

Title Number : AGL133538

This title is dealt with by Land Registry, Wales 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 12 FEB 2017 at 21:43:41 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	: AGL133538
Address of Property	: Land on the north west side of Cricklewood Lane and on the north east side of Cricklewood Broadway, London
Price Stated	: Not Available
Registered Owner(s)	: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF BARNET of Town Hall, The Borroughs, Hendon, London NW4 4BG.
Lender(s)	: None

## Title number AGL133538

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 12 FEB 2017 at 21:43:41. 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.

### BARNET

- 1 (28.09.2004) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the north west side of Cricklewood Lane and on the north east side of Cricklewood Broadway, London.
- 2 (28.09.2004) 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.
- 3 (28.09.2004) The Transfer dated 30 January 1987 referred to in the Charges Register contains the following provision:-

There are not included in this Transfer:-

(i) any mines or minerals under the property or any right of support from any mines or minerals whatsoever.

(ii) any easement or right of light air or support or other easement or right which would restrict or interfere with the free use by the Board or any person deriving title under them or neighbouring land of the Board (whether) intended to be retained or to be sold by them.

- 4 (28.09.2004) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Deed of Exchange of the land edged and numbered NGL641475 in green on the filed plan dated 22 June 1989 made between (1) Charterhall Properties (Cricklewood) Limited (Developer) and (2) Agra Limited (Company):-

EXCEPT AND RESERVED as set out in Part I of the Schedule hereto and TOGETHER WITH the rights set out in Part III of the Schedule hereto and subject to the rights set out in part IV of the Schedule hereto

THE FIRST SCHEDULE before referred to

### Part I

Matters excepted and reserved from the Blue Land

Subject to the provisions of Clause (a) of Part III of the Schedule hereto

1. There are not included:-

(a) Any mines or minerals under the land or any right of support from any mines or minerals whatsoever

(b) Any easement or right of light air or other easement or right which would restrict or interfere with the free use by the Developer and/or The British Railways Board or any person deriving title under them for building or any other purpose of any adjoining or neighbouring land of the Developer and/or the British Railways Board (whether intended to be retained or to be sold by them)

## A: Property Register continued

2. There shall be further excepted and reserved unto the Developer and the British Railways Board:-

(a) The right at any time to erect or suffer to be erected any building or other erection now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the land PROVIDED THAT the Company shall not be unreasonably prevented thereby from using the Blue Land for the purposes of shops and the use of the access road and SUBJECT THERETO any access of light and air over the adjoining land of the Developer and/or the British Railways Board shall be deemed to be enjoyed by the Licence or Consent of the Developer and of the British Railways Board and not as of right

(b) The right to have maintain repair cleanse use reconstruct alter and remove any drains pipes wires cables and works on over or under the land now used solely for the benefit of the adjoining property of the Developer and/or the British Railways Board

(c) Full right and liberty for the Developer and the British Railways Board and their successors in title with or without workmen and equipment at all reasonable times to enter upon the land for the purpose of maintaining repairing renewing reinstating altering or amending any fences walls railway banks abutment or retaining walls bridges and other works of the Developer and/or the British Railways Board on their adjoining or neighbouring land.

The Developer and/or the British Railways Board making good any damage occasioned to the land by the exercise of the rights of entry reserved by paragraph (b) and (c) of this sub clause

### PART 111

#### Rights Granted to the Company

(a) the right of support for the Blue Land from all adjoining property of the Developer

(b) the right of the passage of water gas and electricity from the existing drains pipes wires and cables passing in through or under the Blue Land from all adjoining property of the Developer

NOTE: The Blue land referred to is the land edged and numbered NGL641475 in green on the filed plan.

5 (28.09.2004) The Transfer dated 15 September 2004 referred to in the Charges Register contains provisions as therein mentioned.

6 (28.09.2004) The land edged brown on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.

## 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 (28.09.2004) PROPRIETOR: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF BARNET of Town Hall, The Borroughs, Hendon, London NW4 4BG.

2 (28.09.2004) The Transfer of the land edged and numbered NGL705149 in green on the title plan contains Vendors Personal Covenants.

NOTE: Copy filed under NGL705149.

