



Title register for:

**Flat 155 Discovery Dock Apartments East, 3 South Quay Square,
London, E14 9RZ (Leasehold)**

Title number: EGL506250

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Register summary

Title number EGL506250

Registered owners TALAH LIMITED

Akara Building, 24 De Castro Street, Wickams Cay 1,
Road Town, Tortola, British Virgin Islands

Last sold for £676,250

A: Property Register

This register describes the land and estates comprised in this title.

Entry number **Entry date**

Entry number	Entry date	
1	2006-07-06	TOWER HAMLETS

The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 155, Discovery Dock Apartments East, 3 South Quay Square, London (E14 9RZ).

NOTE: Only the fifteenth floor flat is included in the title.

2	2006-07-06	Short particulars of the lease(s) (or under-lease(s)) under which the land is held: Date : 2 June 2006 Term : 999 years from 1 January 2002 Parties : (1) Fedamore Limited (2) Talah Limited NOTE: The rights granted by the above lease over any additional, adjoining or neighbouring land not now or formerly comprised in titles EGL380121 and EGL380123 are excluded from the registration
3	2006-07-06	The title includes any legal easements granted by the registered lease but is subject to any rights that are granted or reserved by the said lease and affect the registered land.
4	2006-07-06	There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
5	2006-07-06	The landlord's title is registered.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	2006-07-06	PROPRIETOR: TALAH LIMITED (incorporated in the British Virgin Islands)(UK Regn. No. Y) of Akara Building, 24 De Castro Street, Wickams Cay 1, Road Town, Tortola, British Virgin Islands.
2	2006-07-06	The price, other than rents, stated to have been paid on the grant of the lease was £676,250.
3	2022-09-22	RESTRICTION: After 31 January 2023 no disposition within section 27(2)(a), (b)(i) or (f) of the Land Registration Act 2002 is to be completed by registration unless one of the provisions in paragraph 3(2)(a)-(f) of Schedule 4A to that Act applies.

C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date	
1	2006-07-06	The land is subject if and in so far as it is affected thereby to the rights granted by a Deed dated 4 November 1982 made between (1) The London Docklands Development Corporation and (2) The Port of London Authority. NOTE: Copy filed under NGL412126.
2	2006-07-06	The land is subject to the following rights granted by a Transfer of parts of the Docklands Light Railway dated 16 June 1997 made between (1) London Docklands Development Corporation (Transferor) and (2) Docklands Light Railway (Transferee):-

"The Property is transferred together with the rights set out in Schedule 1

SCHEDULE 1

Rights Granted

1. Any right of support for the Property from the Transferor's land beneath and adjoining the Property

2.1 The right for the Transferee its servants and agents (with or without vehicles plant and machinery) to enter on the area of land within five metres of the Property for the purpose of identification shown cross-hatched red on the Plans and beneath the Property together with the right to enter with or without barges and other watercraft on such area where they are covered with water but excluding in any case any land or area covered by buildings or other structures constructed thereon SAVE THAT where any such building or structure is constructed otherwise than under an existing right or obligation in favour of or imposed upon any third party at the date of the Lease the Transferee its servants and agents shall have the right to enter such building or structure where it is not possible to carry out the works described below without such entry and subject to the consent of the Transferor and any owner or occupier of such building or structure such consent not to be unreasonably withheld But in any of the above cases so far only as is necessary to carry out essential works or repair and maintenance to the Property and on giving the Transferor and adjoining owners and occupiers at least 14 days' prior notice in writing (except in an emergency) complying with all proper requirements imposed by the Transferor and any such adjoining owners and/or occupiers making good all damage caused keeping all

damage inconvenience loss and disruption to the minimum reasonably practical and carrying out such works where reasonably possible without exercising the above rights and causing no obstruction to any vehicular or pedestrian access or any access of light or air or other easements or rights necessary to the reasonable enjoyment of any adjoining land or premises on the Retained Land

2.2 Subject to paragraph 3 of this schedule 1 a right of way for the Transferee its servants agents and licensees with or without vehicles over any roadway now or within the Perpetuity Period constructed on the Transferor's Land and leading directly from the nearest public highway to any station forming part of the Property provided that the Transferor and/or any adjoining owner or occupier may by notice in writing to the Transferee terminate any such rights of way at any time during the Perpetuity Period so long as a convenient alternative right of way is provided to such station and upon such notice the right granted by this paragraph 2.2 shall forthwith terminate and the Transferee shall be entitled to call upon the Transferor for the grant of an express right of way over the alternative right of way upon similar terms to those set out in this paragraph 2.2

3. The right of free and uninterrupted passage of and running of water surface water drainage soil gas electricity and other services to and from those parts of the Property from to and over other land of the Transferor in and through the wires cables pipes sewers drains and other media now in or under such land to the extent that the same are laid or formed to serve or do serve the Property and the right to enter and repair such wires cables pipes sewers drains and other media or any of them to the extent aforesaid for the purpose of exercising the said rights of passage and running water soil gas

electricity and other services SUBJECT to the Transferee causing as little damage and inconvenience as possible in the exercise of such rights and as soon as practicable making good any damage to such land thereby caused and there being no use or attempt to use the said conducting media to an extent which is in excess of the capacity which the same or any part of the same is designed to bear

4. The right to the free drainage of rainwater from the structures on the Property by the process known as "Chinese hat"."

