

**REPORT ON TITLE**



**PURCHASE – SEPARATE REPRESENTATION**

<b>TO</b>	Proplend Security Limited ("the <b>Lender</b> ")
<b>FROM</b>	enact Conveyancing Limited
<b>BORROWER</b>	Richard Paul Berenson
<b>COMPANY NUMBER</b>	N/A
<b>PROPERTY</b>	11 Royal Parade, Dawes Road, London SW6 7RE
<b>IS BORROWER THE SAME AS OWNER?</b>	No the owners are the Sellers being: <ul style="list-style-type: none"> <li>• Maria Major <i>NB: Andrew Major is also added to the Contract and Transfer although he is not named on the Title as the Land Registry will only add up to four names on the title.</i></li> <li>• Rosanna Mary Major</li> <li>• Angela Bernadette Clancy</li> <li>• Christina Dympna Costanzo</li> </ul> ("Sellers")
<b>FULL NAME OF OWNER IF DIFFERENT (Where Property is being transferred state intended owner):</b> Not applicable	Intended Owner: Richard Paul Berenson
<b>Advance Amount</b>	£495,000 – Amount to be released to enact on completion: £474,576.25

**1. TITLE**

a. We certify that the Property is:

<b>Tenure:</b>	Freehold
<b>Title number (if registered) or if not confirm whether it is unregistered and/or subject to first registration:</b>	23961
<b>Class of title (if registered):</b>	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 plan to the title for the Property ("the **Title Plan**") (or in the case of a Property that is not registered, a plan) showing the Property **edged red**. The Title Plan accords with the plan attached to the Valuation.

d. The Property **will be transferred into the name of the Borrower** on completion.

- e. We confirm that the only material **Restrictive Covenants** which affect the Property are set out in the attached Schedule.
- f. We confirm that the only material **Adverse Interests/Rights** 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. The Borrower **will not be** in sole possession of the Property.
- i. The Lender will obtain a **First Legal Charge** over the Property.
- j. The Property has the benefit of the material **Rights Benefitting** referred to in the Schedule as revealed by the title to the Property.

## 2. SEARCHES:

We confirm we hold:-

- a. Clear Land Registry Priority Search giving the Lender 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 Legal Mortgage revealing no Entries which might adversely affect the Lender's security.

***NB: Searches are more than 4 months old, however, you have agreed that Search Validation Insurance can be placed on risk on completion by the Borrower's solicitor. We have been provided with a copy of a draft policy with Countrywide Legal Indemnities which confirms a lending institution as an insured party. The Policy Limit is £800k being the Purchase Price and the Policy Term is for the term of the mortgage. It covers adverse results revealed by updated Local, Water and Coal Mining Searches. ("Search Validation Indemnity").***

- c. Clear Bankruptcy Search(es) giving priority beyond the date of completion against the guarantor and the directors of the Borrower.

All other appropriate searches have been carried out and, save as referred to below, reveal no entries adverse to the Lender's security.

## 3. VALUATION:

We have read the Valuation Survey Report dated 15.04.19 prepared by Levene Chartered Surveyors ("**Valuation**") a copy of which has been supplied by us to the Borrower's conveyancer as authorised by you and confirm that:-

- a. there are no discrepancies between the Valuation, the title documentation and the results of our searches
- b. we are satisfied that the Lender will obtain a legal mortgage over the whole of the land shown edged red on the Title Plan and
- c. we are satisfied that the use confirmed in the Valuation as a **tailors** accords with the planning permissions revealed by such searches being as a **tailors**.

***NB: The valuation reveals that planning permission has been obtained to convert the Property into x3 flats***

- d. a copy of this Report has been sent to the valuer for confirmation that the contents do not have an adverse impact on the Valuation.

## 4. PURCHASE CONTRACT:

- a. Purchase Price: **£800,000**
  - ii. Property: £As above
  - iii. Fixtures and Fittings: £N/A

**5. SECURITY DOCUMENTATION:**

The following security documentation has been properly executed and witnessed (where required).

- a. Legal Mortgage                      To be dated on completion. *NB: The Borrower's conveyancer hold the original and we have been provided with a signed copy.*
- b. Debenture                              N/A
- c. Guarantee                                N/A
- d. Board Resolution                      N/A

**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 we shall use the same only to forward funds to the Borrower's conveyancer to effect the purchase of the Property by the Borrower.

As agreed with the Borrower's conveyancer, we shall deduct our fees and disbursements from the Advance Amount before forwarding the balance to the Borrower's conveyancer to complete the purchase of the Property.

