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It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).
This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by HM Land Registry, Durham Office.



Title register for:

**Chichester Enterprise Centre, Terminus Road, Chichester, PO19 8FY
(Freehold)**

Title number: WSX326646

Accessed on 21 July 2023 at 15:25:53

This information can change if we receive an application. This service can not tell you if HM Land Registry are dealing with an application.



This is not an official copy. It does not take into account if there's a pending application with HM Land Registry. If you need to prove property ownership, for example, for a court case, you'll need to order an official copy of the register.

Register summary

Title number	WSX326646
Registered owners	Chichester District Council East Pallant House, 1 East Pallant, Chichester PO19 1TY
Last sold for	No price recorded

A: Property Register

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

Entry number	Entry date
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1	WEST SUSSEX : CHICHESTER
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The Freehold land shown edged with red on the

plan of the above title filed at the Registry and being land at Terminus Road Industrial Estate, Chichester.

NOTE 1: The footbridge over the railway or any part of its structure, including its support foundations or footing, is excluded from the title.

NOTE 2: Such parts of the land in this title as are highway maintainable at public expense and the rights of the Highway Authority in that land are excluded from the registration.

2

The land has the benefit of the following rights granted by a Conveyance of the land tinted pink on the title plan dated 18 May 1945 made between (1) Cecil Paget (Vendor) and (2) The Mayor Aldermen and Citizens of the City of Chichester (Corporation):-

"TOGETHER with full right and liberty at all times hereafter and for all purposes in connection with the use and occupation of the said property coloured pink on the said plan and every part thereof at all times hereafter by day or night and for all purposes with or without horses carts carriages or waggons motor cars (whether used for pleasure or for trade purposes) or any other vehicles propelled or drawn otherwise than by horse power or by human power laden or unladen to go pass and repass and to drive cattle sheep and other animals along over and upon the piece of land ten feet in width coloured brown on the said plan"

NOTE: The property coloured pink referred to is the land tinted pink on the title plan. The land coloured brown referred to is shown hatched brown on the title plan.

3

There are excluded from this registration the mines

and minerals excepted by the Conveyance dated 21 October 1963 referred to in the Charges Register.

4 The Conveyance dated 21 October 1963 referred to in the Charges Register contains a provision as to light or air.

5 The land in this title has the benefit of the rights reserved by but is subject to the rights granted by a Conveyance of the Gas Holder Station at the western end of Terminus Road dated 26 March 1968 made between (1) The Mayor Aldermen and Citizens of the City of Chichester and (2) Southern Gas Board.

NOTE: Copy filed under WSX253961.

6 The land in this title has the benefit of the rights reserved by but is subject to the rights granted by a Conveyance of the land edged mauve on the title plan dated 17 September 1969 made between (1) The Mayor Aldermen and Citizens of the City of Chichester and (2) The County Council of the Administrative County of West Sussex.

NOTE: Copy filed under WSX308839.

7 The land in this title has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of the land edged yellow on the title plan dated 19 May 1982 made between (1) The District Council of Chichester (Vendor) and (2) St Ives Holdings Limited (Purchaser):-

"THERE is granted to the Purchaser in fee simple for the benefit of the Property the rights set out in the First Schedule hereto

THERE is excepted and reserved to the Vendor in

fee simple for the benefit of the Estate the rights set out in the Second Schedule hereto

THE FIRST SCHEDULE

1. The right to the free passage and running of water soil gas electricity and telephone and telex services and other service conducting media from and to the Property through the pipes sewers conduits wires and other service conducting media which are now in upon or under the Estate or which may within the Perpetuity period to be subsequently installed or constructed in upon or under the Estate by the Vendor

2. The right of entry onto the Estate including a right to break open the surface of the Estate at all times on giving reasonable notice (except in an emergency) with or without workmen and vehicles and all necessary plant and machinery for the purpose of:

(a) repairing maintaining renewing cleansing and removing pipes sewers conduits wires and other service conducting media in under over or running through the Estate

(b) repairing maintaining altering cleansing and rebuilding any building now or within the Perpetuity Period on the Property

subject to such rights being exercised in a reasonable manner and so as to cause as little inconvenience to the use and occupation of the Estate as reasonably practicable and subject to the Purchaser making good all damage occasioned to the Estate without undue delay and paying reasonable compensation for all loss or damage occasioned to the businesses of the occupiers of the Estate resulting from the exercise of such rights

THE SECOND SCHEDULE

1. The right to the free passage and running of water soil gas electricity and telephone and telex services and other service conducting media from and to the Estate through any pipes sewers conduits wires and other service conducting media which are now in upon or under the Property

2. The right of entry onto the Property at all times on giving reasonable notice (except in any emergency) with or without workmen and vehicles and all necessary plant and machinery for the purpose of:-

(a) repairing maintaining renewing and cleansing any pipes sewers conduits wires and other service conducting media now in under over or running through the Property which serve the Estate

(b) repairing maintaining or cleansing and rebuilding any buildings now or within the Perpetuity Period on the Estate

subject to such rights being exercised in a reasonable manner and so as to cause as little inconvenience to the use and occupation of the Property as reasonable practicable and subject to the Vendor making good all damage occasioned to the Property without undue delay and paying reasonable compensation for all loss or damage occasioned to the Purchasers business resulting from the exercise of such rights"

NOTE: The "Property" is the land edged yellow on the title plan. The "Estate" is the Terminus Road Industrial Estate.

	22 June 1989 referred to in the Charges Register.
9	The Conveyance dated 22 June 1989 referred to in the Charges Register contains a provision as to light or air or other rights.
10	The Conveyance dated 22 June 1989 referred to in the Charges Register contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.
11	The Conveyance dated 11 March 1991 referred to in the Charges Register contains exceptions and reservations. This registration takes effect subject thereto and the mines and minerals so excepted are excluded from the registration.
12	There are excluded from this registration the mines and minerals excepted by the Conveyance dated 29 March 1994 referred to in the Charges Register.
13	The Conveyance dated 29 March 1994 referred to in the Charges Register contains a provision as to light or air and other rights.
14	The Transfer dated 26 June 2000 referred to in the Charges Register contains a provision as to light or air.

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	PROPRIETOR: CHICHESTER DISTRICT COUNCIL
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of East Pallant House, 1 East Pallant, Chichester PO19 1TY.

2 The Conveyances to the proprietor contain covenants to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date
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1	A Conveyance of the land tinted pink on the title plan and other land dated 29 September 1898 made between (1) Henry Charles Upton (Vendor) (2) The Reverend Ernest Augustus Glover (Mortgagee) and (3) Cecil Paget (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
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2	A Conveyance of the land tinted pink on the title plan and other land dated 26 February 1940 made between (1) Cecil Paget and (2) The County Council of the Administrative County of West Sussex contains provisions but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
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3	By a Deed dated 18 August 1955 made between (1) The Southern Electricity Board and (2) The Mayor Aldermen and Citizens of the City of Chichester a small piece of land in this title abutting the road was dedicated to the public to form part of the highway. The grantors agreed to transfer such land if required.
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NOTE: Copy filed.

4 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

5 The parts of the land affected thereby are subject to the rights granted by a Lease dated 8 December 1955 referred to in the schedule of leases hereto.

NOTE: Copy lease filed.

6 A Conveyance of the land tinted blue on the title plan and other land dated 2 September 1958 made between (1) Percy Bernard May and (2) British Transport Commission contains covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

7 The parts of the land affected thereby are subject to the rights granted by a Lease dated 19 December 1960 referred to in the schedule of leases hereto.

NOTE: Copy lease filed.

8 A Conveyance of the land tinted blue on the title plan dated 21 October 1963 made between (1) British Railways Board and (2) The Mayor Aldermen and Citizens of the City of Chichester contains restrictive covenants.

NOTE: Copy filed.

9 The land is subject to the rights reserved by and mentioned in the Conveyance dated 21 October

1963 referred to above.

10 The land is subject to the rights granted by a Deed of Grant dated 3 March 1966 made between (1) The Mayor Aldermen and Citizens of the City of Chichester and (2) Portsmouth Water Company.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

11 By a Deed dated 29 August 1968 made between (1) The Mayor Aldermen and Citizens of the City of Chichester and (2) C Shippam Limited the terms of the lease dated 13 July 1966 of Plot 11 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under WSX222174.

12 Wayleave Agreement dated 20 July 1971 made between (1) The Mayor Aldermen and Citizens of the City of Chichester and (2) The Southern Electricity Board relates to using maintaining repairing replacing altering renewing inspecting and removing and underground cable near Plot 28.

NOTE: Copy filed.

13 Wayleave Agreement dated 22 May 1972 made between (1) The Mayor Aldermen and Citizens of the City of Chichester and (2) The Southern Electricity Board relates to using maintaining repairing replacing altering renewing inspecting and removing an underground cable in Leigh Road.

NOTE: Copy filed.

14 Wayleave Agreement dated 6 January 1986 made

between (1) Chichester District Council and (2) The Southern Electricity Board relates to using maintaining repairing replacing altering renewing inspecting and removing an underground cable in Leigh Road.

NOTE: Copy filed.

15 A Conveyance of the land tinted brown on the title plan dated 22 June 1989 made between (1) British Railways Board and (2) City Garage (Chichester) Limited contains restrictive covenants.

NOTE: Copy filed under WSX145673.

16 The land is subject to the rights reserved by the Conveyance dated 22 June 1989 referred to above.

17 The land hatched blue on the title plan is subject to the following rights granted by a Conveyance of the land edged brown on the title plan and other land dated 9 February 1990 made between (1) District Council of Chichester (Vendor) and (2) Secretary of State for Transport (Purchaser):-

"1. Full and free right and liberty for the Purchaser and his successors in title and all persons authorised by him or them with all necessary tools and equipment from time to time and at all times hereafter to enter upon the piece of land containing 341 square meters or thereabouts situate at Chichester aforesaid and delineated and coloured blue on the plan numbered 0267/27/53/30/1(c) and thereon numbered Plot 4/57(a) for the purpose of maintaining repairing testing and inspecting the crib retaining wall constructed by the Purchaser on that part of the said land designated as Plot 4/57 together with a like right of access to and from Plot 4/57(a) over and across the Vendor's neighbouring land

2. The like right at all times to enter upon and excavate so much of Plot 4/57(a) as shall be necessary for the purpose of exercising the rights hereinbefore mentioned subject to the Purchaser reinstating the surface of Plot 4/57(a)"

NOTE: Plot 4/57(a) is the land hatched blue on the title plan and Plot 4/57 is the land edged brown on the title plan.

18 By a Deed dated 14 January 1991 made between (1) The District Council of Chichester and (2) The Dean and Chapter of the Cathedral Church in Chichester the terms of the lease dated 29 June 1984 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed.

19 A Conveyance of the land hatched mauve on the title plan dated 11 March 1991 made between (1) British Railways Board and (2) City Developments (Chichester) Limited contains restrictive covenants.

NOTE:-No copy of the Conveyance referred to is held by Land Registry.

20 Wayleave Agreement dated 8 November 1993 made between (1) Chichester District Council and (2) British Telecommunications PLC relates to rights to inspect maintain adjust repair or alter three poles and overhead wires in land adjoining the Chichester By-Pass.

NOTE: Copy filed.

21 A Conveyance of the land tinted yellow on the title plan and other land dated 29 March 1994 made between (1) British Railways Board and (2) Unigate

(UK) Limited contains restrictive covenants.

NOTE: Copy filed under WSX187269.

22 The land is subject to the rights reserved by and mentioned in the Conveyance dated 29 March 1994 referred to above.

23 Wayleave Agreement dated 25 March 1998 made between (1) Chichester District Council and (2) British Telecommunications PLC relates to rights to erect inspect maintain adjust repair renew alter or remove a jointing chamber, internal distribution point and ducting in Plot 12.

NOTE: Copy filed.

24 By a Deed dated 12 November 1998 made between (1) Chichester District Council and (2) Harwoods Limited the terms of the lease dated 8 November 1982 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed.

25 A Transfer of the land tinted yellow on the title plan dated 26 June 2000 made between (1) Unigate (UK) Limited and (2) Amberley House Investments Limited contains restrictive covenants.

NOTE: Copy filed under WSX244526.

26 The land is subject to the rights reserved by the Transfer dated 26 June 2000 referred to above.

27 By a Deed dated 17 November 2000 made between (1) The District Council of Chichester and (2) Uniq Foods Limited the terms of the lease dated 6 September 1993 of Plots 2A, 3A, 3B and 3C

referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under WSX182441.

28 By a Deed dated 7 March 2001 made between (1) The District Council of Chichester and (2) St Pancras Engineering Works Limited the terms of the lease dated 8 July 1987 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed.

29 The land forming Plots 40 and 41 is subject to the rights granted by a Deed of Easement dated 25 May 2001 made between (1) Chichester District Council and (2) West Sussex County Council.

NOTE: Copy filed under WSX208678.

30 By a Deed dated 3 September 2004 made between (1) The District Council of Chichester and (2) Swan Garage (Bosham) Limited the terms of the lease dated 18 July 1969 of Plot 10 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under WSX255392.

31 By a Deed dated 26 October 2006 made between (1) Chichester District Council (2) Alastair Andrew Duncan and (3) Alan Howard Church the terms of the leases of Plots 22 and 23 dated 1 September 1980 and 6 April 2005 respectively referred to in the schedule of leases hereto were varied.

NOTE:-Copy Deed filed under WSX133055.

32 By a Deed dated 17 November 2006 made between (1) The District Council of Chichester and (2)

Gilbran (Chichester) Limited the terms of the lease dated 17 March 2006 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed.

33 2010-02-02 By a Deed dated 22 January 2010 made between (1) The District Council of Chichester and (2) Chichester Car Hire Co Limited the terms of the lease dated 5 January 1966 of Plot 17 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under WSX192516.

34 2012-07-03 By a Deed dated 18 May 2012 made between (1) The District Council Of Chichester and (2) JH & FW Green Limited the terms of the lease dated 13 July 1966 of Plot 11 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under WSX222174.

35 2014-06-26 By a Deed dated 3 April 2014 made between (1) The District Council Of Chichester and (2) Swan Commercial Properties Limited the terms of the lease dated 18 July 1969 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under WSX255392.

36 2016-10-17 By a Deed dated 10 October 2016 made between (1) Chichester District Council and (2) Chichester Storage Limited the terms of the lease dated 5 January 1966 of Plot 17 Terminus Road referred to in the schedule of leases hereto were varied.

NOTE 1:- The proprietor of the registered charge dated 25 September 2015 of the tenants title number WSX192516 was not a party to the deed nor was evidence of its consent to the deed

produced to the registrar.

NOTE 2: Copy Deed filed under WSX192516.

37 2018-09-06 The land is subject to the easements granted by a lease of parking spaces at Plot 17 Terminus Road Industrial Estate dated 28 August 2018 made between (1) The District Council Of Chichester and (2) Peter Cooper (Chichester) Limited for a term of 5 years from 28 August 2018.

NOTE: Copy filed.

38 2019-02-07 By a Deed dated 16 November 2018 made between (1) Chichester District Council and (2) Grace Church Chichester the terms of the lease dated 20 September 2001 of Plot 29 referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under WSX262593.

39 2019-03-27 UNILATERAL NOTICE affecting the land edged and numbered 2A, 3A, 3B and 3C in blue on the title plan in respect of an option to renew contained in the lease dated 6 September 1993 referred to in the Schedule of leases hereto.

40 2019-03-27 BENEFICIARY: Princes Limited (Co. Regn. No 02328824) of Royal Liver Building, Pier Head, Liverpool L3 1NX.

41 2019-10-21 By a Deed dated 10 October 2019 made between (1) Chichester District Council (2) Broomer Farm Developments (Terminus Road) Limited and (3) Broomer Farm Trading Limited the terms of the lease dated 1 June 2007 of Plot 30, Terminus Road Industrial Estate referred to in the schedule of leases hereto were varied.