## B: Proprietorship Register continued

- 3 (14.01.2016) 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 completed by registration without a certificate signed by the conveyancer for the registered proprietor that the provisions of clause 4.1 of a Deed of Restrictive Covenant dated 4 June 2015 made between (1) The London Borough of Barnet (2) Kleinwort Benson (Channel Islands) Corporate Services Limited (3) Kleinwort Benson (Jersey) Trustees Limited and (4) Hammerson (Brent Cross) Limited have been complied with or that they do not apply to the disposition.
- 4 (14.10.2016) 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 completed by registration without a certificate signed by the conveyancer for the registered proprietor that the provisions of clause 4.1 of the Deed of Restrictive Covenant dated 4 June 2015 and made between (1) the London Borough of Barnet (2) Kleinwort Benson (Channel Islands) Corporate Services Limited (3) Kleinwort Benson (Jersey) Trustees Limited and (4) Hammerson (Brent Cross) Limited as varied by a Deed of Variation dated 13 September 2016 and made between (1) the London Borough of Barnet (2) JTC Fund Solutions (Jersey) Limited (3) Kleinwort Benson (Jersey) Trustees Limited (4) Standard Life Investments Brent Cross Limited Partnership and (5) Hammerson (Brent Cross) Limited have been complied with or that the provisions do not apply to the disposition.

## C: Charges Register

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

- 1 (28.09.2004) The roadway included in the title is subject to rights of way.
- 2 (28.09.2004) Part of the land is subject to the right to maintain an aqueduct with ancillary rights in connection thereto contained in a Deed dated 17 January 1900 made between (1) The Midland Railway Company and (2) The Governor and Company of The New River.

*NOTE: Copy filed under NGL642890.*

- 3 (28.09.2004) The land is subject to the rights contained in a Deed dated 3 April 1962 made between (1) The British Transport Commission and (2) Metropolitan Water Board.

*NOTE: Copy filed under NGL627424.*

- 4 (28.09.2004) A Transfer of the land in this title dated 30 January 1987 made between (1) British Railways Board (the Board) and (2) Charterhall Properties (Cricklewood) Limited (Transferees) contains the following covenants:-

THE Transferee HEREBY COVENANTS with the Board for the benefit and protection of such part of the adjoining or neighbouring property of the Board as is capable of being benefited or protected and with intent to bind so far as legally may be the Transferee and its successors in title owners for the time being of the said land or any part thereof in whosoever hands the same may come to observe and perform the restrictive covenants specified in the Third Schedule hereto.

### THE THIRD SCHEDULE

Not at any time:-

(a) without previously submitting detailed plans drawings and specifications thereof to the Engineer and obtaining his written approval thereto and

(b) without complying with such conditions as to the construction of

## C: Charges Register continued

foundations the making of alterations to the ground level of the property or otherwise as the Engineer shall deem it necessary to impose to safeguard and protect the Board's adjoining railway

to demolish erect or alter any building or structures or to execute any works on any part of the property within a distance of Thirty (3) metres of the Board's track-side boundary nor to execute any works of construction upon the property or any part thereof other than with the prior written approval of the Engineer of all plans and specifications relating to such construction works which shall be undertaken under the supervision of the Engineer if so required by the Engineer if so required by the Engineer.

- 5 (28.09.2004) The land is subject to the following rights reserved by the Transfer dated 30 January 1987 referred to above:-

There is excepted and reserved unto the Board out of this Transfer:-

(i) the right of access at all times for the Board and persons authorised by the Board to pass and re-pass with or without articulated vehicles over the existing access roads situate upon the property or such alternative routes as may be required by the Regional Civil Engineer of the London Midland Region of the Board (hereinafter called "the Engineer") between Cricklewood Broadway and the point marked "X" on the said plan to enable the Board and persons authorised by the Board to obtain access to and egress from the Board's railway

(ii) the right at any time to erect or suffer to be erected any building or other erections and to alter any building or other erection now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property and any access of light and air over the adjoining land of the Board shall be deemed to be enjoyed by the licence or consent of the Board and not as of right

(iii) the right of support from the property for all adjoining property of the Board

(iv) the right to have maintain repair cleanse use reconstruct alter and remove any drains pipes wires cables and works on over or under the property now used for the benefit of the adjoining property of the Board

(v) full right and liberty for the Board and their successors in title with or without workmen and equipment at all reasonable times to enter upon the property for the purpose of maintaining repairing renewing reinstating altering or amending any fences walls railways banks abutment or retaining walls bridges and other works of the Board on their adjoining or neighbouring land

the Board making good any damage occasioned to the said land by the exercise of the rights of entry reserved by paragraphs (v) and (vi) above.