NOTE: The land cross-hatched red referred to does not affect the land in in this title. The Property is the Docklands Light Railway. The Perpetuity Period is 80 years from 17 July 1987.

3	2006-07-06	<p>The land is subject to the following rights reserved by a Transfer of the freehold estate in the land in this title and other land dated 7 October 1997 made between (1) London Docklands Development Corporation (Transferor) and (2) South Quay Plaza Management Limited (Transferee):-</p> <p>"There are excepted and reserved out of the Property for the benefit of the Retained Land the rights set out in schedule 2</p> <p>SCHEDULE 2</p> <p>(Rights Excepted and Reserved - clause 4)</p> <p>1. The right for the benefit of the Retained Land and each and every part of it for the Transferor and its successors in title the owners and occupiers for the time being of the Retained Land in common (where appropriate) with the Transferee and its successors in title the owners and occupiers for the time being of the Property and all others having the like right:-</p>
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1.2 the right at any time but (except in an emergency) after giving reasonable prior notice to enter and remain upon the Property with any plan equipment and materials in order to (a) carry out work upon any adjacent premises (b) carry out any repairs or work of any nature on the Dock wall or the dock bed of the West India Docks or Millwall Cut (c) construct operate maintain repair and if necessary rebuild the Docklands Light Railway ("DLR") and the Millwall Cut Bridge Plant and (d) to carry out any repairs or other work which the Transferor must or may carry out under the provisions of this Transfer or to do any other thing which under the said provisions the Transferor may do

1.3 Subject to the rights of the Transferee to restrict access for one day in each period of one year after the date hereof so long as continuous access to any station forming part of the DLR is available at all times the right at all times for members of the public other than any in respect of whom the person entitled to the benefit of this reservation has expressly withdrawn its authority to pass and repass on foot over the Access Ways

In this paragraph 1.3 "Access Ways" shall mean those parts of the Property comprising dock edge walkways or following any redevelopment of the Property as shall be indentified in any Planning Permission as being intended for public access

1.4 The right to deal in any manner whatsoever with any of the land or any water areas belonging to the Transferor adjoining or neighbouring the Property or forming part of the Retained Land and to erect maintain rebuild or alter or suffer to be erected maintained rebuilt or altered on such adjoining

opposite or neighbouring lands any buildings or structures whatsoever whether such buildings shall or shall not affect or diminish the light or air which may now or at any time hereafter be enjoyed for or in respect of the Property or any building for the time being thereon

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1.6 The right (provided that so far as can reasonably practicably be avoided any works undertaken thereto shall not adversely affect the stability of any buildings upon the Property and subject to the provisions of the said Underleases) to place replace and maintain rods ties supports foundations footings and any other apparatus of any nature in and under the Property for the purpose of maintaining supporting stabilising repairing replacing or rebuilding the Dock Wall or the bed of the West India Dock and the right of support for the Dock Wall from the land soil and buildings on the Property the persons exercising such right causing as little damage or disturbance as reasonably possible and immediately making good any damage caused to the Property"

NOTE: The land in this title formed part of the Retained Land referred to.

4

2006-07-06

An Agreement dated 4 December 1997 made between (1) Franklin Mint Limited (2) County Homes Developments Limited and (3) London Docklands Development Corporation pursuant to Section 106 of the Town and Country Planning Act 1990 contains provisions relating to the development of the land in this title and other land.

NOTE: Agreement originally registered under EGL380121.

5 2006-07-06 A Transfer of the freehold estate in the land in this title and other land dated 30 September 1998 made between (1) South Quay Plaza Management Limited and (2) Franklin Mint Limited contains restrictive covenants.

NOTE 1: Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title

NOTE 2: Copy filed under EGL380121.

6 2006-07-06 The land is subject to the rights reserved by the Transfer dated 30 September 1998 referred to above.

7 2006-07-06 The Transfer dated 30 September 1998 referred to above contains a grant of rentcharges as therein mentioned.

NOTE: Rentcharges registered under EGL380459.

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