Date of Lease : 19.12.1960
Term : From 19.12.1960 to 25.3.2052

Lessee's Title : WSX350048
NOTE: See entry in the Charges Register relating to
the rights granted by this Lease

47 Plan Reference : Edged and lettered C in blue

Property Description : Electricity sub-station

Date of Lease : 08.12.1955
Term : 97 years from 1.11.1955
Lessee's Title : WSX343835
NOTE: See entry in the Charges Register relating to
the rights granted by this Lease

48 Registration Date : 22.01.2003
Plan Reference : Edged and numbered 6A in
blue

Property Description : Plots 6A

Date of Lease : 15.05.1962
Term : From 1.4.1962 to 25.3.2052

Lessee's Title : WSX270025

49 Registration Date : 22.01.2003
Plan Reference : Edged and numbered 6B in
blue

Property Description : Plot 6B

Date of Lease : 22.05.1964
Term : From 12.2.1964 to 25.3.2052

Lessee's Title : WSX270025

50 Registration Date : 05.10.1993
Plan Reference : Edged and numbered 2A, 3A,
3B and 3C
Property Description : Plots 2A, 3A, 3B and 3C

Date of Lease : 06.09.1993
Term : 99 years from 24.6.1993

Lessee's Title : WSX182441
NOTE: See entry in the Charges Register relating to
a Deed of Variation dated 17 November 2000

51 Registration Date : 01.06.2005
Plan Reference : Edged and numbered 7 in blue

Property Description : Plot 7
Date of Lease : 02.02.2005
Term : From 25.12.1988 to 24.12.2138

Lessee's Title : WSX289814
NOTE: This lease comprises also other land

52 Registration Date : 28.03.1989
Plan Reference : Edged and numbered 9 in blue

Property Description : Plot 9
Date of Lease : 05.05.1982
Term : 150 years from 5.5.1982
Lessee's Title : WSX142432

53 Registration Date : 15.05.2001
Plan Reference : Edged and numbered 10 in blue

Property Description : Plot 10
Date of Lease : 18.07.1969
Term : From 24.6.1969 to 25.3.2052

Lessee's Title : WSX255392
NOTE: See entry in the Charges Register relating to
a Deed of Variation dated 3 September 2004 and 3
April 2014.

54 Registration Date : 16.06.1998
Plan Reference : Edged and numbered 11 in blue

Property Description : Plot 11
Date of Lease : 13.07.1966
Term : From 14.3.1966 to 25.3.2052

Lessee's Title : WSX222174
NOTE 1: See entry in the Charges Register relating to a Deed of Variation dated 26 August 1968

NOTE 2: See entry in the Charges Register relating to a Deed of Variation dated 18 May 2012.

55 Registration Date : 17.04.2015
Plan Reference : Edged and lettered D in blue

Property Description : Electricity sub-station

Date of Lease : 25.11.1996
Term : 99 years from 25.11.1996
Lessee's Title : WSX371381

56 Plan Reference : Edged and numbered 13 in blue

Property Description : Plot 13
Date of Lease : 19.07.1967
Term : From 19.7.1967 to 25.3.2052

Lessee's Title : Not registered

57 Plan Reference : Edged and numbered 14 in blue

Property Description : Plot 14
Date of Lease : 29.06.1984
Term : 150 years from 25.12.1983

Lessee's Title : Not registered
NOTE: See entry in the Charges Register relating to a Deed of Variation dated 14 January 1991

58 Registration Date : 11.11.1994

Plan Reference : Edged and numbered 17 in blue

Property Description : Plot 17

Date of Lease : 05.01.1966

Term : From 5.1.1966 to 25.3.2052

Lessee's Title : WSX192516

NOTE 1: See entry in the Charges Register relating to a Deed of variation dated 22 January 2010.

NOTE 2: See entry in the Charges Register relating to a Deed of variation dated 10 October 2016.

59

Registration Date : 13.02.1998

Plan Reference : Edged and numbered 18A in blue

Property Description : Plot 18 (part of)

Date of Lease : 19.12.1997

Term : 150 years from 19.12.1997

Lessee's Title : WSX219634

NOTE: This lease comprises also other land

60

Registration Date : 13.02.1998

Plan Reference : Edged and numbered 18B in blue

Property Description : Plot 18 (part of)

Date of Lease : 19.12.1997

Term : 150 years from 19.12.1997

Lessee's Title : WSX229237

NOTE: This lease comprises also other land

61

Registration Date : 18.05.2006

Plan Reference : Edged and numbered 18C in blue

Property Description : Plot 18 (east)

Date of Lease : 17.03.2006
Term : 148 years from 19.12.1999

Lessee's Title : WSX299263
NOTE: See entry in the Charges Register relating to
a Deed of Variation dated 17 November 2006

62 Registration Date : 29.04.1988
Plan Reference : Edged and numbered 19 in blue

Property Description : Plot 19
Date of Lease : 08.11.1982
Term : 150 years from 25.3.1982

Lessee's Title : WSX128782
NOTE: See entry in the Charges Register relating to
a Deed of Variation dated 12 November 1998

63 Registration Date : 28.10.1994
Plan Reference : Edged and numbered 20 in
blue

Property Description : Plot 20
Date of Lease : 25.04.1962
Term : From 27.4.1962 to 25.3.2052

Lessee's Title : WSX192140

64 Registration Date : 15.08.1988
Plan Reference : Edged and numbered 22 in
blue

Property Description : Plot 22
Date of Lease : 01.09.1980
Term : 150 years from 25.3.1980

Lessee's Title : WSX133055
NOTE: See entry in the Charges Register relating to
a Deed of Consent dated 26 October 2006

65 Registration Date : 06.04.2005

Plan Reference : Edged and numbered 23 in blue

Property Description : Plot 23

Date of Lease : 06.04.2005

Term : 150 years from 6.4.2005

Lessee's Title : WSX289583

NOTE: See entry in the Charges Register relating to a Deed of Consent dated 26 October 2006

66

Registration Date : 24.02.2006

Plan Reference : Edged and numbered 24 in blue

Property Description : Plot 24

Date of Lease : 26.01.2006

Term : 130 years from 26.1.2006

Lessee's Title : WSX296793

67

Plan Reference : Edged and numbered 25 in blue

Property Description : Plot 25

Date of Lease : 01.04.1950

Term : From 25.3.1950 to 25.12.2042

Lessee's Title : Not registered

68

Registration Date : 24.05.1988

Plan Reference : Edged and numbered 26A in blue

Property Description : Plot 26A

Date of Lease : 30.12.1950

Term : From 1.12.1950 to 25.12.2045

Lessee's Title : WSX129701

NOTE: This Lease comprises also other land

69

Registration Date : 12.02.1999

Plan Reference : Edged and numbered 26B and

28 in blue
Property Description : Plots 26B and 28

Date of Lease : 12.10.1998
Term : 134 years from 12.10.1998

Lessee's Title : WSX227813

70

Registration Date : 01.11.1991
Plan Reference : Edged and numbered 27 in blue
Property Description : Plot 27
Date of Lease : 06.09.1949
Term : From 29.9.1949 to 25.12.2045

Lessee's Title : WSX167037

71

Registration Date : 18.03.2002
Plan Reference : Edged and numbered 29 in blue
Property Description : Plot 29
Date of Lease : 20.09.2001
Term : 131 years from 20.9.2001
Lessee's Title : WSX262593
NOTE: See entry in the Charges Register relating to a Deed of variation dated 16 November 2018.

72

Registration Date : 10.07.2007
Plan Reference : Edged and numbered 30 in blue
Property Description : Plot 30
Date of Lease : 01.06.2007
Term : 150 years from 1.6.2007
Lessee's Title : WSX310964
NOTE: See entry in the Charges Register relating to a Deed of Variation dated 10 October 2019.

73

Registration Date : 16.11.1987
Plan Reference : Edged and numbered 31 in blue

blue
Property Description : Plot 36
Date of Lease : 07.05.1962
Term : From 7.5.1962 to 25.3.2052

Lessee's Title : Not registered
NOTE: By an Assignment dated 10 July 1964 made between (1) The Berkeley Electrical Engineering Company Limited and (2) Smith and Jewell Limited a triangle of land in the southern corner was assigned to form part of Plot 35

79
Plan Reference : Edged and numbered 37 in blue
Property Description : Plot 37
Date of Lease : 18.01.1967
Term : From 18.1.1967 to 25.3.2052

Lessee's Title : Not registered

80
Plan Reference : Edged and numbered 38 in blue
Property Description : Plot 38
Date of Lease : 01.11.1965
Term : From 1.11.1965 to 25.3.2052

Lessee's Title : WSX399107

81
Plan Reference : Edged and numbered 39 in blue
Property Description : Plot 39
Date of Lease : 29.09.1963
Term : From 29.9.1963 to 25.3.2052

Lessee's Title : Not registered

82
Registration Date : 30.04.2007

Plan Reference : Edged and numbered 40 in blue

Property Description : Plot 40
Date of Lease : 19.03.1965
Term : From 19.3.1965 to 25.3.2052

Lessee's Title : WSX309253

83 Registration Date : 16.06.2008
Plan Reference : Edged and number 31 in blue
(part of) : edged and
numbered 32 in blue (part of)
Property Description : Part of Plots 31 and 32

Date of Lease : 14.10.1955
Term : 97 years from 1.7.1955
Lessee's Title : WSX320080
NOTE: This title is out of two leases both of the
same date and term and each lease comprises also
other land

84 Registration Date : 29.09.2009

Plan Reference : edged and numbered 8b in
blue
Property Description : Plot 8b Terminus Road
Industrial Estate
Date of Lease : 07.07.2009
Term : 150 years from 08.07.1987

Lessee's Title : WSX330482

85 Registration Date : 26.07.2010
Plan Reference : edged and numbered 5 in blue

Property Description : Plot 5
Date of Lease : 22.06.2010
Term : 20 years from 01.09.2009

Lessee's Title : WSX336898

86 Registration Date : 24.03.2006

Plan Reference : Edged and numbered 8A in blue (part of)
Property Description : Unit 7 Woodruff Business Centre
Date of Lease : 24.02.2006
Term : 12 years from 24.6.2005

Lessee's Title : WSX297719

87

Registration Date : 26.11.2013
Plan Reference : Edged and numbered 8A in blue (part of)
Property Description : Unit 4 Woodruff Business Centre
Date of Lease : 25.10.2013
Term : 20 years from and including 25.10.2013
Lessee's Title : WSX360850
NOTE: The lease grants the exclusive use of two parking spaces

88

Registration Date : 04.02.2014
Plan Reference : Edged and numbered 8A in blue (part of)
Property Description : Unit 1 Woodruff Business Centre
Date of Lease : 11.09.2013
Term : 15 years from and including 1.5.2013

Lessee's Title : WSX362203

89

Registration Date : 04.02.2014
Plan Reference : Edged and numbered 8A in blue (part of)
Property Description : Unit 2 Woodruff Business Centre
Date of Lease : 11.09.2013
Term : 15 years from and including 1.5.2013

Lessee's Title : WSX362202

90

Registration Date : 26.03.2019
Plan Reference : Edged and numbered 42 in blue
Property Description : Unit 5
Date of Lease : 01.03.2019
Term : 10 years from 1 March 2019

Lessee's Title : WSX407683

91

Registration Date : 17.12.2019
Plan Reference : Edged and numbered 43 in blue
Property Description : Unit 6 Ravenna Point

Date of Lease : 01.03.2019
Term : 10 years from 1 March 2019

Lessee's Title : WSX414619

92

Registration Date : 19.01.2021
Plan Reference : Edged and numbered 44 in blue (NSE)
Property Description : Unit 1 Ravenna Point

Date of Lease : 04.01.2021
Term : 10 years from and including 4 January 2021
Lessee's Title : WSX421603
NOTE: See entry in the charges register relating to the rights granted by this lease.

93

Registration Date : 13.05.2021
Plan Reference : Edged and numbered 45 in blue
Property Description : Unit 2 Ravenna Point

Date of Lease : 27.04.2021
Term : 20 years from and including 27 April

2021

Lessee's Title : WSX424354

94

Registration Date : 01.10.2021

Plan Reference : edged and numbered 46 in blue (NSE)

Property Description : Unit 4 Ravenna Point

Date of Lease : 20.09.2021

Term : 10 Years from and including 20 September 2021

Lessee's Title : WSX427633

NOTE: See entry in the Charges Register relating to the rights granted by this lease.

95

The following are details of the covenants contained in the Conveyance dated 29 September 1898 referred to in the Charges Register:-

"And the Purchaser hereby further covenants with the Vendor and his successors in title that he the Purchaser and the persons deriving title under him will at all times hereafter duly observe and perform all and singular the restrictive and other covenants and stipulations mentioned in the First Schedule hereto but so nevertheless that this covenant shall be binding only upon the Purchaser and the persons deriving title under him during the period of his or their respective ownership of the fee simple in the land thereby conveyed

THE FIRST SCHEDULE above referred to

1.

2.

3. Not to erect place or use booths caravans house on wheels shows swings or roundabouts on the said pieces of land nor should any act deed or thing be

done upon the said pieces of land or in or upon any building erected thereon which might be or become a nuisance damage or disturbance to the Vendor or the owners or occupiers of adjoining or neighbouring property.

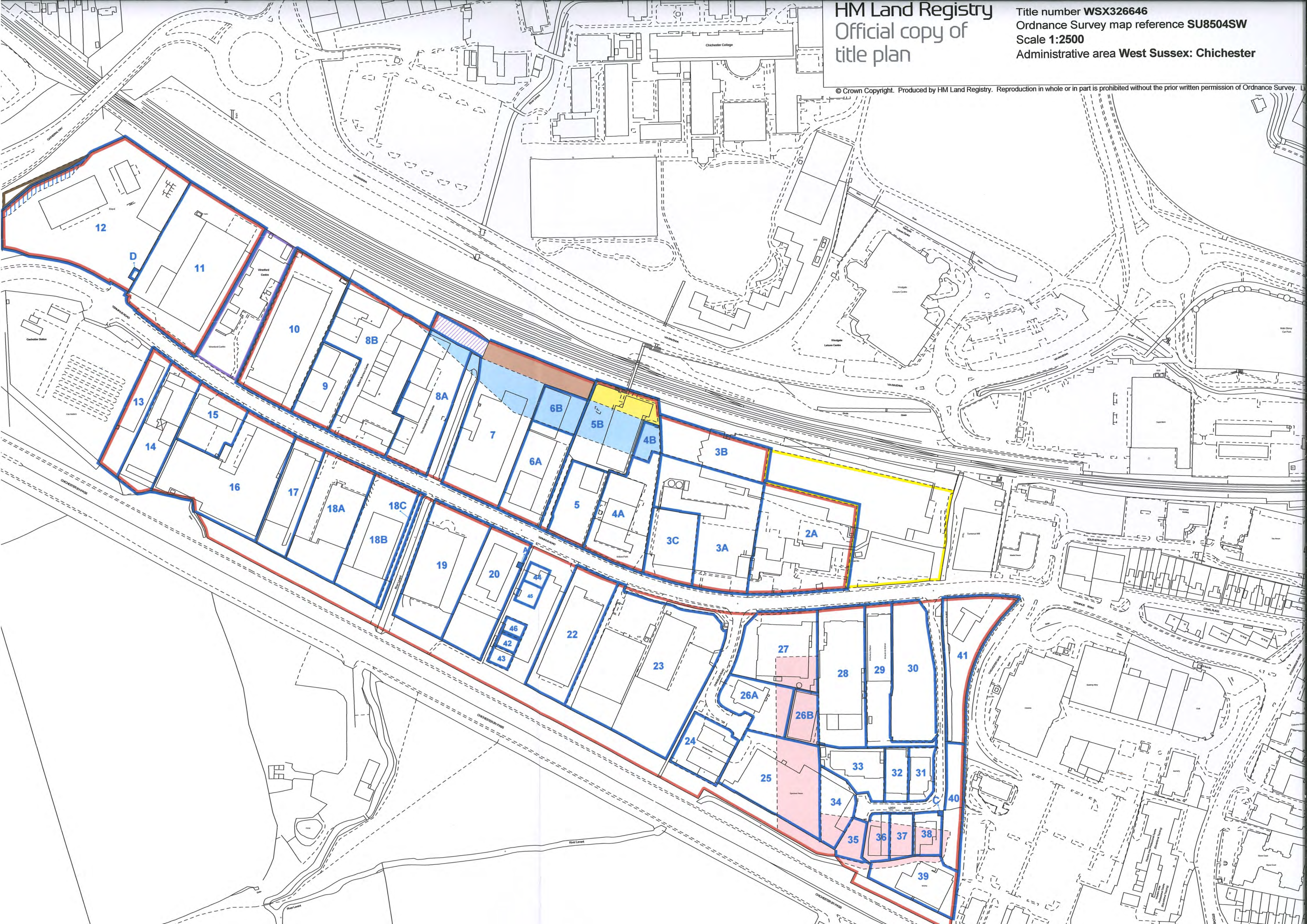
4. Not to erect on the said pieces of land any building nearer to the road in front thereof than a building line of twenty feet from the road.