- 6 (28.09.2004) A Transfer dated 15 September 2004 made between (1) The Queen's Most Excellent Majesty (2) The Crown Estate Commissioners and (3) The Mayor and Burgesses of the London Borough of Barnet contains covenants.

*NOTE: Copy filed.*

- 7 (28.09.2004) 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.

## Schedule of notices of leases

1	25.09.1992	land at Broadway Retail	19.08.1992	NGL700450
	edged mauve	Park	99 years from	
			29.9.1991	

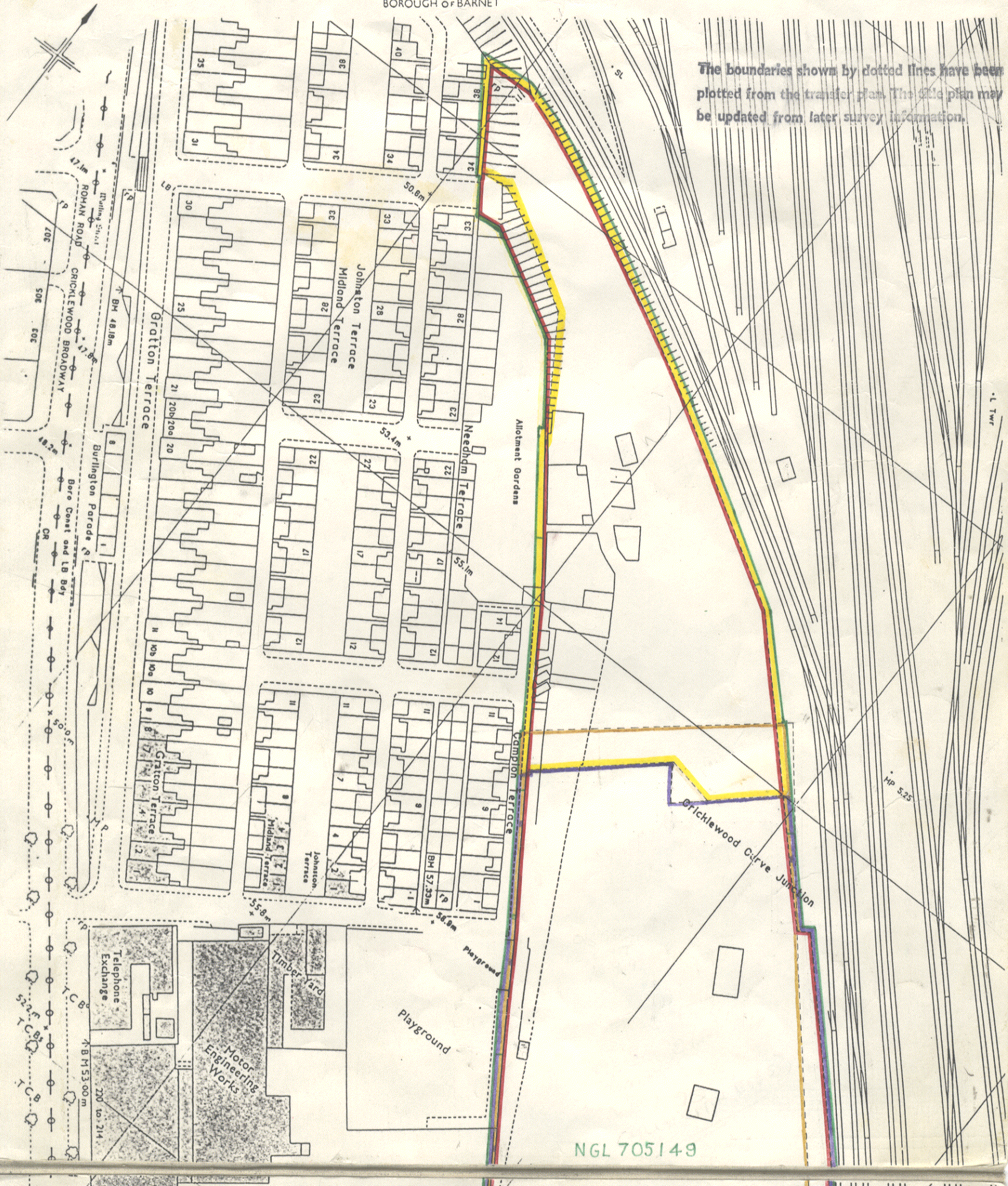
Title number AGL133538

End of register



H.M. LAND REGISTRY		TITLE NUMBER	
		NGL589061	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	GREATER LONDON		TQ2386
Scale 1:1250		SECTION	
		G.V. EXTRACT	
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BOROUGH OF BARNET



