



Sam Heynes

From: Chrissie Edwards <CE@bennett-griffin.co.uk>
Sent: 17 February 2020 12:57
To: Sam Heynes
Subject: Lease of land adjoining The Queens Hall, High Street, Cuckfield (CUC1/4)
Attachments: Official Copy (Register) - SX114577 (1).pdf; Official Copy (Title Plan) - SX114577 (1).pdf; Official Copy (Transfer) 17.07.1987 - SX114577 (1).pdf; LR MapSearch.pdf

Good afternoon Samantha

I have not yet received the ID from Rohan Solicitors. I presume it is on the way to us but I will let you know if it does not arrive.

In the meantime, I have downloaded title documents in order to allow me to start drafting the lease. Copies of these are attached for information. As previously discussed, I am going to proceed on the basis that we will be carrying out limited due diligence (i.e. not ordering searches, requesting replies to standard enquiries etc) unless you tell us otherwise. However, I have reviewed the title documents and will explain the relevant parts to you as set out below especially as I do need confirmation from you as to what extent of the property will be leased to you.

I have attached the register of title and a title plan. According to the register of title, all land edged and number green on the title plan has been removed from the title and therefore no longer belongs to the landlord. The landlord is only able to grant a lease over the land remaining in their title. Due to the way the plan has been prepared it is quite difficult to confirm exactly what is still in the title. You will also see that I have attached a document called "LR MapSearch". This is a screen shot from the Land Registry website which shows what land is still in the title. The screen shot shows the landlord's land coloured in green and all other registered land is coloured pink. You will see that there is a main piece of land and a smaller area also coloured green. I am not sure why there is still a small piece of land within the title which is separate from the rest. Can you please confirm if you know what this piece of land is and whether or not you want this to be included within the lease?

I am going to proceed on the basis that the lease will be granted in respect of the whole of the larger piece of land coloured green only but if this is not correct then please do let me know. As discussed in some of our original emails, we do need a land registry compliant plan to be attached to the lease. I was hoping that we could use the title plan but I do not think that this will be possible due to the various different markings on the plan and therefore suggest that we have a new plan drawn up. Land Registry do have certain requirements for lease plans. If you know someone who can prepare the plan then please do let me know. If not, I am happy to contact someone on your behalf and will ask them to provide a quote for this.

Having checked through the register of title, there are various rights in respect of different parts of the land. As I am proceeding on the basis that the small piece of land is not to be included, the rights referred to in the register of title in respect of the land tinted blue on the plan will not be relevant.

There is reference to rights granted in respect of the land tinted pink and this includes a right of access over the passageway coloured brown on the title plan with or without vehicles.

There are also rights for adjoining land owners to access the adjoining parts of the land in order to carry out repair and maintenance works in respect of their own land. This is fairly standard.

Within the register of title there are references to two transfer deeds and one of these was also available to download and is therefore attached. This transfer deed does contain other rights. The main points for your purposes are as follows. The owners of 39 and 40 High Street, have a right of way over the area marked green on the plan at the end of the transfer in order to get to and from their properties. They are under an obligation to make payment towards the upkeep of this access way. The owner of 39 High Street can only use the area marked blue on that plan to park their car. The transfer does then go on to say that no wall, fence or other structure can be put up along the



boundaries of the area marked blue. I believe you did previously mention that you might want to put some fence up and gate up on the land. Is it this area you were referring to?

As I mentioned above, some consideration does need to be given to the extent of the land being demised in the lease so please do let me know what your thoughts are on this. I can start drafting the lease but won't be able to finalise this until that is decided.

I have received your email regarding timescales. I cannot say exactly what the timescales will be but we can deal with this fairly quickly provided that all parties are in agreement on the format of the lease. I will get a draft lease sent out to you this afternoon or tomorrow morning and it will then depend on whether or not any amendments are required by you or the landlord.

Please do let me know if you have any questions on any of these points.



Kind regards

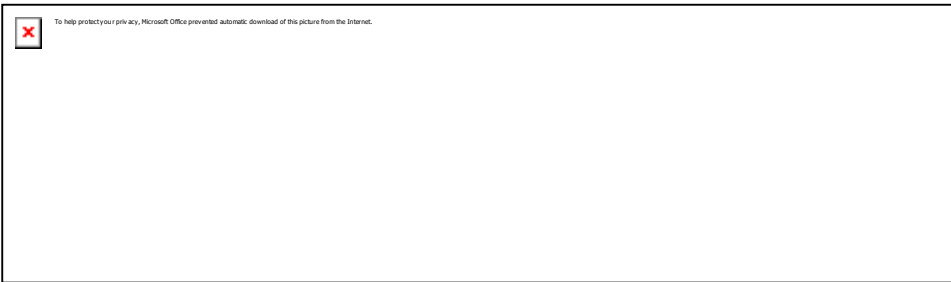
Chrissie

Chrissie Edwards

Associate Solicitor
 Commercial Property Department
 Bennett Griffin LLP
<http://www.bennett-griffin.co.uk/>
 1 Liverpool Gardens
 Worthing
 West Sussex, BN11 1TF

DDI: 01903 229918
Mobile:
Fax: 01903 229162
Email: CE@bennett-griffin.co.uk

Follow us on 
 Connect to us on 



Based out of [Worthing](#).

This e-mail is from Bennett Griffin LLP. The contents and any attachments are confidential to the addressee and may be legally privileged. If received in error, please advise the sender immediately by return e-mail, then delete it from your system. Its contents must not be disclosed to or used by anyone other than the addressee, nor may it be copied in any way. Please note that neither Bennett Griffin nor the sender accepts any responsibility for viruses and it is your responsibility to scan attachments (if any).

If you ever receive an email or other correspondence saying we have changed our bank account details you MUST contact us before transferring any money to the "new" account, as it is almost certain to be a fraud.

Bennett Griffin LLP is a limited liability partnership registered in England and Wales with registered number OC352137. Registered office: 1 Liverpool Gardens, West Sussex, Worthing, BN11 1TF. A list of the members of the LLP is open for inspection at the registered office together with a list of those non members who are designated as partners. We use the word "partner" to refer to a member of the LLP, or an employee who is a lawyer with equivalent standing and qualifications. Authorised and Regulated by the Solicitors Regulation Authority. SRA number is 533499