5. No bricks or tiles should be made or any clay or lime be burnt on the said pieces of land except for the purpose of laying foundations to any buildings to be erected thereon or for use in erecting such buildings."

HM Land Registry
Official copy of
title plan

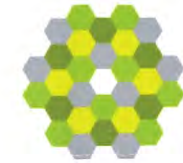
Title number **WSX326646**
Ordnance Survey map reference **SU8504SW**
Scale **1:2500**
Administrative area **West Sussex: Chichester**

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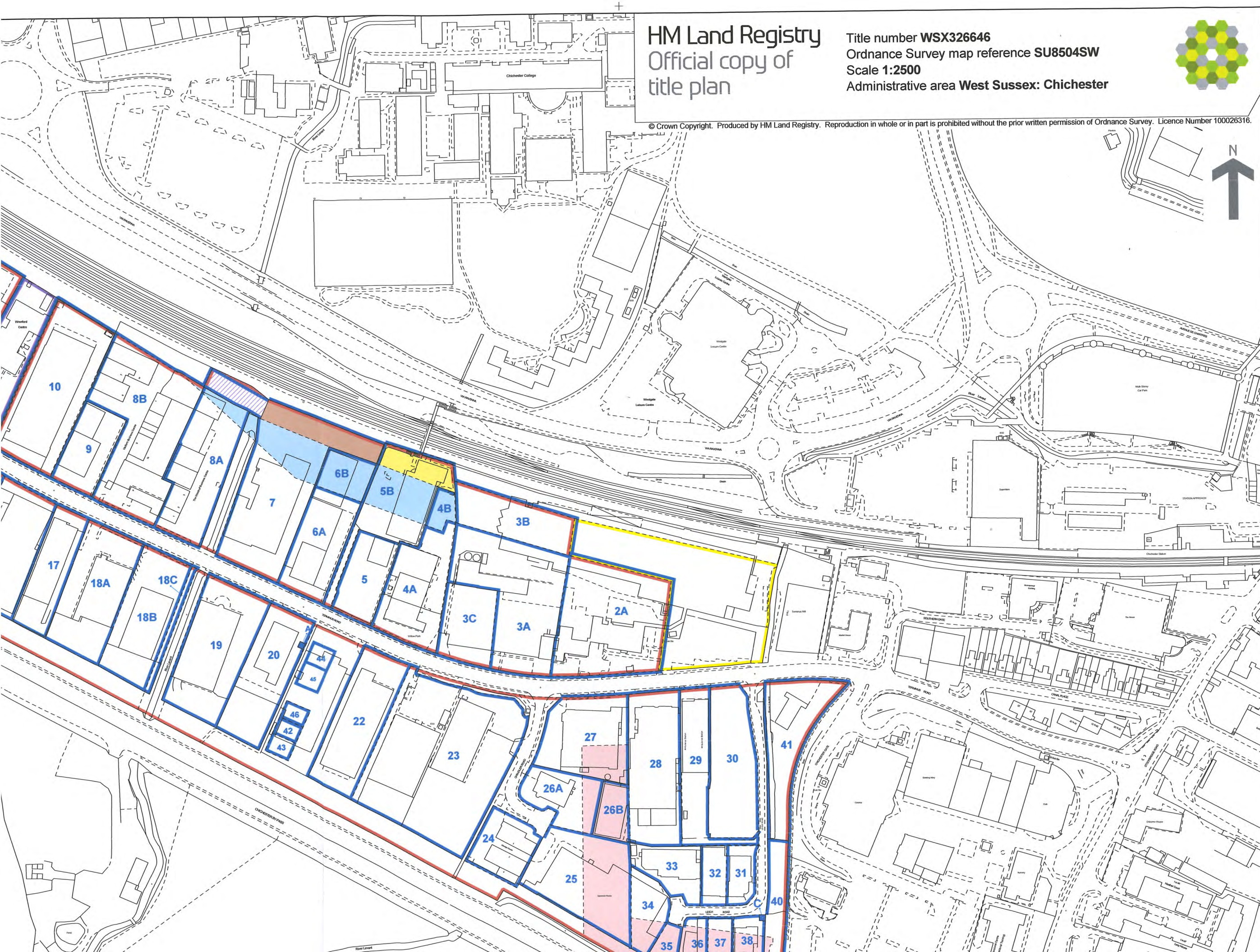


HM Land Registry
Official copy of
title plan

Title number **WSX326646**
Ordnance Survey map reference **SU8504SW**
Scale **1:2500**
Administrative area **West Sussex: Chichester**



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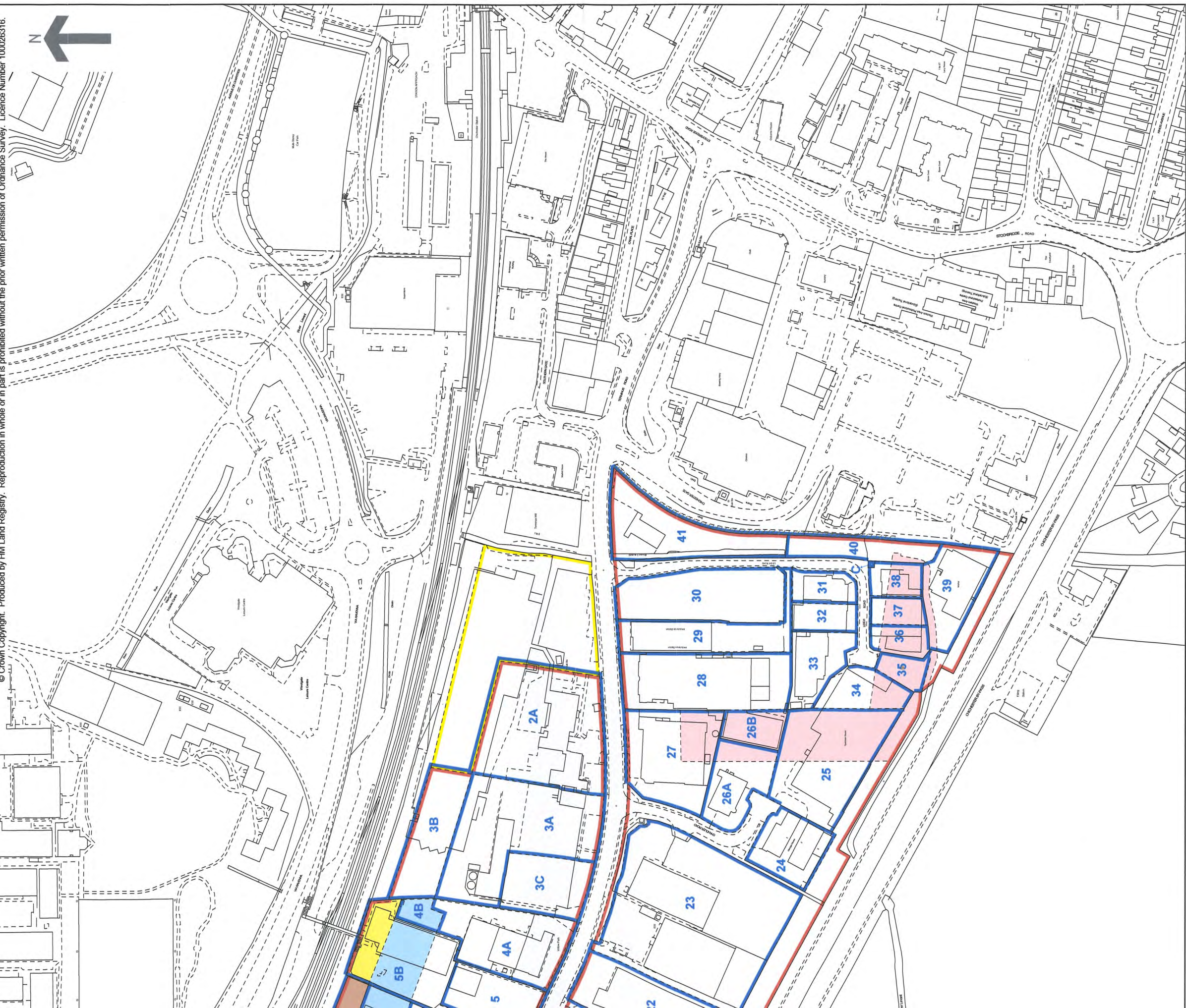




HM Land Registry
Official copy of
title plan

Title number **WSX326646**
Ordnance Survey map reference **SU8504SW**
Scale **1:2500**
Administrative area **West Sussex: Chichester**

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seen the same points on the ground.



This official copy issued on 14 August 2023 shows the state of this title plan on 10 February 2023 at 15:50:05.

It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements taken on the ground.

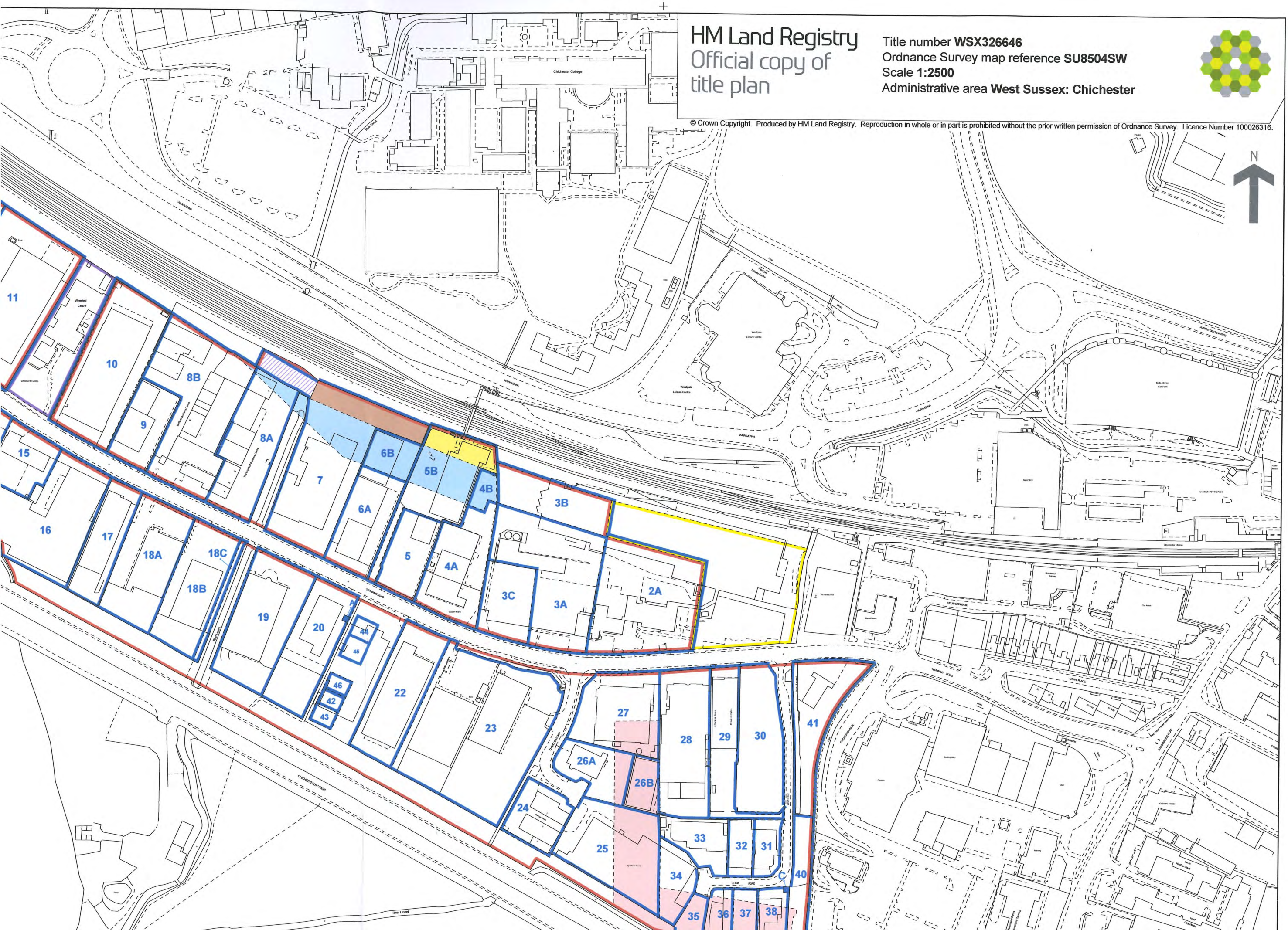
This title is dealt with by HM Land Registry, Durham Office.

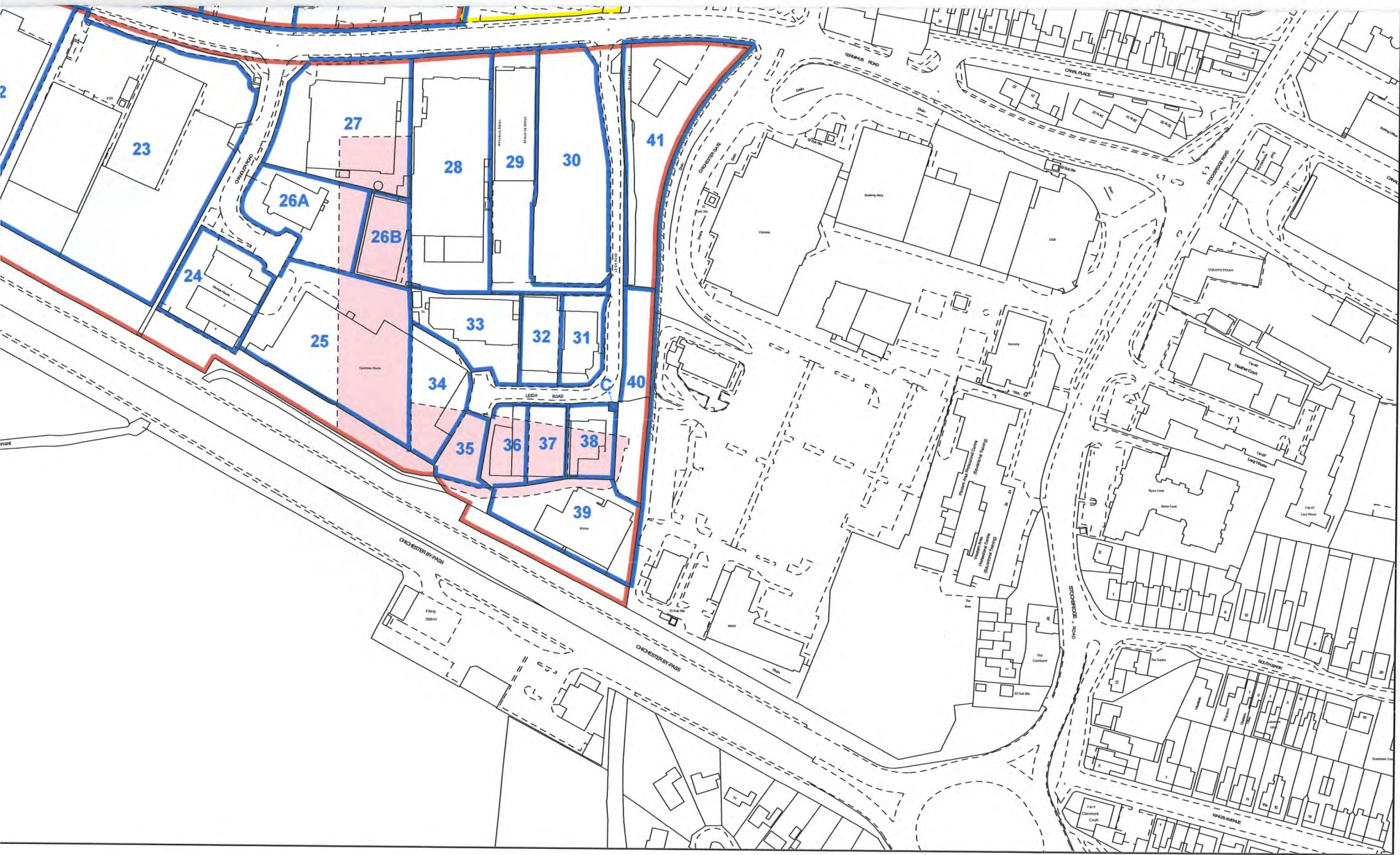
HM Land Registry
Official copy of
title plan

Title number **WSX326646**
Ordnance Survey map reference **SU8504SW**
Scale **1:2500**
Administrative area **West Sussex: Chichester**