We hold an irrevocable undertaking from the Borrower's conveyancers confirming that following completion they will send a completed AP1 in respect of the Purchase of the Property and registration of the Lender's Legal Mortgage and any necessary supporting documentation, and any title documents that are received from the Borrower's conveyancer will be sent to you as required following completion of registration.

We understand that you require 7 working days notice for release of the Advance Amount to us.

**Our banking details are:**

<b>Account Name</b>	enact Conveyancing Limited
<b>Account Number</b>	57131910
<b>Bank</b>	National Westminster Bank plc
<b>Branch</b>	Leeds City Centre
<b>Sorting Code No</b>	60 60 05
<b>Completion date</b>	14th May 2019 – Funds required to be sent to enact on 13th May 2019 to send to the solicitors on 13th May 2019. We hold an undertaking that they will hold funds to order.

## SCHEDULE

### Background

#### **Estate Agents' Particulars:**

- Purchase of a x4 floor (Inc. basement) terraced building
- Potential to convert back into residential either as a house or flats subject to obtaining planning

#### **Proplend Comments:**

- Vacant x4 storey Victorian terraced building comprising a ground floor retail unit with offices in the upper floors with potential to convert to residential.
- Main tenant to be: The National Solicitors Network Ltd (Directors: Richard Paul Berenson and Robin William Richard). Enact are not required to review the Lease, which we understand will be put into place following completion. We understand from you that this may be a 3 year lease to be contracted out of the 1954 Act.

### RESTRICTIVE COVENANTS/ ADVERSE INTERESTS/RIGHTS

#### **1. Title Matters**

##### **(a) Charges**

None referred to on the title.

##### **(b) Price Paid**

- There is no price stated on the Title for the sum paid by the Sellers for the Property in 2008.
- Valuation: £800,000

*NB: The Borrower's solicitor has confirmed that there are no rights of access or services or maintenance rights required over neighbouring property so far as the Seller's are aware.*

#### **2. Occupational Interests**

None, the Property is being sold with vacant possession, however the Borrower will grant a Lease to The National Solicitors Network Ltd following completion.

#### **3. Contract**

Material Terms:

<b>Date</b>	15.11.18
<b>Sellers</b>	<ul style="list-style-type: none"><li>• Andrew Major – Not on Title</li><li>• Maria Major</li><li>• Rosanna Mary Major</li><li>• Angela Bernadette Clancy</li><li>• Christina Dympna Costanzo</li></ul>
<b>Buyer</b>	Richard Berenson
<b>Property</b>	11 Royal Parade, Dawes Road, London SW6 7RE – Title NO 23961
<b>Completion Date</b>	14.05.19
<b>Purchase Price</b>	£800,000
<b>Deposit Paid</b>	£80,000
<b>Balance due on completion</b>	£720,000

5. Searches

*Searches are more than 4 months old – The Search Validation Indemnity will be placed on risk on completion by the Borrower's solicitor.*

Date	Search	Material Matters Revealed
24.10.18	Local	<p><b><u>Adopted Roads</u></b></p> <p>Dawes Road – Yes</p> <p>Roads Shaded pink – Yes</p>  <p><b><u>Planning Permissions</u></b></p> <p>Conditional Planning Permission dated 14.04.70 single storey extension at the rear for use as a tailors cutting room. Ref: 1970/00218/FUL</p> <p><i>NB: We have been supplied with a copy of the above Conditional Permission for development Ref: TP/239/B11 dated 02.03.1970. - Single storey extension at the rear of 11, Royal Parade, Daws Road for use as a tailor's cutting room addressed to Mr D Major Tailors.</i></p> <p>27/09/1963 Permission for Development Ref: 1963/3306/P The installation of a new shop front at No 11 Royal Parade.</p> <p><i>Please note the Valuation Material Matters below as this reveals a residential planning permission for development of the Property granted in 2019.</i></p> <p><b><u>Building Regulations</u></b></p> <p>None</p> <p><b><u>Community Infrastructure Levy (CIL)</u></b></p> <p>Yes, the Council may charge CIL on developments.</p> <p><b><u>Article 4(1) Direction General Permitted Development Order</u></b></p>

