

REPORT ON TITLE

TO: Proplend Security Limited

FROM: Paris Smith LLP

FULL NAME OF BORROWER: Ffynone Developments Limited

COMPANY NUMBER (if appropriate): 10998245

DESCRIPTION OF PROPERTY: Ffynone Nursing Home, Ffynone Road, Swansea SA1 6BT and Cilwendeg, Ffynone Road, Swansea SA1 6BT

IS BORROWER THE SAME AS OWNER? Yes, on completion

FULL NAME OF OWNER IF DIFFERENT (Where property is being transferred state intended owner): N/A

1. **TITLE**

a. We certify that the property is:

Tenure:	Freehold
Title number (if registered) or if not confirm whether it is unregistered and/or subject to first registration:	WA217650 & WA659741
Class of title (if registered):	Title Absolute

b. We certify that the Title to the Property is good and marketable and can be accepted by you as security.

c. We annex hereto a copy of the Title Plans (or in the case of a property that is not registered, a plan) showing the Property edged red.

d. The Property will be registered in the name of the Borrower on completion.

e. We confirm that the only Restrictive Covenants which affect the Property are set out in the attached Schedule.

f. We confirm that the only Adverse interests affecting the Property are referred to in the Schedule.

g. No person other than the Borrower has an equitable or overriding interest in the Property.

h. Proplend Security Limited will obtain a First Legal Charge over the Property.

2. **SEARCHES:** We confirm we hold:-

a. Clear Land Registry Search giving Proplend Security Limited priority beyond the date of completion.

b. Local Land Charges and Local Authority Search no older than four months prior to the date of completion of the charge revealing no Entries which might adversely affect Proplend Security Limited's security.

c. Bankruptcy Search giving Proplend Security Limited priority beyond the date of completion against the Guarantor.

All other appropriate Searches have been carried out and, save as referred to below, reveal no Entries adverse to Proplend Security Limited's security.

3. VALUATION:

We have read the Valuation Survey Report dated 23 January 2017 prepared by Savills and confirm that:-

- i) there are no discrepancies between the report, the title documentation and the results of our searches.
- ii) we are satisfied that Proplend Security Limited will obtain a legal mortgage over the whole of the land shown edged red on the Title Plans

4. PURCHASE CONTRACT:

- i. Purchase Price: £500,000
 - a. Property: £300,000 - Ffynone Nursing Home
£200,000 - Cilwendeg
 - b. Fixtures and Fittings: N/A

5. SECURITY DOCUMENTATION:

The following security documentation has been properly executed and witnessed and is held by ourselves. (Please delete if not applicable).

- a. Legal Charge: The Legal Charge will be dated upon completion.
- b. Debenture: The Debenture will be dated upon completion.
- c. Guarantee: The Guarantee will be dated upon completion.

6. COMPLETION ARRANGEMENTS

We now request you to pay to us the Advance Amount and undertake that if you pay to us the said sum and we shall use the same only to effect the remortgage of the Property by the Borrower.

We confirm we hold an irrevocable undertaking from a firm of solicitors that following completion they will send a completed AP1 in respect of the remortgage of the Property and registration of Proplend Security Limited's Charge, any necessary supporting documentation, and any title documents that are received from the Seller's solicitors.

Our banking details are:

Account Name: Paris Smith LLP Client Account

Account Number: 37559583

Bank: National Westminster Bank plc

Branch: 12 High Street Southampton

Sorting Code No: 56-00-68

Completion date: TBC

SCHEDULE

RESTRICTIVE COVENANTS

(please confirm whether or not the restrictive Covenants are onerous)

There are no restrictive covenants. However it should be noted as follows:

- 1 Minerals rights are excepted from the title of both properties, although there are provisions for compensation in the event of damage caused as a result of mining.
- 2 The title for Ffynone Nursing Home refers to a Deed of Partition which identified that one of the boundary walls is a party wall, and places restrictions on what work can be done to this boundary. Reference to this Deed does not appear on the title for the other part of the Property. We have asked the Borrowers' solicitor to identify the party wall and to confirm if the restrictions are still enforceable, but they have provided no information on this.