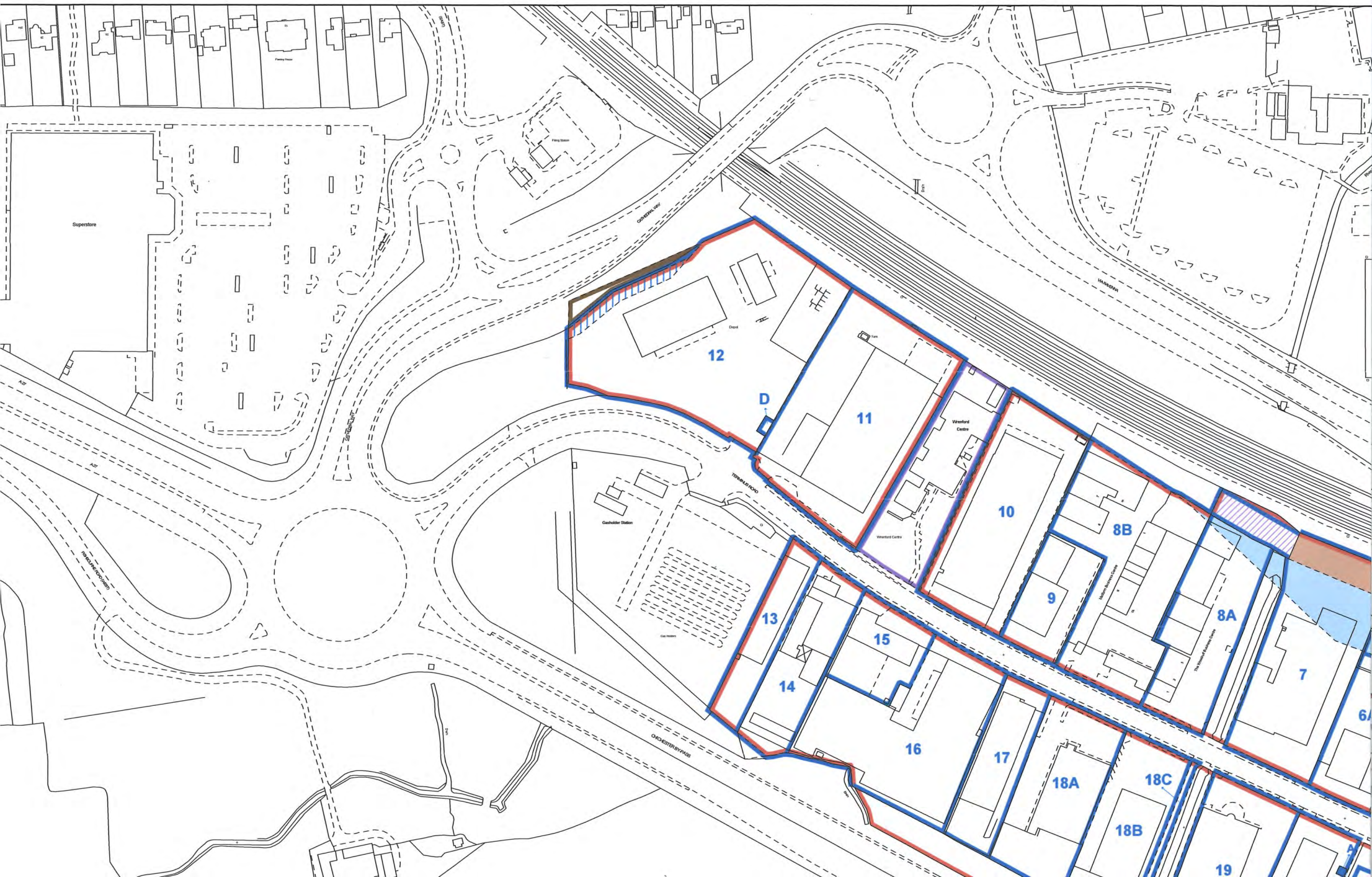


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on the same points on the ground.





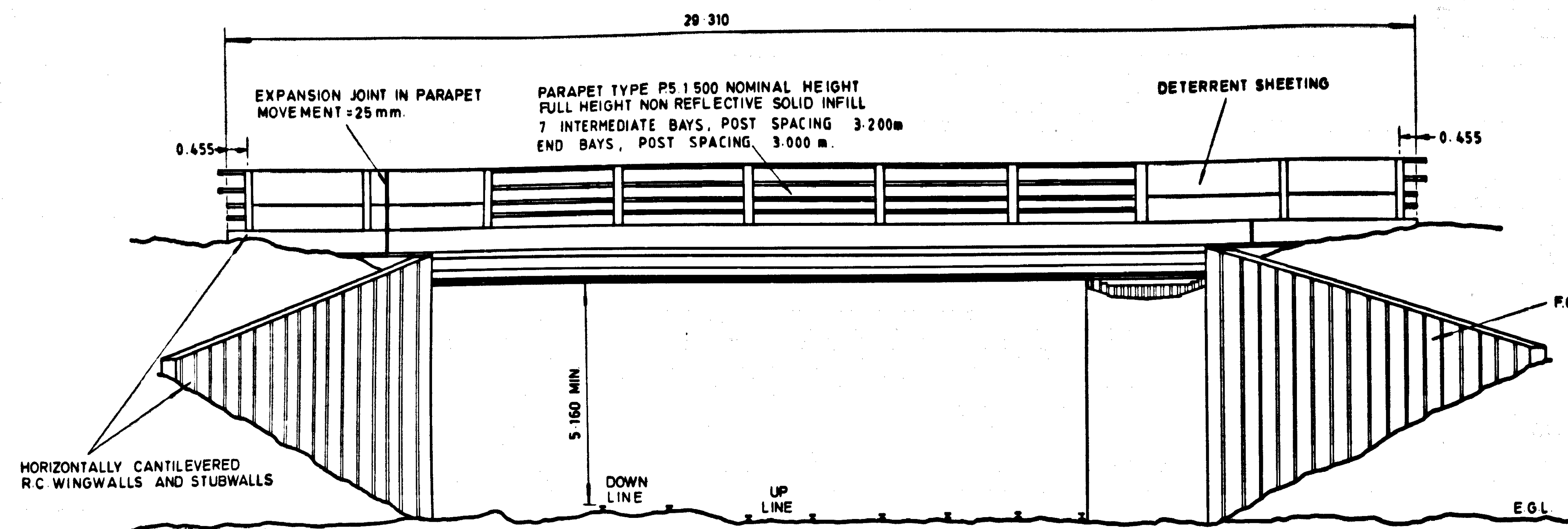
This official copy issued on 14 August 2023 shows the state of this title plan on 10 February 2023 at 15:50:05.

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This title is dealt with by HM Land Registry, Durham Office.

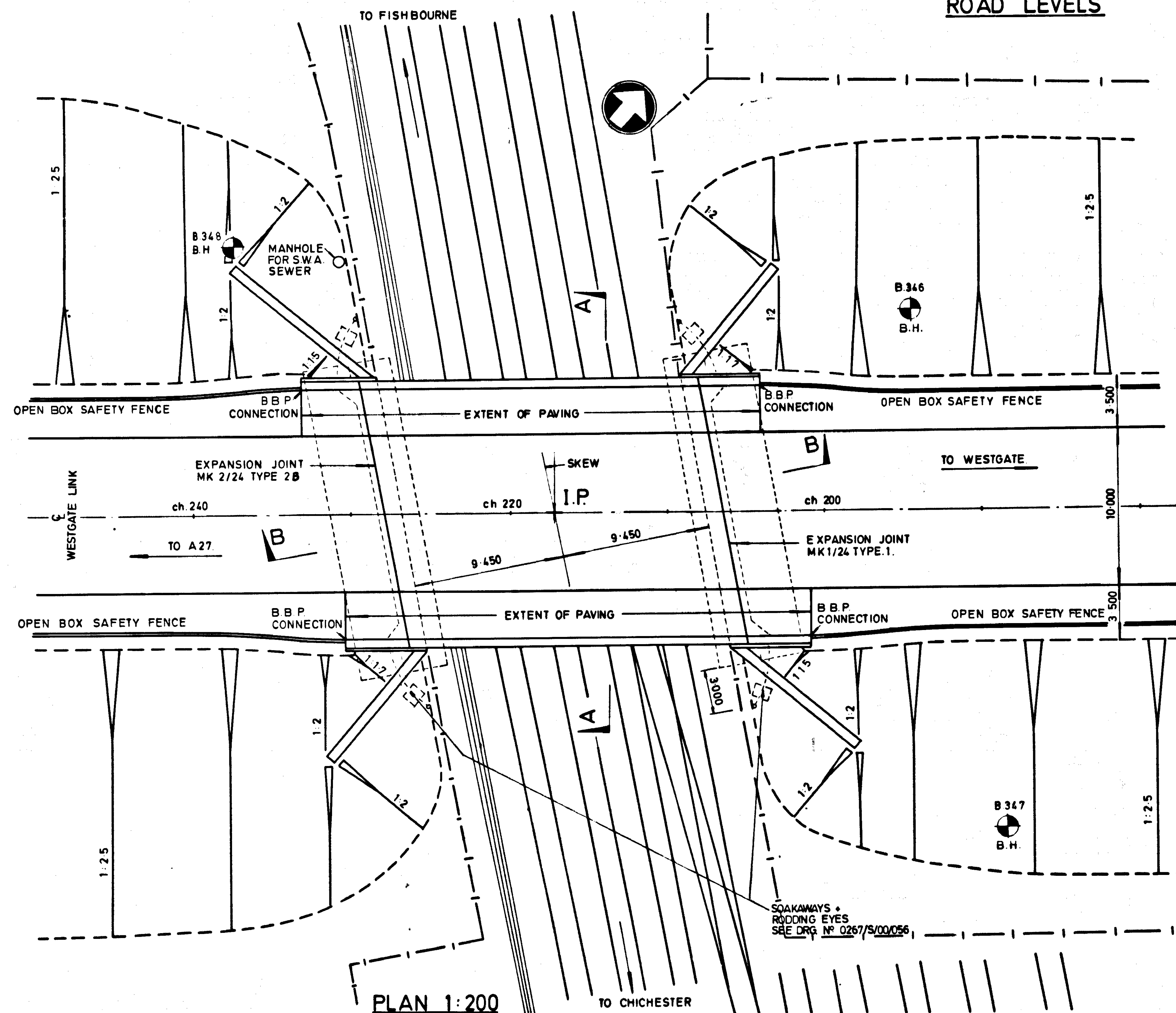
AB
0267/S/24/1



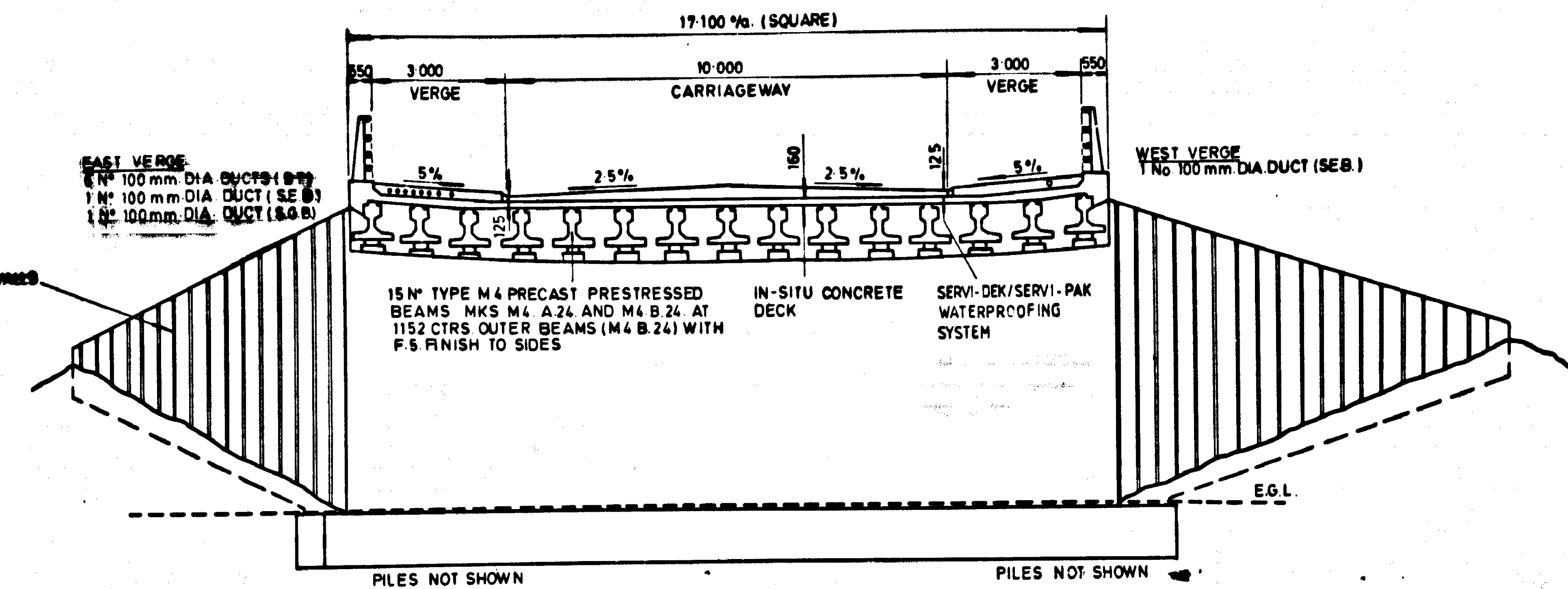
SOUTH EAST ELEVATION 1:100

CHAINAGE	205	210	215	220	225	230
F.R.L. ON €	13452	13547	13628	13687	13752	13793
F.R.L. AT CHANNELS	13327	13422	13504	13572	13627	13666

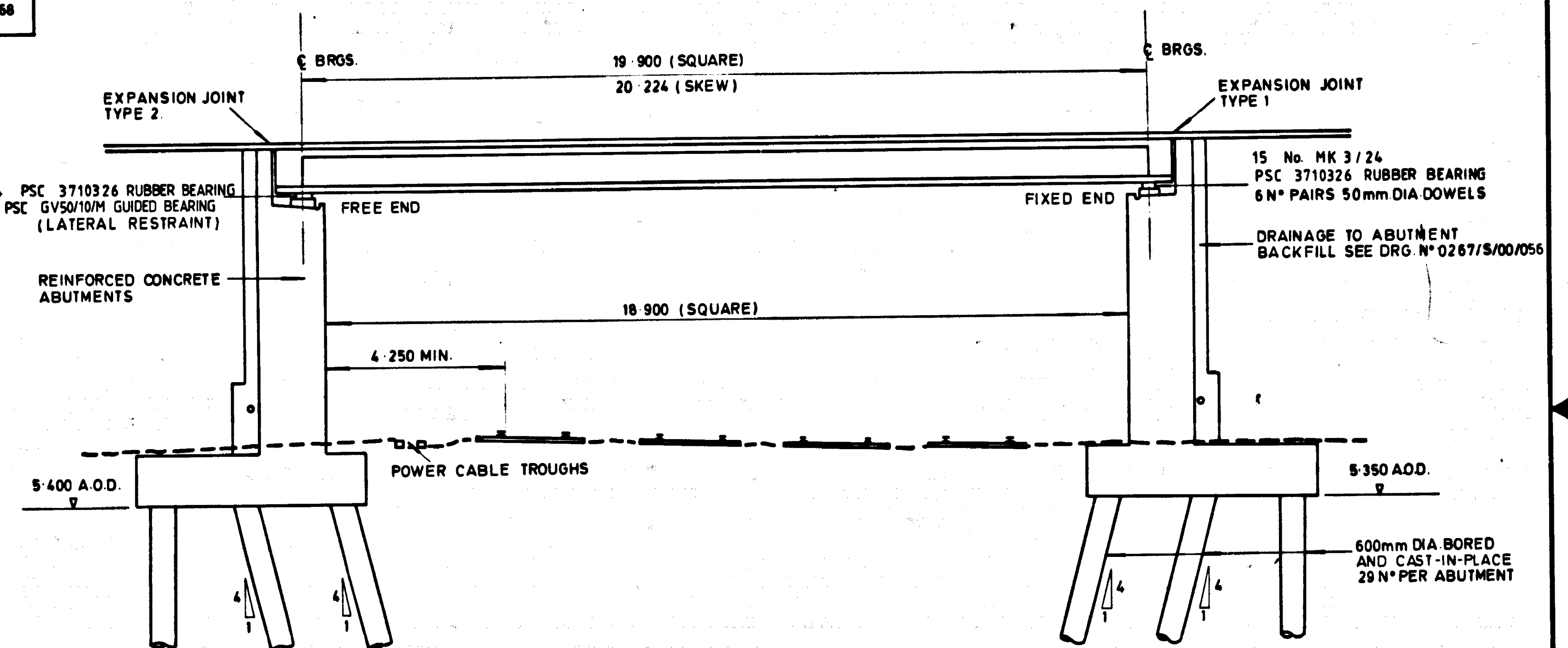
ROAD LEVELS



PLAN 1:200



A-A 1:100



B-B 1:100

SETTING OUT DATA
 CHAINAGE OF I.P. ON WESTGATE LINK = 217.162
 CO ORDINATES OF I.P. = 484984.156 E
 104527.727 N.
 W.C.B. OF WESTGATE LINK AT I.P. = 227° 0' 0"
 SKEW OF BRIDGE = -10° 16' 2"

- NOTES**
- Details of this bridge are also shown on the latest amendment of the following drawings:
0267/S/24/2-10 AB
0267/S/00/021, 022, 031, 039, 041, 054, 056, 082, 092, 095
 - For further details of the roadworks adjacent to the bridge see Drawing No. R/D18 AB
 - Servi-dek / Servi-pak waterproofing system supplied by Serviced Ltd.
 - Steel parapets to B.S. design, galvanised & painted with 1 coat Crown zinc phosphate epoxy primer (50 x 50 mesh with Levasint coating) & 2 coats Crown phenolic Micaceous iron oxide.
 - Details of connection to roadworks drainage are shown on Drawing No. R/D18 AB
 - The type of safety fence and its extent adjacent to the bridge is shown on Drawing No. R/D 18 AB
 - Type 1 joint - buried joint with Serviced seal
Type 2B joint - Thorntack type joint by Crispitrend.
 - Pre-stressed beams by Bryco of Taunton.
 - The approximate position of existing and proposed services affecting the works at this bridge site are shown on Drawing No. R/P18 AB
 - Borehole locations shown are approximate only.
 - Stainless steel eyebolts in cast-in sockets for trailing plants to wingwalls.

