

Title Number : AGL94505

This title is dealt with by HM 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.

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 27 AUG 2021 at 11:39:04 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: AGL94505
Address of Property	: Apthorp Lodge, Brunswick Park Road, London (N11 1HA)
Price Stated	: £2,850,000
Registered Owner(s)	: CATALYST HOUSING LIMITED (Industrial and Provident Society No. IP16561R) of Ealing Gateway, 26-30 Uxbridge Road, London W5 2AU.
Lender(s)	: None

Title number AGL94505

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 27 AUG 2021 at 11:39:04. This copy does not take account of any application made after that time even if still pending in HM 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 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Apthorp Lodge, Brunswick Park Road, London (N11 1HA).

2 (18.09.2001) The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Transfer dated 2 April 2001 made between (1) The Mayor and Burgesses of the London Borough of Barnet (Transferor) and (2) Barnet Community Homes Limited (Transferee) :-

Rights granted for the benefit of the Property

13.1 A right for the Transferee and its successors in title to the Property to run water surface drainage soil gas electricity telecommunications and other services through any sewers drains watercourses pipes cables wires or other channels or conductors (hereinafter together called "the Conduits") which now or may at any time during the period of 80 years from the date hereof (which shall be the perpetuity period applicable to this transfer) be in under or over the Transferor's adjoining land in Registered Title No MX389449 ("the Retained Land) with power at all times on giving to the owner for the time being of the Retained Land reasonable notice (except in the case of emergency when no notice shall be required) to enter on to so much as shall be reasonably necessary of the Retained Land so far as is reasonably practicable for the purpose of repairing renewing maintaining inspecting replacing and cleansing the Conduits and laying any further conduits (as above defined) in under or over any adjoining land vested in the Transferee or otherwise for the purpose of obtaining any such service as mentioned above PROVIDED THAT the rights contained in this paragraph are at all times SUBJECT TO the persons exercising those rights making good all damage caused to the Retained Land to the reasonable satisfaction of the owner for the time being of the property affected.

13.2 A right of way at all times in common with all others entitled to the like right to and from the Property on foot or with vehicles respectively over and along the road and footpaths on the Retained Land to gain access to and egress from the Property.

13.3 All necessary rights over the Retained Land in respect of eaves gutters rain water pipes and other structures (if any) belonging to the building erected from time to time on the Property which overhang the Retained Land and ancillary structures (if any) which extend beyond the boundaries of the Property.

PROVIDED THAT the rights contained in this paragraph are at all times SUBJECT TO the persons exercising those rights making good all damage caused to the Retained Land to the reasonable satisfaction of the owner for the time being of the property affected.

Rights reserved for the benefit of other land

13.4 The Property is transferred subject to the following exceptions and reservations for the benefit of the Retained Land

13.4.1 A right for the Transferor and its successors in title to the

A: Property Register continued

Retained Land to run water surface drainage soil gas electricity telecommunications and other services through any Conduits which now are or may at any time during the perpetuity period be in under or over the Property with power at all times on giving to the owner for the time being of the Property reasonable notice (except in the case of emergency when no notice shall be required) to enter on to so much as shall be reasonably necessary of the Property for the purpose of repairing renewing maintaining inspecting replacing and cleansing the Conduits and laying any further conduits and apparatus in order to connect into the Conduits for the purpose of obtaining any such service as mentioned above PROVIDED THAT the rights contained in this paragraph are at all times SUBJECT TO the persons exercising those rights making good all damage caused to the Property to the reasonable satisfaction of the owner for the time being of the property affected.

13.4.2 Any rights of light or air which would prejudicially affect the user by the Transferor and its successors in title to the Retained Land for any purpose are hereby expressly excepted from the effect of this transfer and it is hereby declared that any enjoyment of light or air had by the Transferee or its successors in title to the Property on or over the Retained Land shall be deemed to be had by the consent (hereby given) of the Transferor.

13.4.3 All necessary rights over the Property in respect of eaves gutters water pipes and other structures (if any) belonging to the building erected from time to time on the Property which overhang the Property and ancillary structures (if any) which extend beyond the boundaries of the Retained Land.

- 3 (11.11.2004) 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. The property description has been altered to reflect the land remaining in the title.
- 4 (11.11.2004) 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 AGL135465 in green on the title plan dated 21 October 2004 made between (1) Barnet Community Homes Limited and (2) Ealing Family Housing Association Limited.

NOTE: Copy filed under AGL135465.

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 (05.03.2013) PROPRIETOR: CATALYST HOUSING LIMITED (Industrial and Provident Society No. IP16561R) of Ealing Gateway, 26-30 Uxbridge Road, London W5 2AU.
- 2 (05.03.2013) The price stated to have been paid on 6 February 2013 was £2,850,000.
- 3 (05.03.2013) A Transfer of the land in this title dated 6 February 2013 made between (1) Barnet Community Homes Limited and (2) Catalyst Housing Limited contains purchaser's personal covenants.

NOTE: Copy filed.

C: Charges Register

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

- 1 (06.01.1993) The land is subject to the following rights granted a

C: Charges Register continued

"1. Full right and liberty for the Company and all persons authorised by it (in common with the Landlord and all persons having the like right) to pass and repass at all times and for all purposes with or without vehicles to and from the Demised Land.

2. Full right and liberty for the Company to lay maintain inspect renew use alter and remove the Conduits where necessary under the Cable Route and upon giving a reasonable period of notice (save in the case of emergency when no notice shall be necessary) to enter thereon and break up the surface of so much of the Retained Land as may be necessary from time to time for the purpose of laying and thereafter as occasion shall require repairing maintaining altering and removing the Conduits the Company making good so far as may be all damage occasioned thereby.

3. Full right and liberty for the Company to open gates and doors outwards over the Retained Land.

4. Full right and liberty for the Company to take in and expel air from and over the Retained Land through ventilators in the walls and doors of the Substation.

5. Full right and liberty for the Company to discharge rainwater from the roof spouts gutters and pipes (if any) of the Substation on the Retained Land or into the surface water drains now or hereafter during the Term to be laid under the Retained Land.

6. Full right and liberty for the Company and all persons authorised by it from time to time to enter on to so much of the Retained Land as may be necessary for the purposes of inspecting maintaining cleansing repairing renewing and replacing the Substation and equipment therein contained the Company causing as little inconvenience as possible in the exercise of such rights and making good any damage occasioned thereby to the reasonable satisfaction of the Landlord.

NOTE: Copy plan filed under AGL115482.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	28.04.2003	Site of an Electricity Sub Station	13.06.2002 99 years from 13.6.2002	AGL115482
	NOTE: See entry in the charges register relating to the rights granted by this lease			
2	05.12.2013	Apthorp Lodge	28.03.2013	AGL298808
	Edged in Brown		From and including 28.03.2013 to and including 29.03.2034	

NOTE 1: During the subsistence of this lease, the lease dated 13 June 2002 referred to above takes effect as an underlease.

NOTE 2: The Lease includes also other land.

End of register