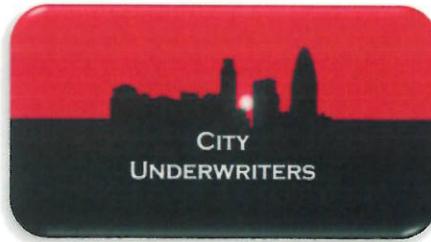
		<p>The Direction applies to the development described in the following classes of the General Permitted Development Order (GPDO) :-</p> <p>The development referred to in Schedule 2 Part 1 Class A to the said Order not being development comprised within any other class that is to say -</p> <p>The enlargement, improvement or other alteration of a dwellinghouse by way of a basement development, lightwells or any other development below the dwellinghouse or its curtilage.</p> <p>The effect of the Direction is that the permission granted by Article 3 of the GPDO shall not apply to such development and such development shall not be carried out within that area unless planning permission is granted by the Council.</p> <p>The above Order applies to the entire area of the London Borough Of Hammersmith and Fulham (excluding the area designated as the Old Oak and Park Royal Development Corporation Area).</p> <p>2. On the 25/04/2017 the Council made a Non-Immediate Direction under Article 4(1).</p> <p>The Direction applies to the development described in the following classes of the General Permitted Development Order (GPDO) :-</p> <p>The development referred to in Schedule 2 Part 3 Classes O and PA to the said Order not being development comprised within any other class that is to say:-</p> <p>Class O – Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(a) (offices) of the Schedule to The Town and Country Planning (Use Classes) Order 1987 to a use falling within Class C3 (dwellinghouses) of that Schedule.</p> <p>Class PA – Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class B1(c) (light industrial) of the Schedule to the The Town and Country Planning (Use Classes) Order 1987 to a use falling within Class C3 (dwellinghouses) of that Schedule.</p> <p>The effect of the Direction is that the permission granted by Article 3 of the GPDO shall not apply to such development and such development shall not be carried out within that area unless planning permission is granted by the Council.</p> <p>The above Order applies to the entire area of the London Borough Of Hammersmith and Fulham (excluding the area designated as the Old Oak and Park Royal Development Corporation Area).</p> <p><b>The above CIL and Article 4 Directions may be relevant if the Borrower develops the Property pursuant to the planning permission obtained.</b></p> <p><b><u>Designations/Proposals</u></b></p>
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		<p>The land/property falls within -</p> <p>On the 28 February 2018, the Council adopted its new Local Plan. This plan replaces the Core Strategy 2011 and the Development Management Local Plan 2013 and together with the London Plan forms the Development Plan for the borough. The Planning Guidance Supplementary Planning Document (SPD) was adopted on the 28th February 2018. This SPD plays an important role in our planning decisions by providing more information and guidance to supplement policies within the Hammersmith and Fulham Local Plan 2018.</p> <p>Which contains the following designations or proposals -</p> <p>A Borough Distributor Road.</p> <p>Further information can be obtained from -</p> <p><a href="https://www.lbhf.gov.uk/planning/planning-policy">https://www.lbhf.gov.uk/planning/planning-policy</a></p>
03.10.18	Water	<p>Mains water connected: Yes</p> <p>Surface water connected: Yes</p> <p>Foul water connected: Yes</p>
02.10.18	Environmental	Acceptable Risk – Low Moderate
02.10.18	SIMR	23961 Freehold
02.10.18	Chancel	Potential Liability, however, the transfer to the Borrower is for value so provided that the Priority Search is clear no further action is considered necessary.
Expires: 17.05.19	Bankruptcy	<ul style="list-style-type: none"> <li>• Richard Paul Berenson</li> <li>• Maria Major</li> <li>• Rosanna Mary Major</li> <li>• Angela Bernadette Clancy</li> <li>• Christina Dympna Costanzo</li> </ul> <p>Above all clear.</p>
Expires: 10.06.19	Priority	Clear- In favour of Proplend Security Limited – Title Number: 23961
12.04.19	Lender Exchange Check	Clear – Goodman Derrick LLP
12.04.19	SRA Check	Clear – TWM Solicitors LLP & Goodman Derrick LLP
	Source of Funds	<p><i>The Borrower's solicitor has confirmed that the balance purchase monies are being funded from an existing facility with Coutts &amp; Co. We have been provided with a copy of a letter from Coutts confirming an agreement in principal for £500k to be secured lending over the Borrower's residential home in Lansdowne, The Covert, Ascot, Berkshire SL5 9JS. You have confirmed that no further information/action is required in this respect.</i></p>
25.09.18	Commercial Property Standard Enquiries – Short Form	<p>(a) Contents to be removed - Wood panelling, cupboard doors, ceiling light fittings and cutting bench in ground floor shop.</p> <p>(b) Means of escape: Doors to the front of the property to street, or first floor back room window to flat roof</p> <p>(c) Existing use and how authorised: A1 - three floors are zoned for commercial use.</p> <p>(d) When and why vacant: Closure of family business in March 2018</p> <p>(e) VAT: The transaction is outside the scope of VAT. The property is privately owned and the Seller has never exercised an option for VAT</p>