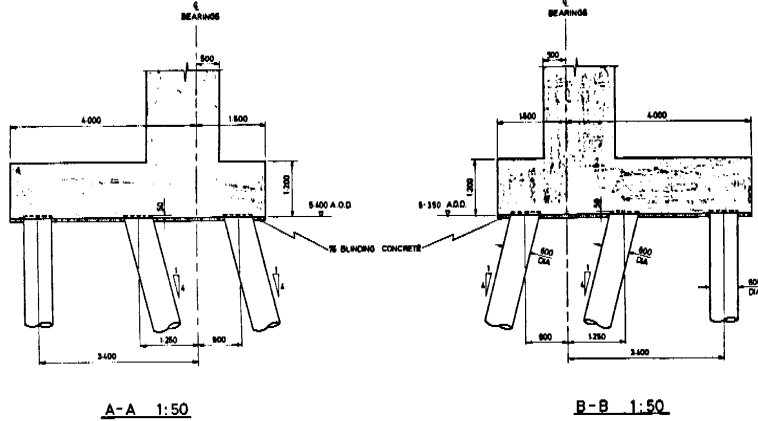
DEPARTMENT OF TRANSPORT
 SOUTH EAST REGIONAL OFFICE
 DIRECTOR (TRANSPORT),
 FEDERATED HOUSE,
 LONDON ROAD,
 DORKING, SURREY, RH4 1BZ

DRAWN	INS	DATE	REV. No.	REVISION	DATE	SCALE
				Redrawn as built	4/89	1:100 1:200

A27 HAVANT CHICHESTER
 WESTGATE RAILWAY BRIDGE No. 24
 GENERAL ARRANGEMENT

MOTT, HAY & ANDERSON
 CONSULTING ENGINEERS
 WINCHESTER HAMPSHIRE
 M.H.A. DRG. No. 0267/S/24/1 AB

0267/S/24/2. AB

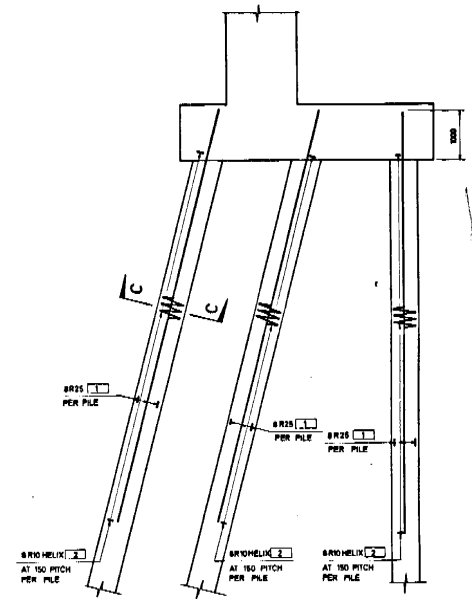


A-A 1:50

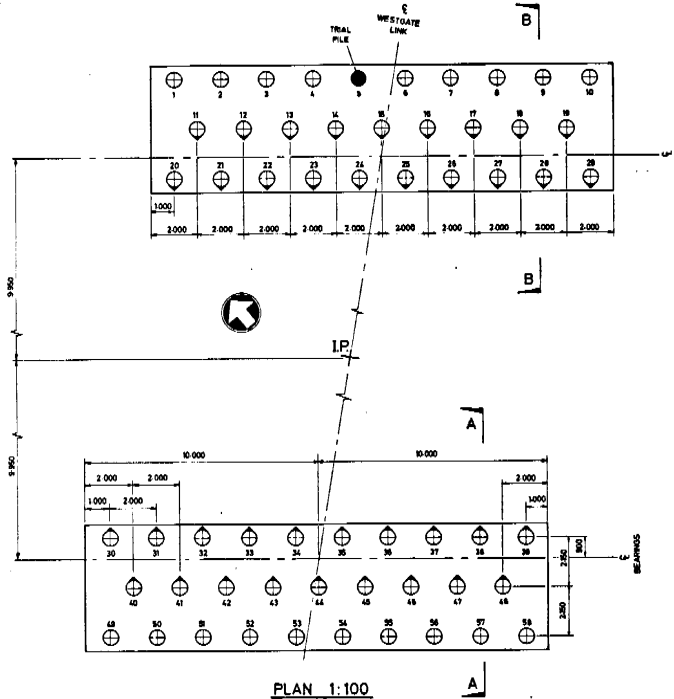
B-B 1:50



C-C 1:20



PILES - REINFORCEMENT 1:50



PLAN 1:100

- NOTES**
1. Piles bored cast in place piles of 600mm diameter.
Nominal load at top of pile: Axial...1250kN
Moment...117kNm
Shear...58kN
 2. Length of pile 16m
 3. The piles were bored using temporary full length casing.
(British Rail requirements).
 4. Concrete cover 50mm
 5. Pile concrete is class 25/30 min 370 kg of O.P.C. and
maximum free water cement ratio of 0.5.
 6. The piles are reinforced with 8 No. 25mm mild steel
longitudinal bars extending 1000mm into the pile cap. Helical
binding is 10mm diameter at a pitch of 150mm. Piles are
reinforced only for the upper 3m.
 7. Piles set 50mm into the pile cap.
 8. Piles bored through:- Soft brown clay,
gravelly sand,
mixture of soft chalk and brown silty clay,
firm to hard chalk.
 9. Piles toed on firm to hard chalk.

DEPARTMENT OF TRANSPORT
SOUTH EAST REGIONAL OFFICE
DIRECTOR (TRANSPORT),
PREDECATED HOUSE,
LONDON ROAD,
DORKING, SURREY, RH4 1EX

DRAWN	INS. DATE	REV. No.	REVISION	DATE	SCALE
CHECKED			Redrawn as built	4/89	1:100
APPROVED					1:50
					1:20

