

Title Number : TGL391398

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 9 MAR 2016 at 15:08:09 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	: TGL391398
Address of Property	: Land on the north side of Peckham High Street, London
Price Stated	: £7,050,712
Registered Owner(s)	: Notting Hill Home Ownership Limited (Industrial and Provident Society No. IP23066R) of Bruce Kenrick House, 2 Killick Street, London N1 9FL.
Lender(s)	: Notting Hill Housing Trust

Title number TGL391398

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 9 MAR 2016 at 15:08:09. 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 (08.01.2014) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the north side of Peckham High Street, London.
- 2 (08.01.2014) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 3 December 2013
Term : 250 years from 3 December 2013
Parties : (1) The Mayor And Burgesses Of The London Borough Of Southwark
(2) Notting Hill Home Ownership Limited
- 3 (08.01.2014) The Lease prohibits or restricts alienation.
- 4 (08.01.2014) 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.
- 5 (08.01.2014) The parts of the land affected thereby have the benefit of and are subject to rights contained in various Transfers of land lying to the north of the land in this title which were made pursuant to Part V of the Housing Act 1985 and therefore took effect with the benefit of and subject to the easements and other rights prescribed by paragraph 2 of Schedule 6 of that Act.
- 6 (08.01.2014) The landlord's title is registered.

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 (08.01.2014) PROPRIETOR: Notting Hill Home Ownership Limited (Industrial and Provident Society No. IP23066R) of Bruce Kenrick House, 2 Killick Street, London N1 9FL.
- 2 (08.01.2014) The price, other than rents, stated to have been paid on the grant of the lease was £7,050,712.
- 3 (08.01.2014) 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 certificate signed by The London Borough of Southwark of 160 Tooley Street, London N1 9FL or their conveyancers that either the terms of paragraph 2.2 of Schedule 1 of an Agreement dated 21 December 2011 made between The Mayor and

B: Proprietorship Register continued

Burgesses of the London Borough of Southwark (1) and Notting Hill Home Ownership Limited (2) have been complied with or that they do not apply to the disposition.

- 4 (07.03.2014) 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 5 February 2014 in favour of Notting Hill Housing Trust referred to in the Charges Register or their conveyancer or, if appropriate, signed on such proprietor's behalf by its secretary or conveyancer or one of its directors.

C: Charges Register

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

- 1 (08.01.2014) A Transfer of the freehold estate of the land tinted pink on the title plan and other land dated 13 February 1958 made between (1) Watney Combe Reid and Company Limited and (2) The Mayor Alderman and Councillors of the Metropolitan Borough of Camberwell contains the following covenants:-

THE Council for itself and its successors in title and assigns so as to bind the property hereby transferred and all and every part thereof into whosoever hands the same may come and to be and enure for the benefit of the Vendor's neighbouring properties known as the "Beehive" Public House 122 Meeting House Lane the "Marlborough Head" Public House 74 Marmont Road and the "Clayton Arms" Public House 1, 3 and 5 Clayton Road and the land held therewith and all and every part or parts thereof hereby covenants with the Vendor and its successors in title and assigns not to use the land hereby transferred or any part thereof or any buildings erected or to be erected thereon for the trade or business of a wholesale and/or retail seller of beer wine spirits or intoxicating liquors and not to permit the said land or any part thereof nor any building erected or to be erected thereon to be used as a club where intoxicating liquors shall be sold supplied or consumed or for the display of advertisements of beers wines spirits or intoxicating liquors other than advertisements of those brewed by the Vendor.

- 2 (08.01.2014) A Transfer of the freehold estate of the land tinted blue on the title plan and other land dated 11 July 1958 made between (1) Watney Mann Limited and (2) The Mayor Alderman and Councillors of the Metropolitan Borough of Camberwell contains covenants identical with those contained in the Transfer dated 13 February 1958 referred to above.
- 3 (08.01.2014) A Transfer of the freehold estate of the land tinted brown on the title plan dated 1 January 1960 made between (1) Charrington and Company Limited and (2) The Mayor Alderman and Councillors of the Metropolitan Borough of Camberwell contains covenants identical with those contained in the Transfer dated 13 February 1958 referred to above.
- 4 (08.01.2014) A Transfer of the freehold estate of the land tinted yellow on the title plan and other land dated 16 January 1960 made between (1) Watney Mann Limited and (2) The Mayor Alderman and Councillors of the Metropolitan Borough of Camberwell contains covenants identical with those contained in the Transfer dated 13 February 1958 referred to above.
- 5 (08.01.2014) 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.

- 6 (08.01.2014) The parts of the land affected thereby are subject to the rights granted by a Lease dated 3 July 1961 referred to in the schedule of leases hereto.

C: Charges Register continued

NOTE: Copy lease filed under TGL287700.

- 7 (08.01.2014) The parts of the land affected thereby are subject to the rights granted by a Lease dated 3 July 1961 referred to in the schedule of leases hereto.

NOTE: Copy lease filed under TGL287713.

- 8 (08.01.2014) An Agreement dated 29 July 2013 made between (1) The Mayor And Burgesses Of The London Borough Of Southwark and (2) Notting Hill Home Ownership 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 under TGL334569.

- 9 (08.01.2014) UNILATERAL NOTICE in respect of an Agreement for Lease dated 21 December 2011 made between (1) The Mayor and Burgesses of the London Borough of Southwark and (2) Notting Hill Home Ownership Limited.

- 10 (08.01.2014) BENEFICIARY: Notting Hill Home Ownership Limited of Bruce Kenrick House, 2 Killick Street, London, N1 9FL.

- 11 (07.03.2014) REGISTERED CHARGE dated 5 February 2014.

- 12 (07.03.2014) Proprietor: NOTTING HILL HOUSING TRUST (Industrial and Provident Society No. IP16558R) of Bruce Kenrick House, 2 Killick Street, London N1 9FL.

- 13 (07.03.2014) The proprietor of the Charge dated 5 February 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.

Schedule of notices of leases

- | | | | | |
|---|------------|-----------------------|----------------------------|-----------|
| 1 | 28.02.2007 | a transformer chamber | 03.07.1961 | TGL287700 |
| | 2 | | 60 years from
29.9.1961 | |

NOTE: See entry in the charges register relating to the rights granted by this lease.

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|---|------------|-----------------------|----------------------------|-----------|
| 2 | 28.02.2007 | a transformer chamber | 03.07.1961 | TGL287713 |
| | 1 | | 60 years from
29.9.1961 | |

NOTE: See entry in the charges register relating to the rights granted by this lease.

End of register