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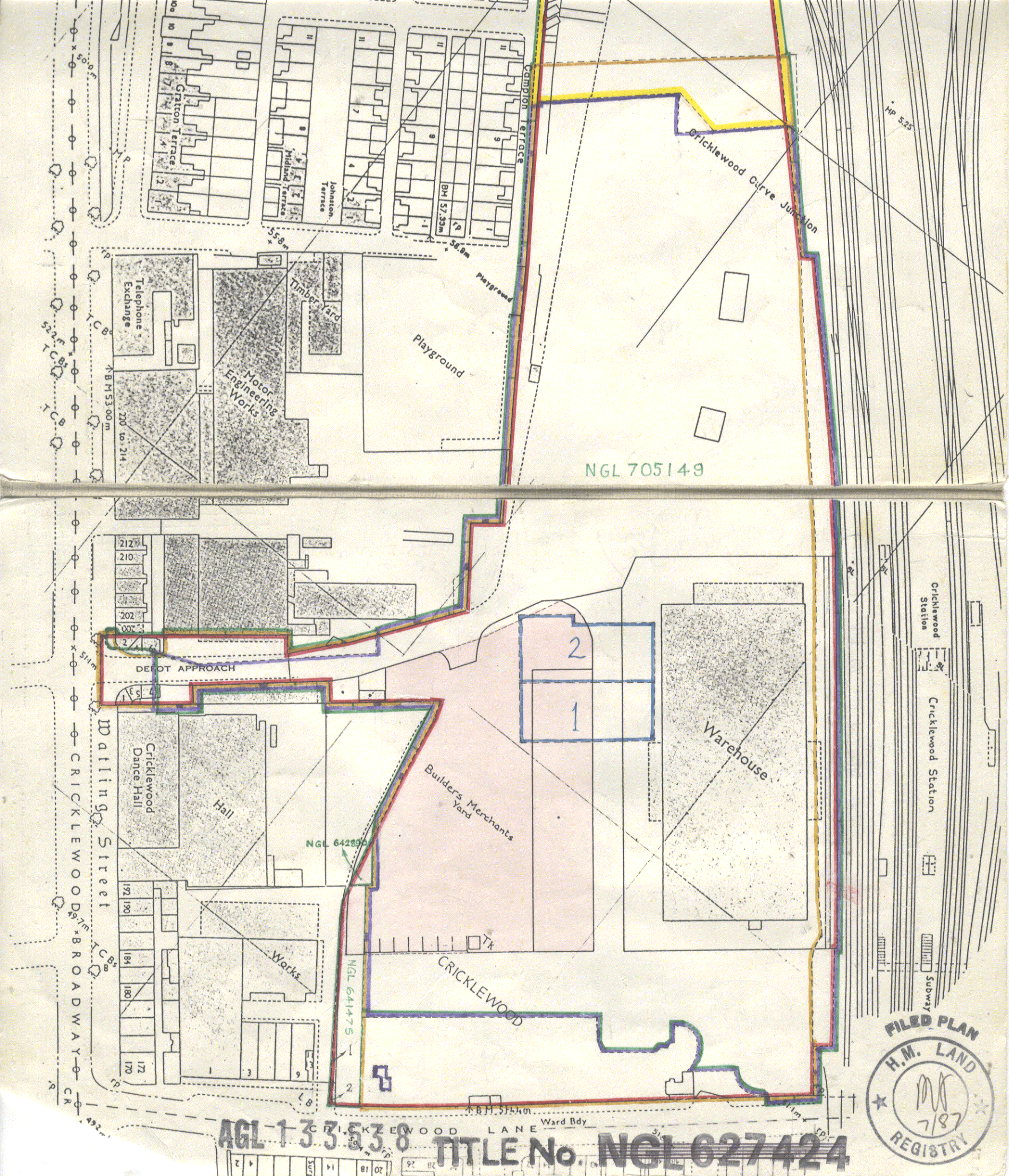
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