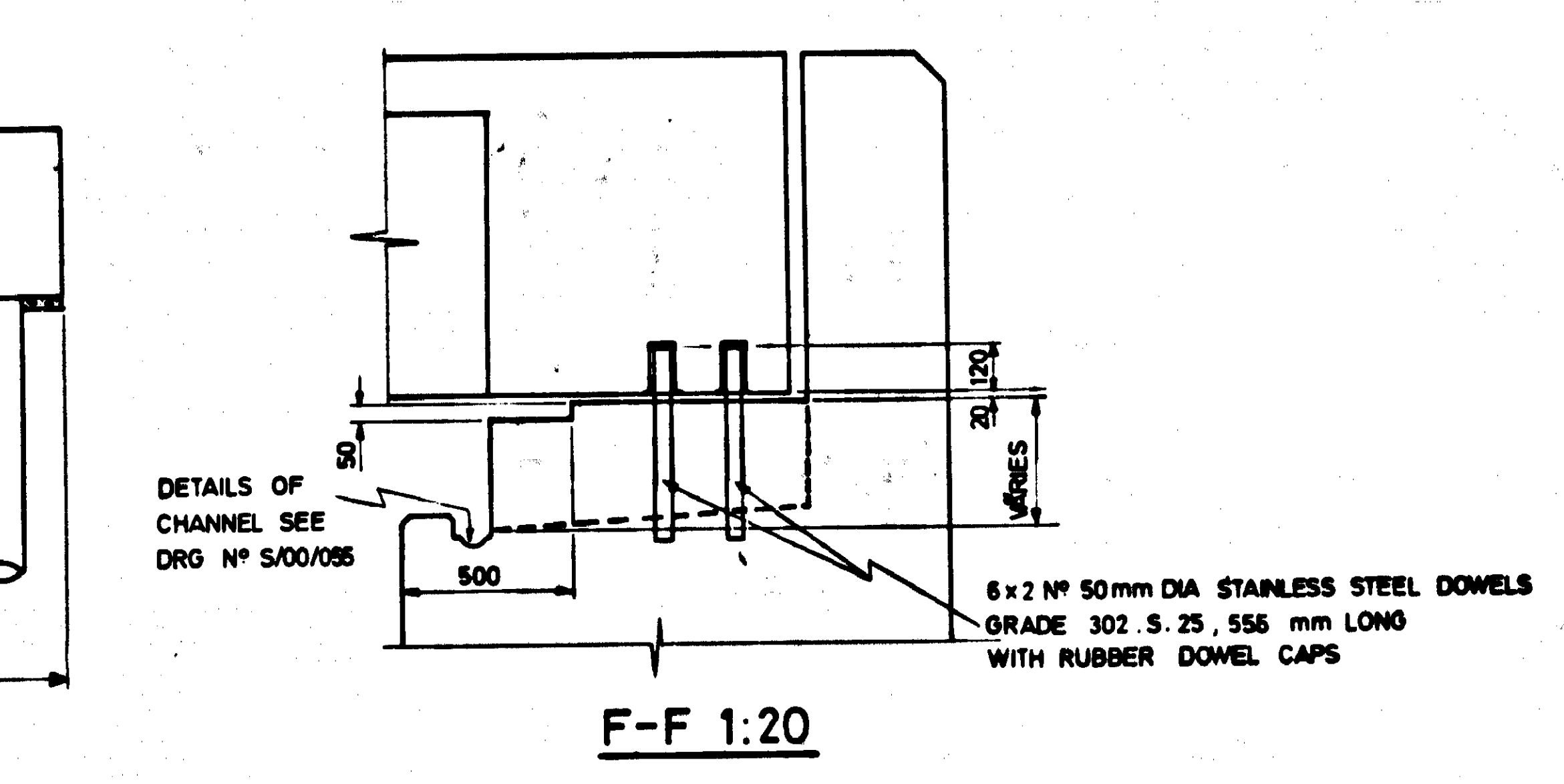
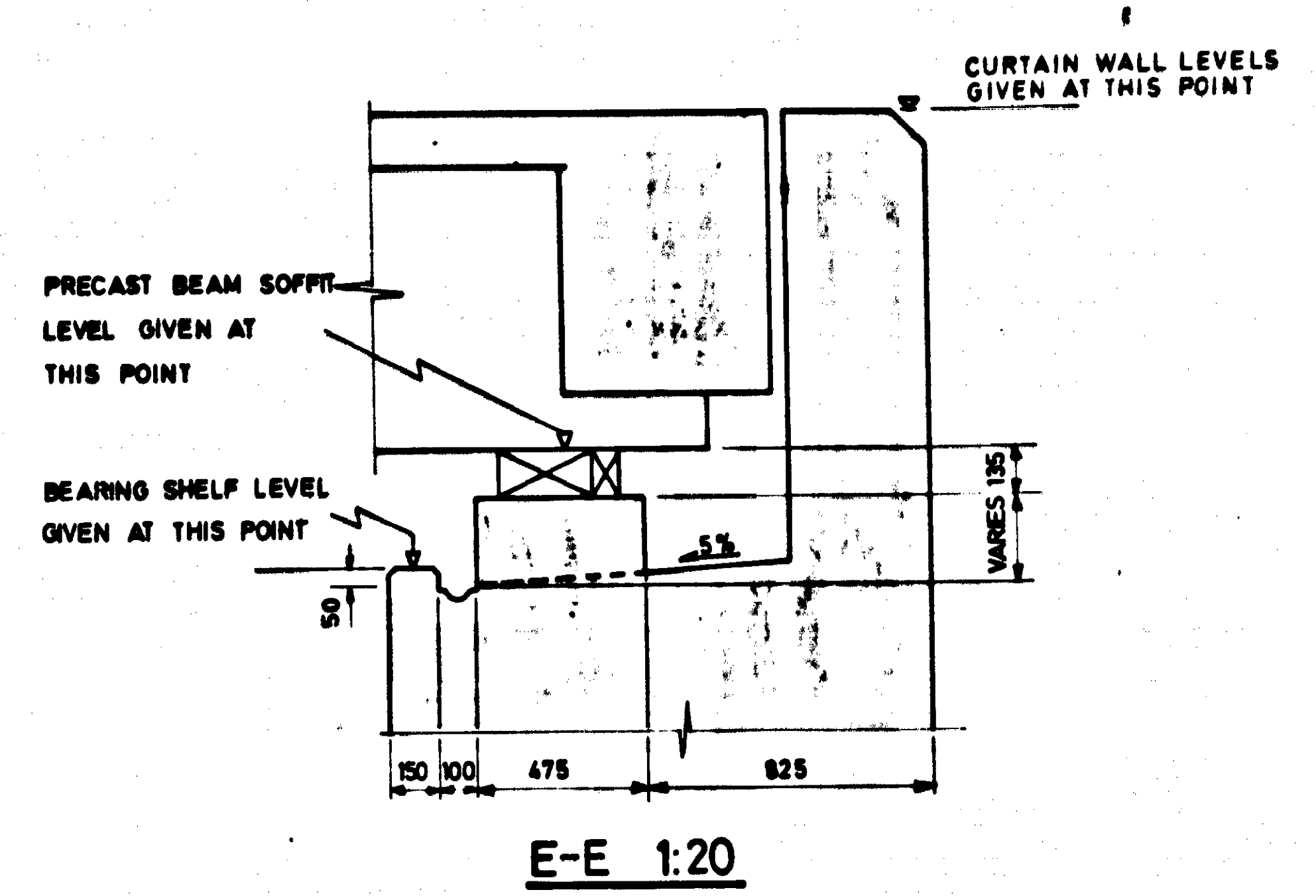
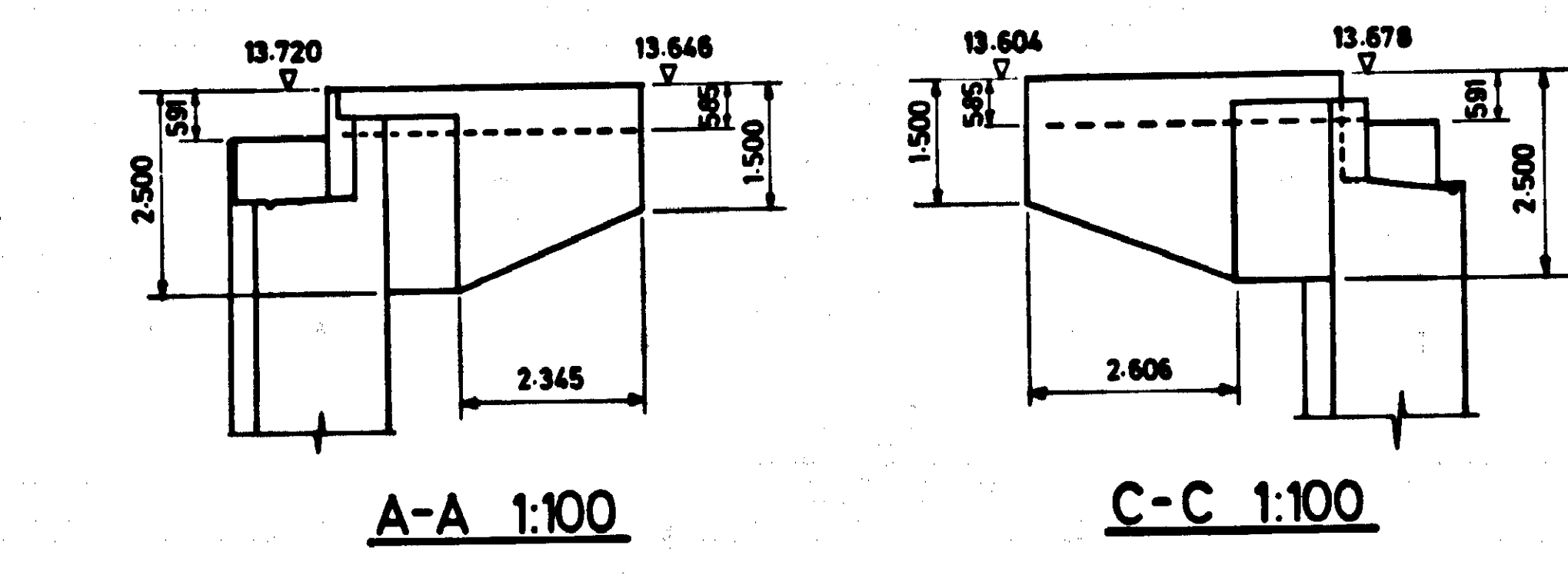
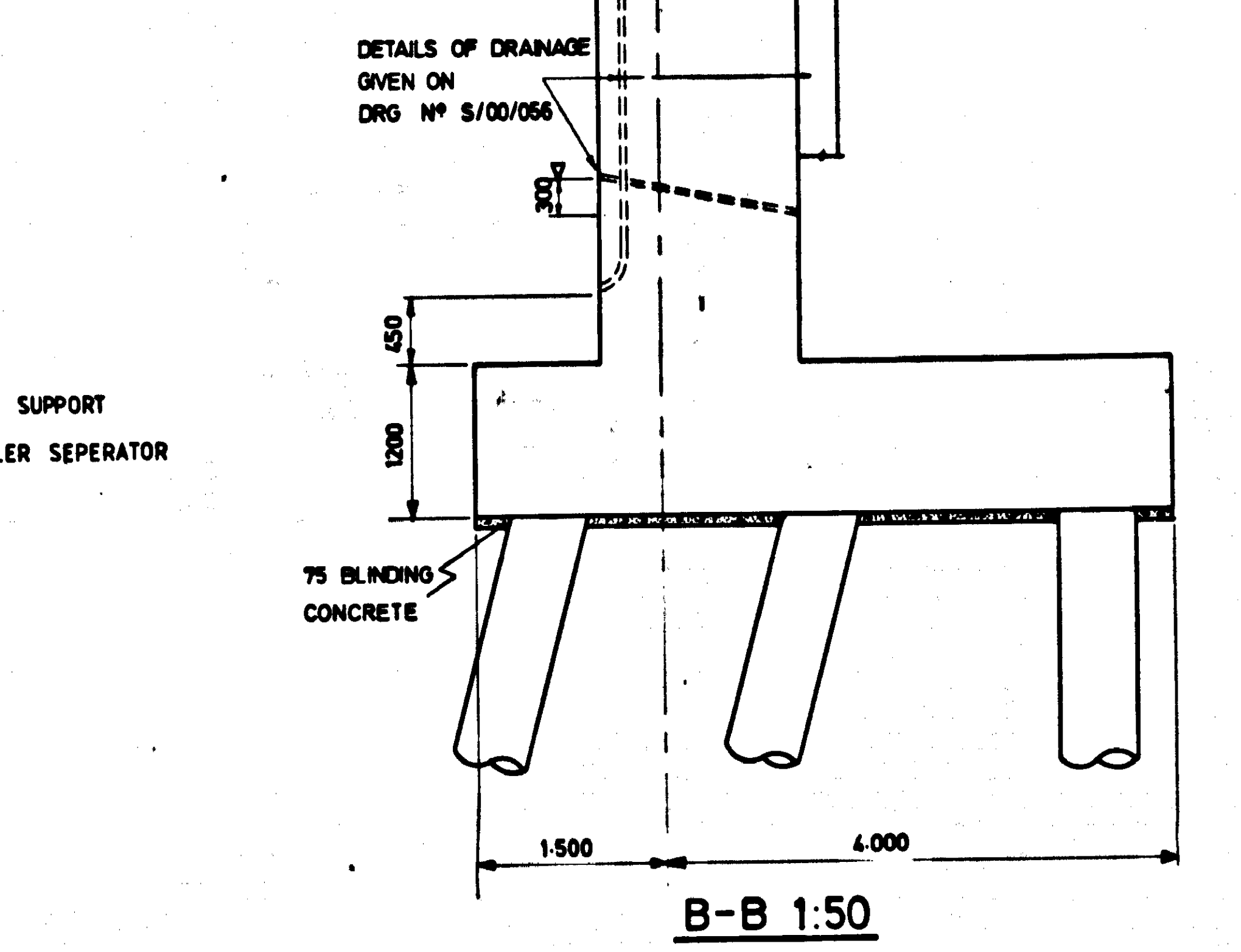
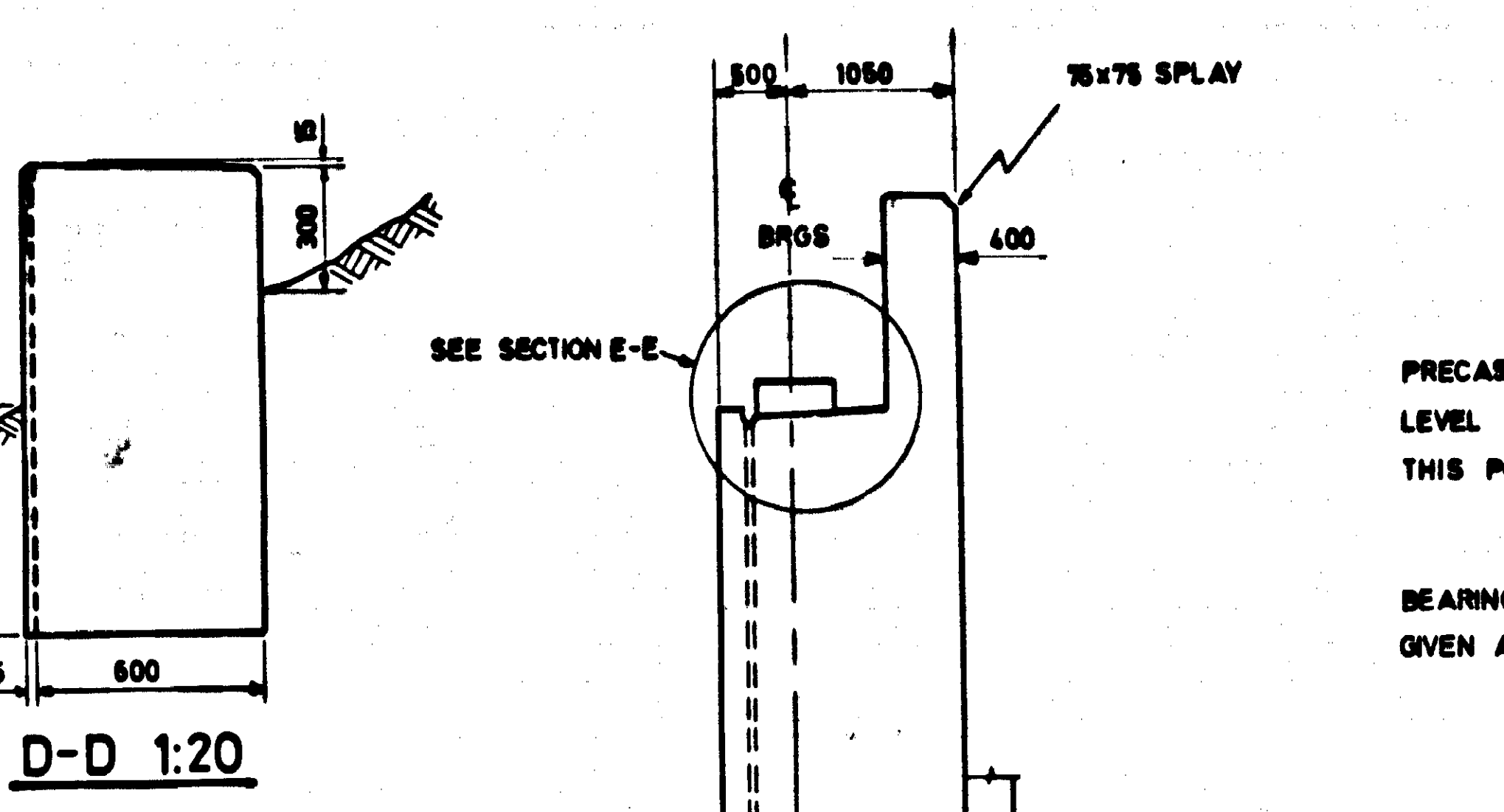
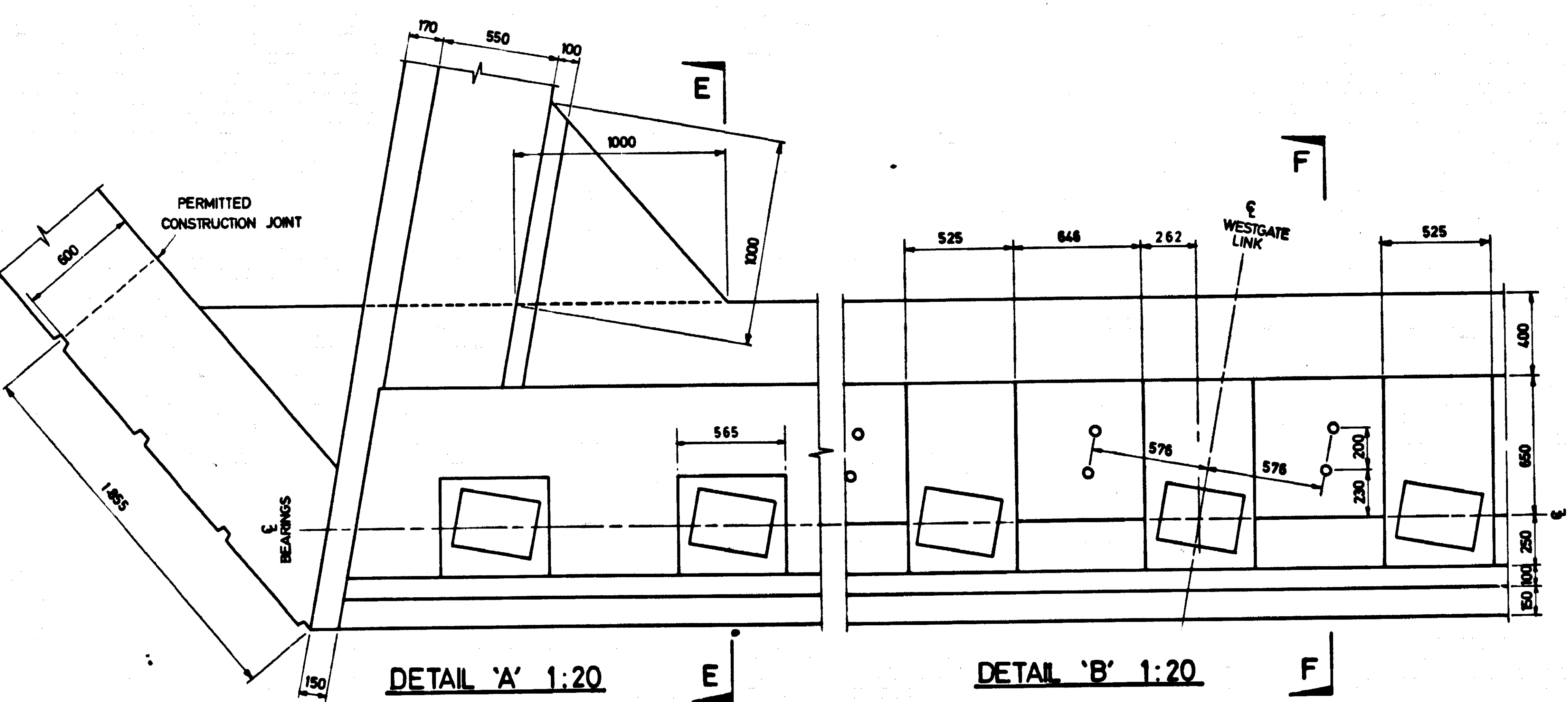
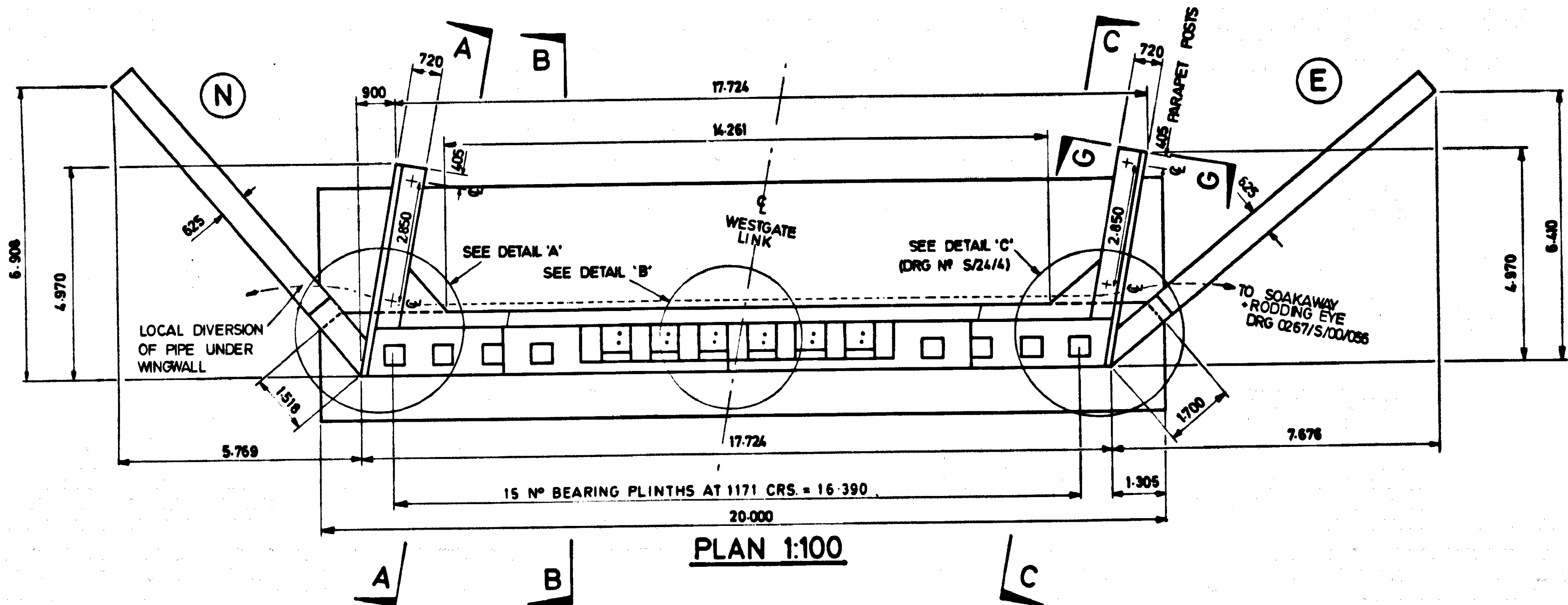
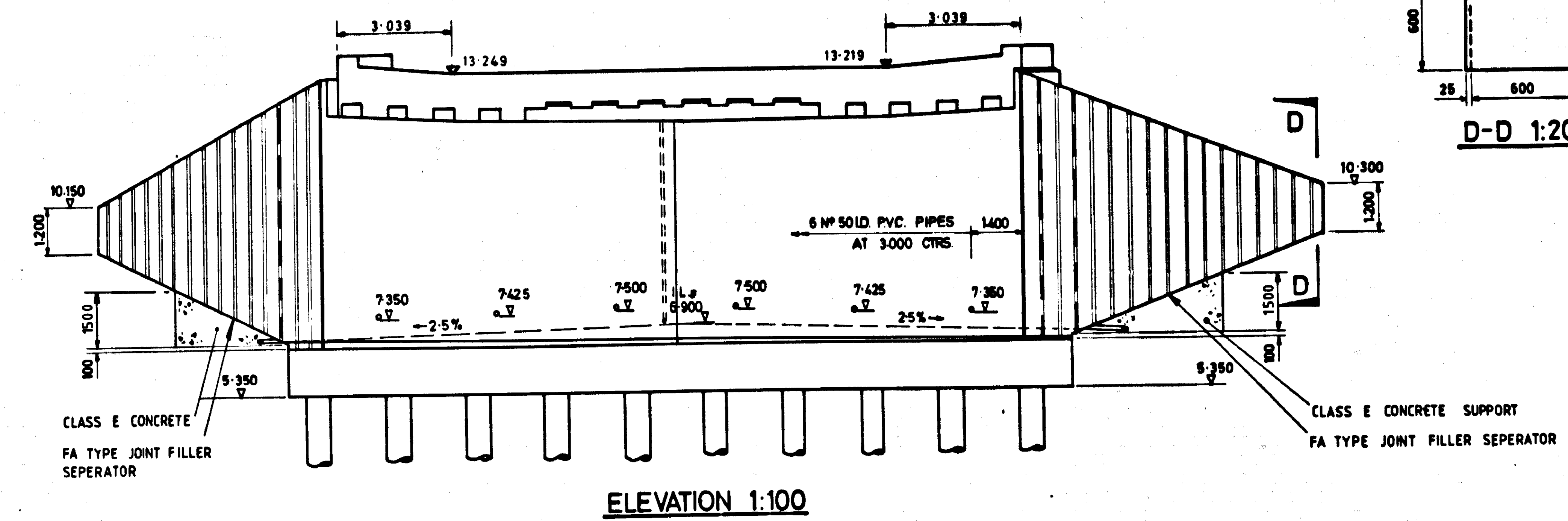
A27 HAVANT-CHICHESTER
WESTGATE RAILWAY BRIDGE No 24
PILING

