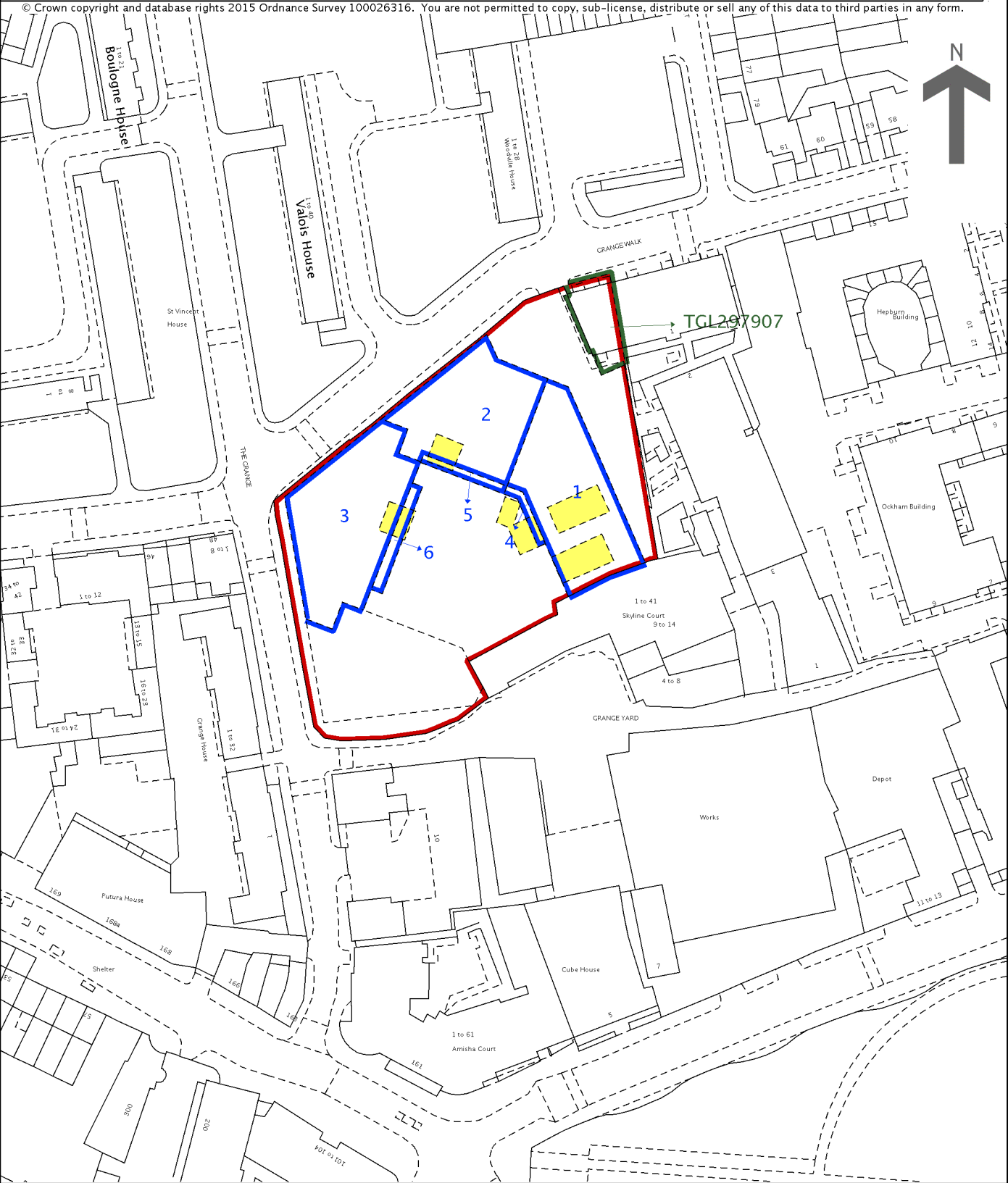
Schedule of notices of leases continued

	and 5 (part of)		28.11.2014	
21	13.01.2015 2 (part of)	Plot 99 The Grange (Third Floor)	28.11.2014 125 years from 28.11.2014	TGL415406
22	13.01.2015 2 (part of)	Plot 101 The Grange (Third Floor)	28.11.2014 125 years from 28.11.2014	TGL415410
23	13.01.2015 2 (part of)	Plot 102 The Grange (Third Floor)	28.11.2014 125 years from 28.11.2014	TGL415411

End of register



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