## OTHER

### 1. Buildings Insurance

Insurer	Property	Sum Insured	Reinstatement Figure confirmed in Valuation	Insured	Policy No	Expiry
City Underwriters	11 Royal Parade, Dawes Road, London, SW6 7RE	£375,000	£375,000	R.Berenson	HALSW37556	14.11.19



**PROPERTY OWNERS COMBINED INSURANCE - ADJUSTMENT SCHEDULE**

**Contract Numbers:** **Section A** B1262BW0061418  
 Certain Underwriters at Lloyds  
**Section C** B1262BW0061718  
 Faraday Underwriting Ltd  
**Legal Expenses** 508137  
 Brit Syndicate 2987 at Lloyds

**Certificate Number:** HALSW37556 **Proposal Form Dated:** 08.02.19

**The Insured:** R. Berenson  
**Address:** 178, Ifield Road, London, SW10 9AF  
**The Insured Premises:** 11 Royal Parade Dawes Rd London SW6 7RE  
**The Business:** Property Owners

**Period of Insurance:** From: 27 April 2019  
 To: 14 November 2019 both dates inclusive  
 And any subsequent period for which an agreed Renewal Premium has been accepted by the Insurers.

**The Excess:** Section A - £500  
 Section C - £500 in respect of third party property damage

**Perils Operative:** 1a, 1b, 6, 7 & 10

Section	Sums Insured / Limits of Indemnity / Benefits	
<b>A Material Damage</b>	1) On Buildings (Declared Value)	£0
	Sum Insured	£375,000
	2) On Contents	£0
	3) On Rent	£0
	Period of Rent Insured 12 Months	
	4) On Glass	Not Included
<b>C Liability</b>	Employers' Liability - Limit of Indemnity	£0
	Public Liability - Limit of Indemnity	£2,000,000
<b>Legal Expenses</b>	Limit of Indemnity	£100,000
ARAG on-line Legal Services: <a href="http://www.arag.co.uk/docs">www.arag.co.uk/docs</a>		Voucher Code: X1232KC79BB5
<b>Endorsements</b> CL43 - Unoccupancy Conditions - Restricted Perils		
Interest Noted and agreed of Proplend Security Ltd		

**Additional Premium:** £34.25 excluding Insurance Premium Tax (IPT)  
**IPT:** £4.11  
**CUL Policy Fee:** £0.00  
**Total Payable:** £38.36

This schedule replaces any earlier schedule.

Examined and in witness whereof I, being duly authorised by the Insurers, have hereunder subscribed my name on their behalf.

Signed for and on behalf of Insurers:

  
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Dated: 8 May 2019

NB: The policy notes the interest of the Lender and a copy has been sent to you.

2. **Fire Risk Assessment /Asbestos Report/Access Audit/Energy Performance Certificate (“EPC”) / Building Survey**

Date	Report	Contents														
30.05.17	EPC	D81 D Major (Bespoke Tailors) Ltd – A1/A2 Retail Expires: 29.05.2027														
/	Fire Risk Assessment	The Seller has confirmed that none are available. <b><u>We hold an undertaking from the Borrower to supply this within 3 months of completion with any recommendations to be completed within 4 months of completion.</u></b>														
13.11.18	Asbestos Management Survey <i>D Major (Bespoke Tailors) Ltd</i>	<p>LOW RISK MATERIALS Asbestos Containing Materials - identified but in good condition, a management policy and plan need to be implemented to manage these safely. The materials require labelling and the condition of these materials re-inspected at 24 monthly intervals.</p> <table border="1"> <thead> <tr> <th>Building</th> <th>Floor</th> <th>Room</th> <th>Item</th> <th>Material</th> <th>Risk assessment Score</th> <th>Recommendations</th> </tr> </thead> <tbody> <tr> <td>#11: Main building</td> <td>External</td> <td>External Courtyard- rear elevation E01</td> <td>Corrugated cement sheets forming wall</td> <td>Asbestos Cement</td> <td>LOW (5/12)</td> <td>D- No Attention Required, Label</td> </tr> </tbody> </table> <p><i>The Borrower's solicitor has confirmed: "The Seller's solicitors have confirmed that their clients have carried out the asbestos management survey and as far as they are aware have complied with everything."</i></p> <p><b><u>The valuer should be asked to confirm that the contents of the report and do not have an adverse impact on the Valuation.</u></b></p>	Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations	#11: Main building	External	External Courtyard- rear elevation E01	Corrugated cement sheets forming wall	Asbestos Cement	LOW (5/12)	D- No Attention Required, Label
Building	Floor	Room	Item	Material	Risk assessment Score	Recommendations										
#11: Main building	External	External Courtyard- rear elevation E01	Corrugated cement sheets forming wall	Asbestos Cement	LOW (5/12)	D- No Attention Required, Label										
/	Access Audit	The Seller has confirmed that none are available. <b><u>We hold an undertaking from the Borrower to supply this within 3 months of completion with any recommendations to be completed within 4 months of completion.</u></b>														
/	Building Survey	None obtained by the Borrower.														