MOTT, HAY & ANDERSON
CONSULTING ENGINEERS
WINCHESTER HAMPSHIRE
M.H.A. DRG No.
0267/S/24/2 AB

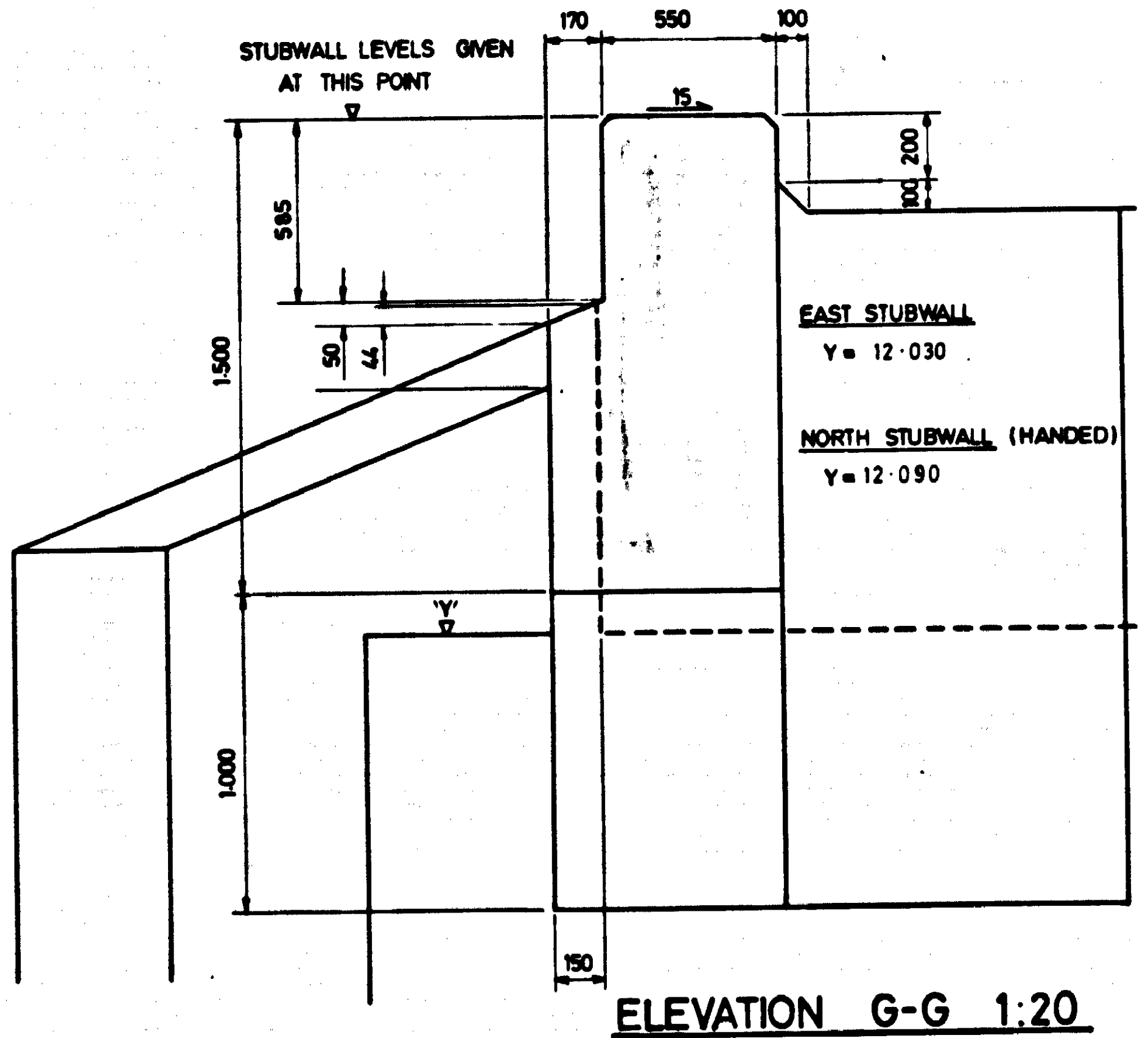


0267/S/24/3 AB

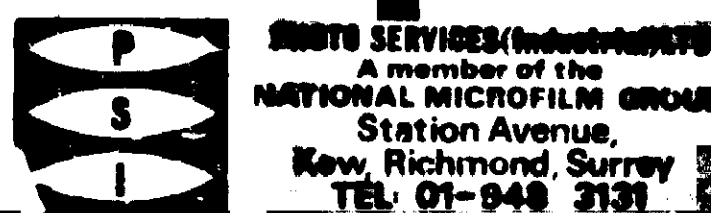
PRECAST BEAM SOFFIT LEVELS	12.972	12.281	12.282	12.213	12.210	12.207	12.204	12.208	12.198	12.195	12.182	12.180	12.188	12.258	12.310
BEARING SHELF LEVELS	12.057	11.863		11.762					11.838					12.003	



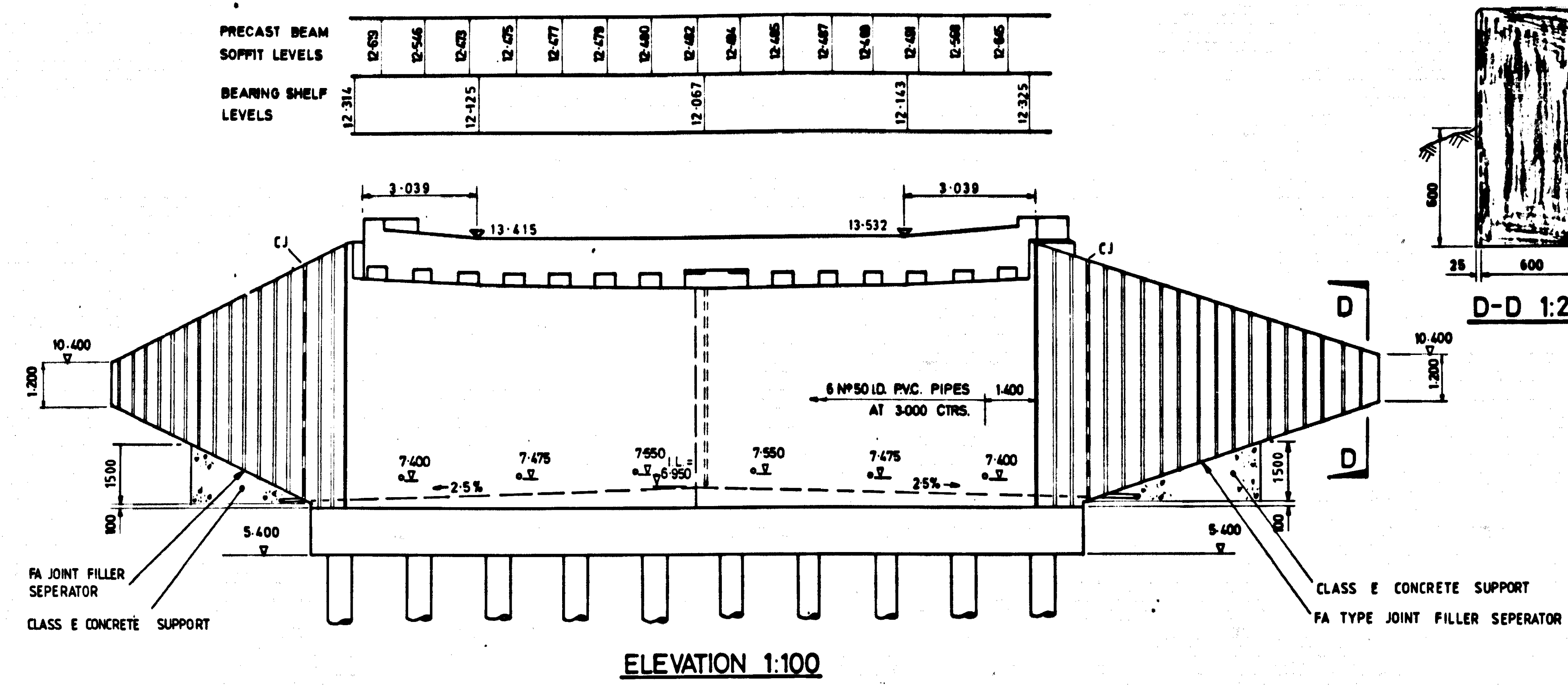
- NOTES**
- Concrete :-
Blinding Class E
String Course Class 50/20 suitable for very severe exposure.
Remainder Class 30/20 suitable for severe exposure.
 - Concrete finishes :-
F1 to sides of footings, backs of abutments, wing walls & stub walls
F2 to all other formed surfaces
F3 to string courses
F4 to front face of abutment walls
F6A to front face of wing walls
U3 to tops of wing walls, stub walls, string course and bearing shaft
U2 elsewhere
 - The tops of footings and all buried surfaces of walls are painted with one coat of Tretolastex primer followed by 2 coats of Tretolastex membrane at maximum coverage of 2.8m² / litre to within 300m of the exposed finished level.
 - All bearings are set horizontal.



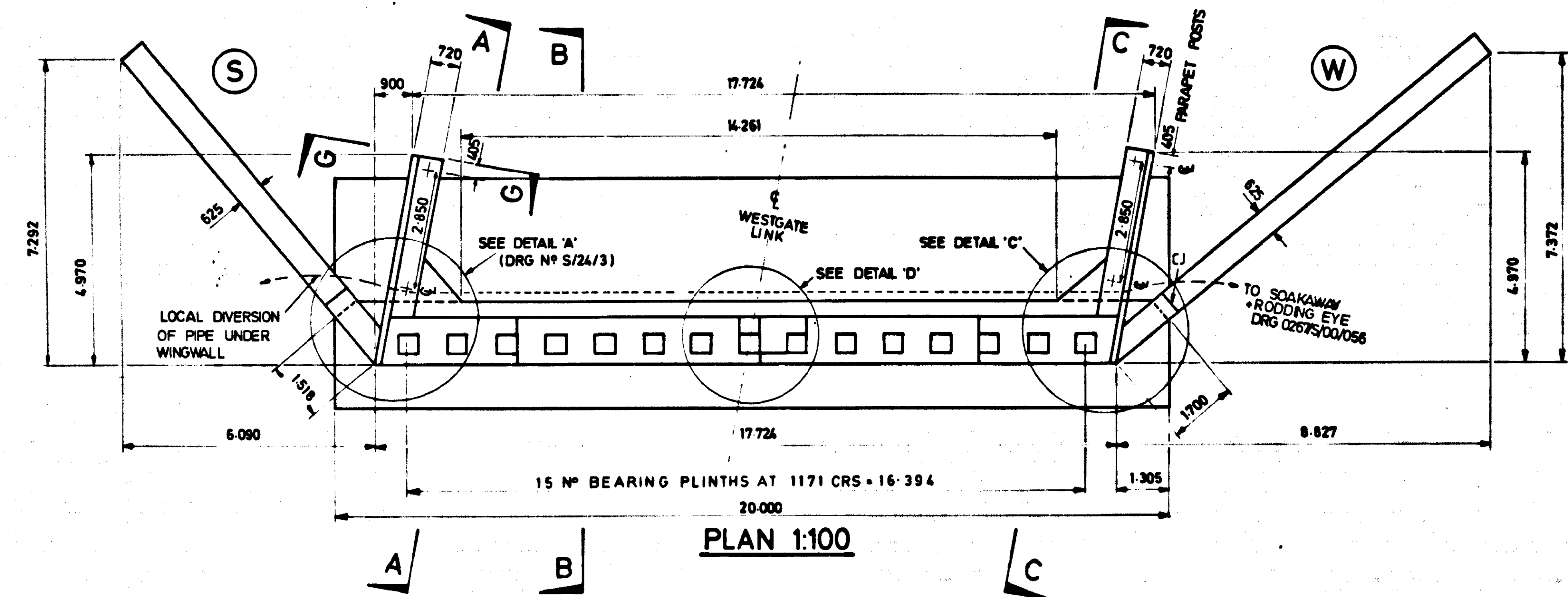
DEPARTMENT OF TRANSPORT SOUTH EAST REGIONAL OFFICE DIRECTOR (TRANSPORT), FEDERATED HOUSE, LONDON ROAD, DORKING, SURREY. RH4 1BZ	DRAWN	INS	DATE	REV No	REVISION Redrawn as built	DATE	SCALE	A27 HAVANT-CHICHESTER WESTGATE RAILWAY BRIDGE No 24 NORTH-EAST ABUTMENT CONCRETE	MOTT, HAY & ANDERSON CONSULTING ENGINEERS WINCHESTER HAMPSHIRE M.H.A. DRG No. 0267/S/24/3 AB	REV
	CHECKED						4/89			1:100
	APPROVED									1:50 1:20