ADVERSE INTERESTS

(please confirm whether or not the Adverse Interests are onerous)

- 1 Planning Consent was granted under reference 2015/1938 for the demolition of sections of the existing building to facilitate side extension, link extension and conversion of the existing buildings to provide 24 apartments, construction of a pair of detached two storey coach houses to provide a total of 8 apartments with associated works, landscaping and car park provisions. We understand that the Planning Permission has not yet been implemented and the Conditions remain unsatisfied.
- 2 No EPC has been provided as the Property is derelict and will be redeveloped.
- 3 No Fire Risk Assessments has been provided by the Borrower as the Property is derelict.
- 4 No Asbestos Risk Assessment has been provided as the Property is derelict, but the Borrower has advised that there is no asbestos at the Property.
- 5 The Local Authority Search indicates the following:-
 - 5.1 The Property is within a conservation area and there are some trees affected by a Tree Preservation Order.
 - 5.2 Ffynone Road and Bullins Lane and Hanover Lane are maintained at public expense. No public rights of way cross the Property.
 - 5.3 There are no other enforcement provisions outstanding.
- 6 Drainage & Water Search indicates that the Property is connected to mains water and drainage. There is a public sewer within the Property and therefore any future development over the sewer or mains would need authority and probably a licence from the local authority.
- 7 A Mining Search has been undertaken and indicates that the Coal Authority has not granted and does not currently intend to grant any licences to remove or otherwise work coal using underground methods, however, the search does reveal that there reserves of coal in the area which may be worked in the future.
- 8 It is now standard procedure to undertake environmental desktop searches in transactions of this nature. However please note the limited nature of the search. The search is undertaken by independent search consultants at a limited cost and is compiled by the search consultants on the basis of inspection of documentary records only accessed by means of a "desk top" search. It does not, of course, arise from a physical inspection of the site. Clearly it will not reveal information which is not recorded in public documentation. The search should therefore be regarded as a general guide only. If you have concerns as to possible contamination of the site then you should discuss further with us the need for a more detailed survey (possibly including a site survey). You will understand that we are not qualified to advise on whether or not the search results are acceptable (or the level of risk involved) but we would be happy to discuss any particular queries with you and to consider with you whether further expert advice should be obtained on any matters arising from the search result itself and/or with regard to the site or your proposals generally.

Subject to the comments above we would point out that the report has been certified as "Passed" meaning that in the professional opinion of Groundsure the level of risk associated with the information disclosed in the report:

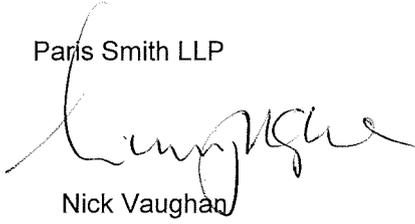
- (a) is unlikely to have an adverse effect on the value of the Property, and
- (b) is not such that the Property would be designated "Contaminated Land" within the meaning of Part IIA of the Environmental Protection Act 1990.

The Report does indicate that there is a moderate flood risk at the Property, however, it does not suggest that this will prevent insurance being obtained. We have raised this with the Borrowers solicitor to see whether or not this was disclosed to the insurers but they have no information.

- 9 This company is providing a third party charge to support the borrowings of The Abertawe Grand Limited. Resolutions from the directors and shareholders confirming that it is in the best interests of the Borrower to provide this financial support will be in place on completion and these will be based on the information that the Borrower is providing and we have not undertaken any further due diligence or investigation in this respect.

Signed by: Paris Smith LLP

Signature:



Name: Nick Vaughan

Position: Senior LLP Partner

authorised to sign for and on behalf of Paris Smith LLP

Date: 9 November 2017

H.M. LAND REGISTRY

TITLE NUMBER

WA217650

ORDNANCE SURVEY
PLAN REFERENCE

SS 6493

SECTION V

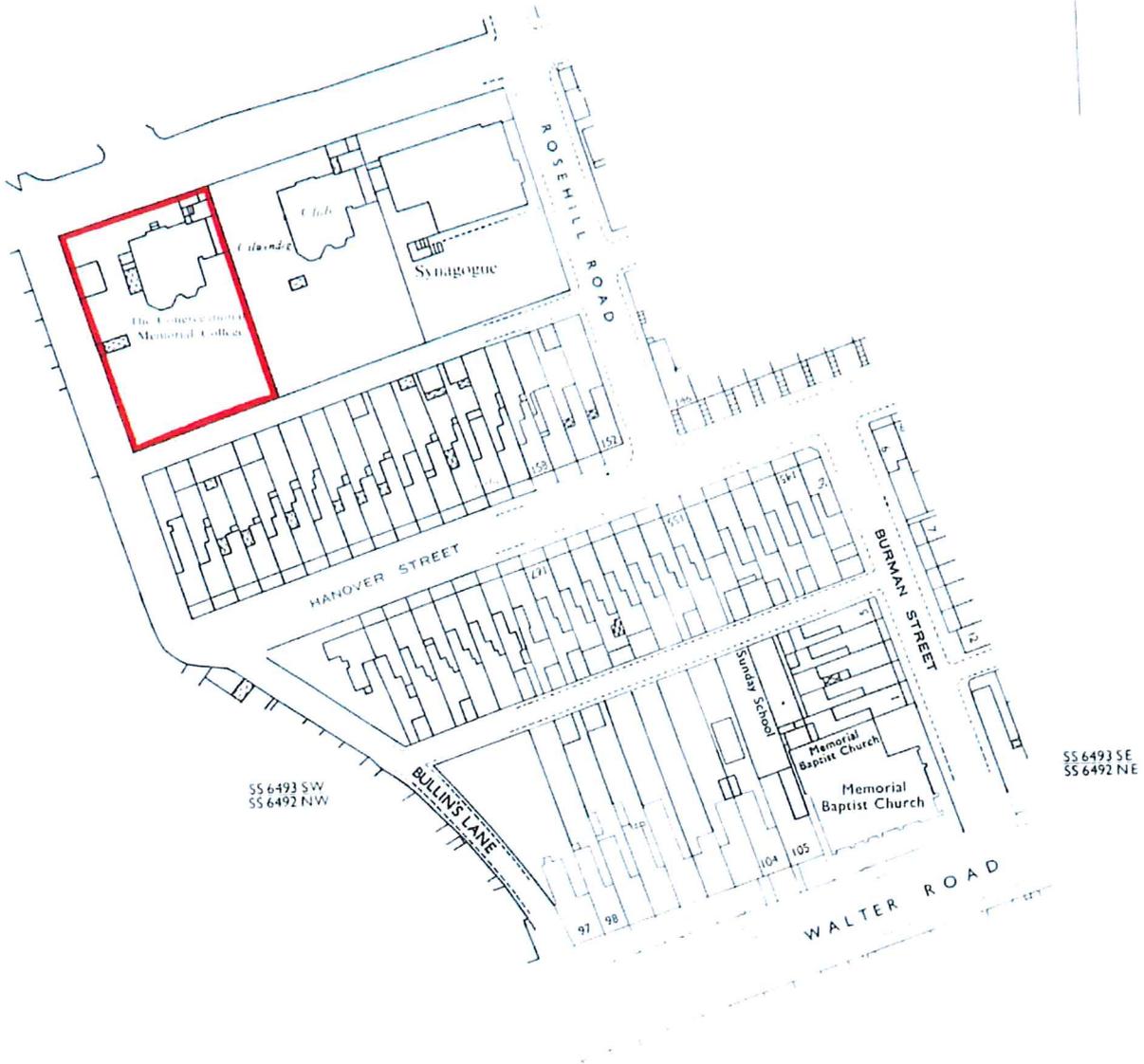
Scale
1:1250

COUNTY ~~WEST GLAMORGAN~~

DISTRICT ~~SWANSEA~~

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ADMINISTRATIVE AREA SWANSEA
ABERTAW



H.M. LAND REGISTRY		TITLE NUMBER	
		WA659741	
ORDNANCE SURVEY PLAN REFERENCE [®]	SS 6493	SECTION V	Scale 1/1250
COUNTY WEST GLAMORGAN		DISTRICT SWANSEA	

ADMINISTRATIVE AREA
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