3. **Identification Documents**

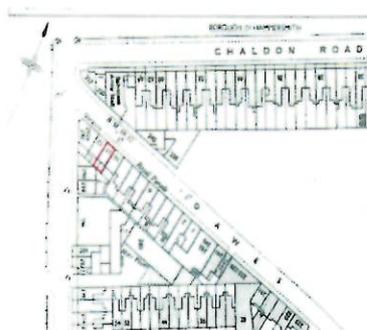
Richard Paul Berenson- Copy Passport and Council Tax Bill supplied.

4. **Valuation – Material Matters**

<b>Date</b>	15.04.19
<b>Market Value</b>	£800,000
<b>Market Rent</b>	£32,250 pa (in existing use) £55,000 pa (on completion of flats)
<b>Reinstatement</b>	£375,000
<b>Property</b>	11 Royal Parade, Dawes Road, London SW6 7RE
<b>Vacant</b>	Yes
<b>Access</b>	The Property is accessed over Dawes Road, believed to be adopted.
<b>Use</b>	The property lies in the middle of a parade of retail units with further accommodation on the first and second floors. <b>Previous Use:</b> Clothes shop and tailor with storage facilities in the basement and upper floors.

	<p>On entry there is a hall with stairs leading up to the first floor and an entrance to the right into the main retail area. To the back of the shop is a small patio.</p> <p>First floor: Cutting room, break out room with a kitchen and a WC. Second floor: two further rooms. Cellar: file storage.</p>
<b>Tenure</b>	Freehold
<b>Planning</b>	<p>Current Use: Retail (Class A1)</p> <p><b>Planning:</b> 2019/00122/FUL <b>Application details:</b> Change of use of the shop (Class A1) at ground floor level and ancillary workshop and storage space at basement, first and second floor levels into x3 <i>no. one bedroom self-contained residential flats (Class C3) at basement, ground, first and second floor level;</i> erection of a part one, part two and part three storey rear extension at ground, first and second floor level; excavation of part of the rear garden to form a lightwell, in connection with the enlargement of the existing basement. <b>Date:</b> 04.04.19</p>
<b>Opportunities</b>	Conversion to residential
<b>Built</b>	Late 1800s
<b>Parking</b>	Parking on Dawes Road is mostly restricted to permit holders only with some pay and display spaces.
<b>Fire Risk (FRA) Assessment, Access Audit (AA) &amp; Asbestos Report (AR)</b>	<p><b>AA:</b> There do not appear to be valuation issues resulting from the Disability Discrimination Act. The purchaser should, perhaps, undertake an access audit. If such an access audit were to identify necessary works, then this might reduce the value now reported.</p> <p><b>AR:</b> We have not carried out a survey to determine whether asbestos is present in the property nor completed a risk assessment. The presence of asbestos may have an adverse effect on the reported valuation.</p> <p><b>FRA:</b> The responsible person is required to obtain a FRA which should be kept under review. We have assumed full legislative compliance and that the appropriate risk assessment is in place.</p>
<b>Tenancies</b>	Your legal advisors to verify that there are no residential tenancy agreements in place giving the tenant security of tenure longer than the fixed term specified in the agreement. Should any documentation become evident to the contrary, we reserve the right to amend our valuation advice accordingly.

## TITLE & VALUATION PLAN



Signed by:	<i>SL Creasey</i>
Signature Name:	Sarah Louise Creasey
Position:	Solicitor
Authorised to sign for and on behalf of:	enact Conveyancing Limited
Date:	8/5   2019