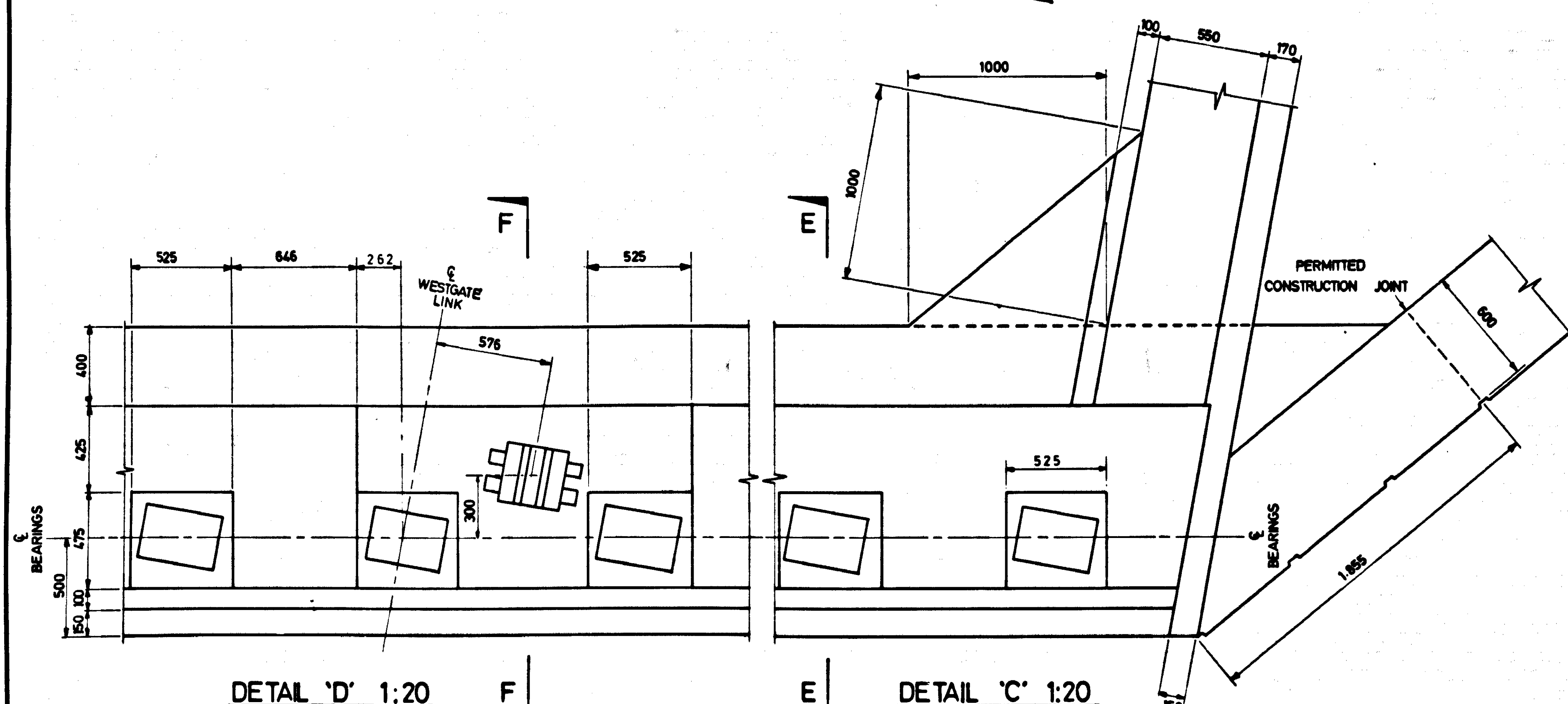
AB
0267/S/24/4



ELEVATION 1:100

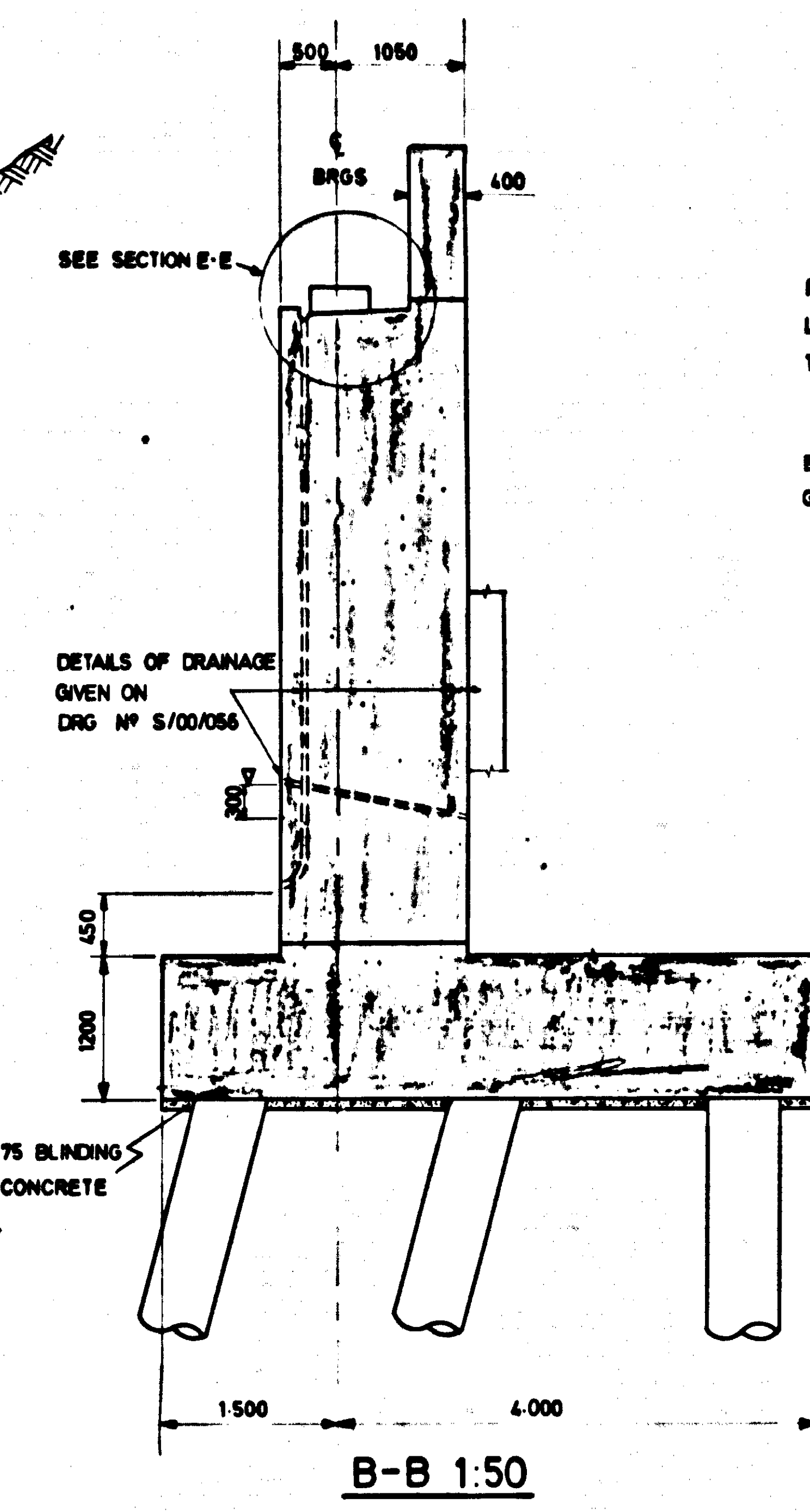


PLAN 1:100

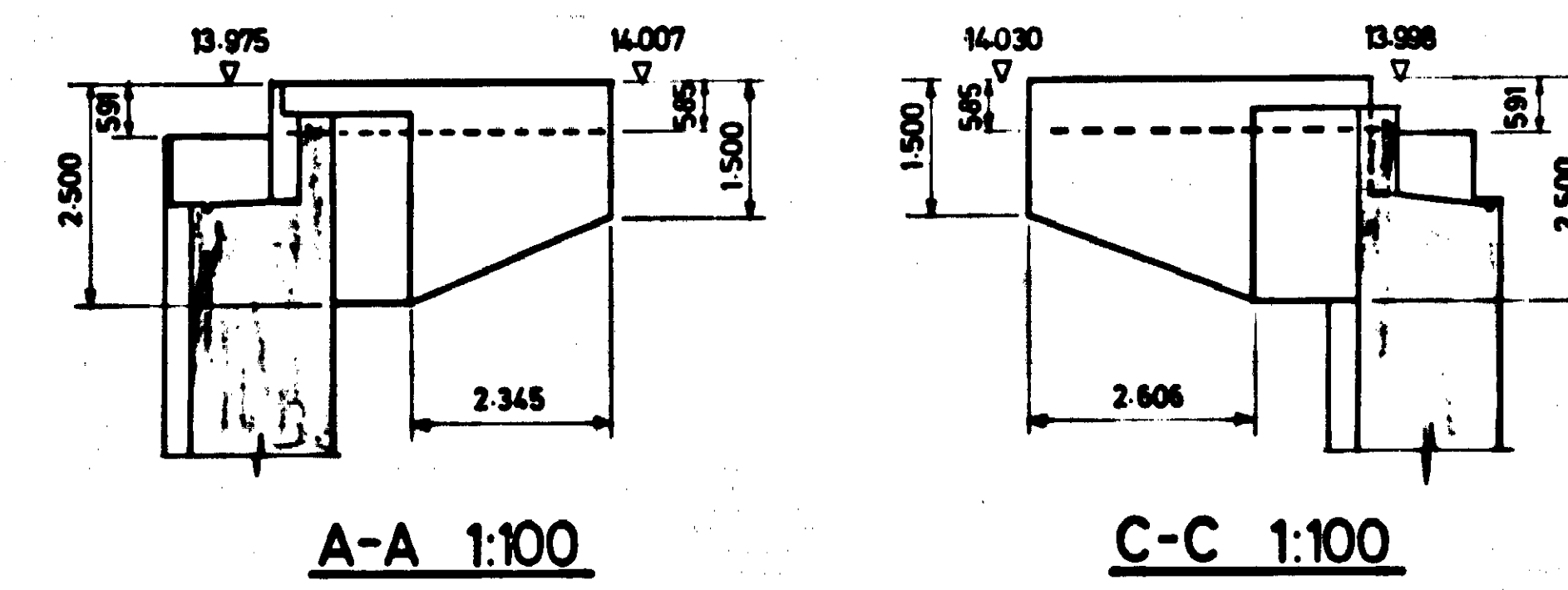


DETAIL 'D' 1:20

DETAIL 'C' 1:20

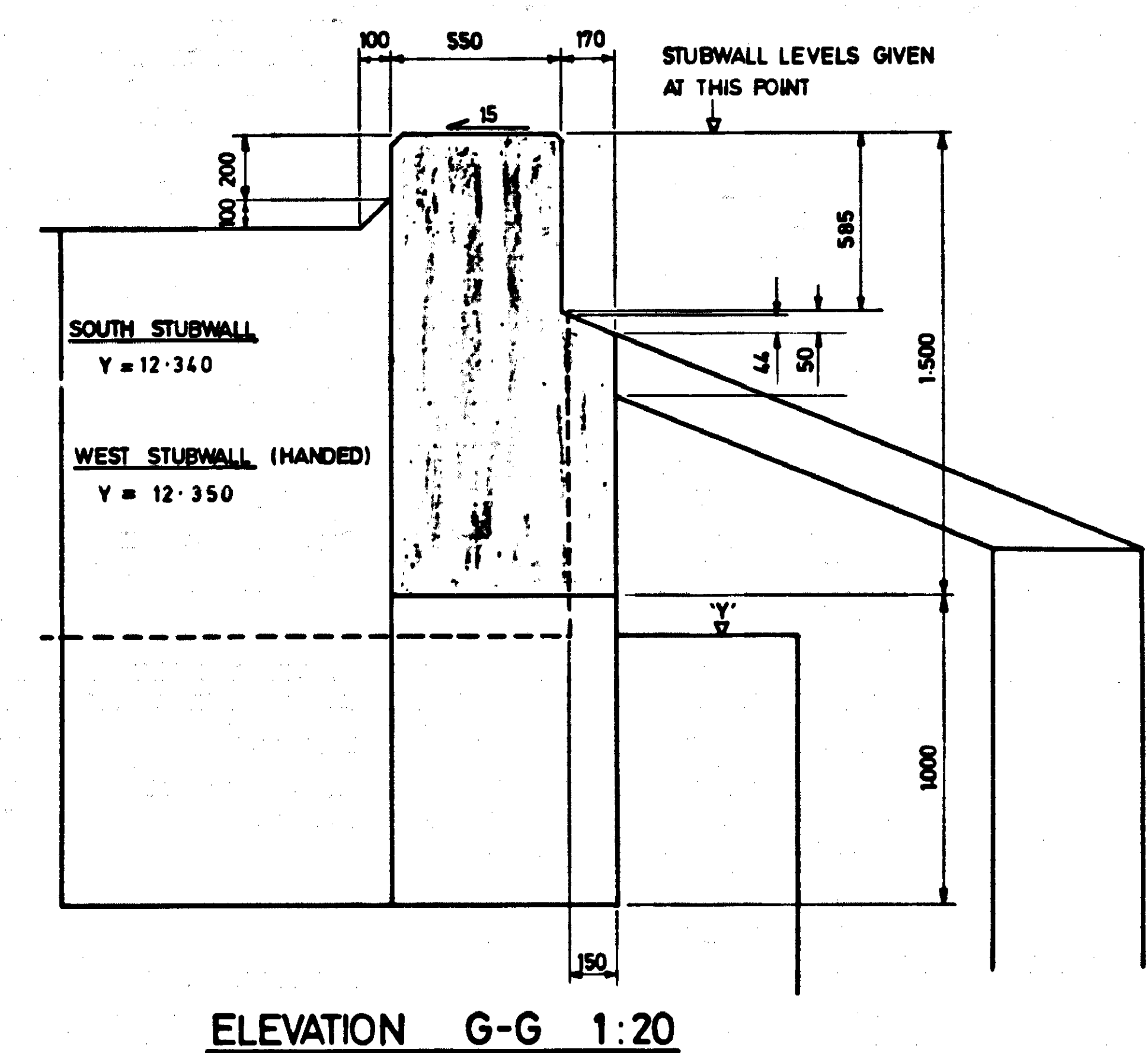


B-B 1:50

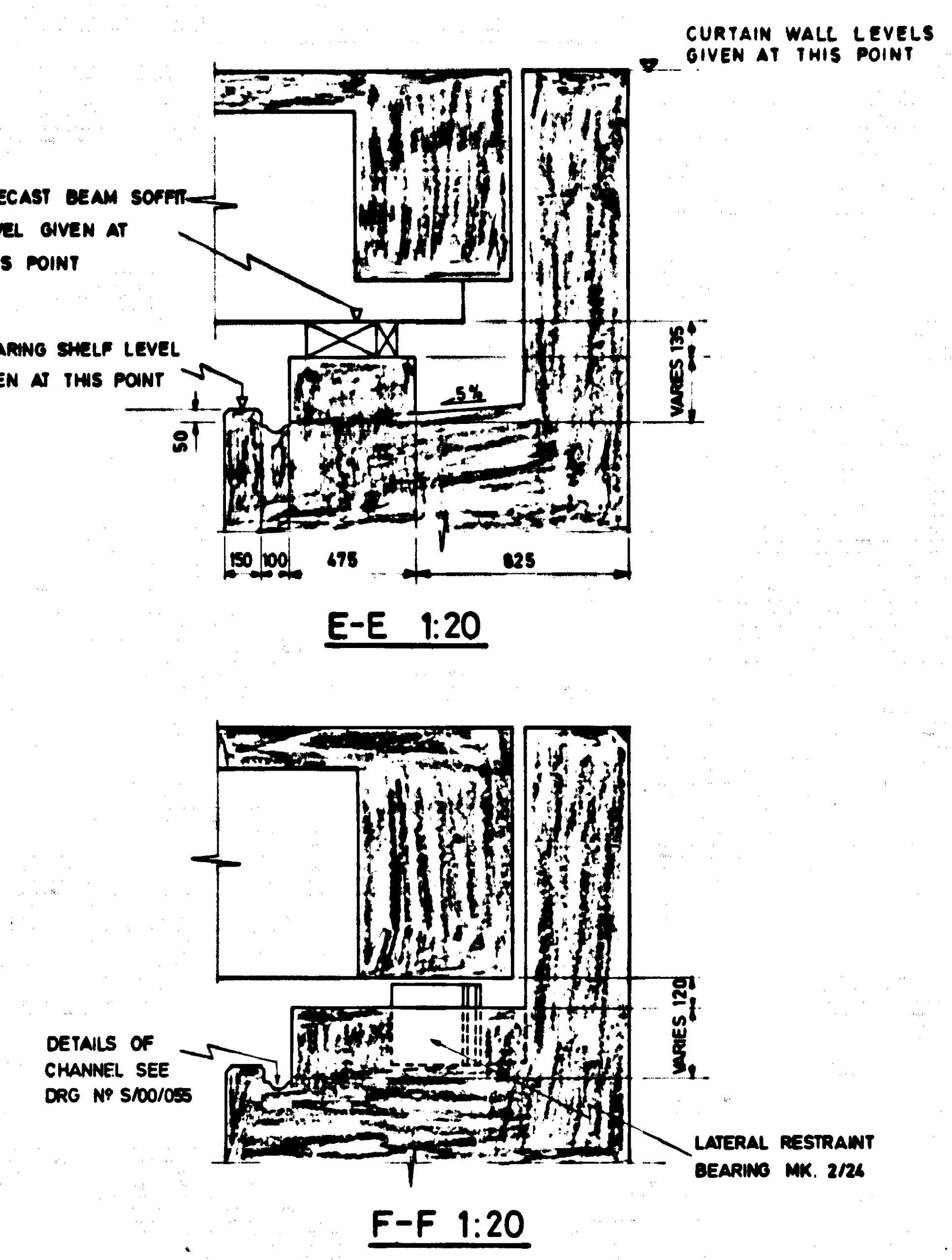


A-A 1:100

C-C 1:100



ELEVATION G-G 1:20



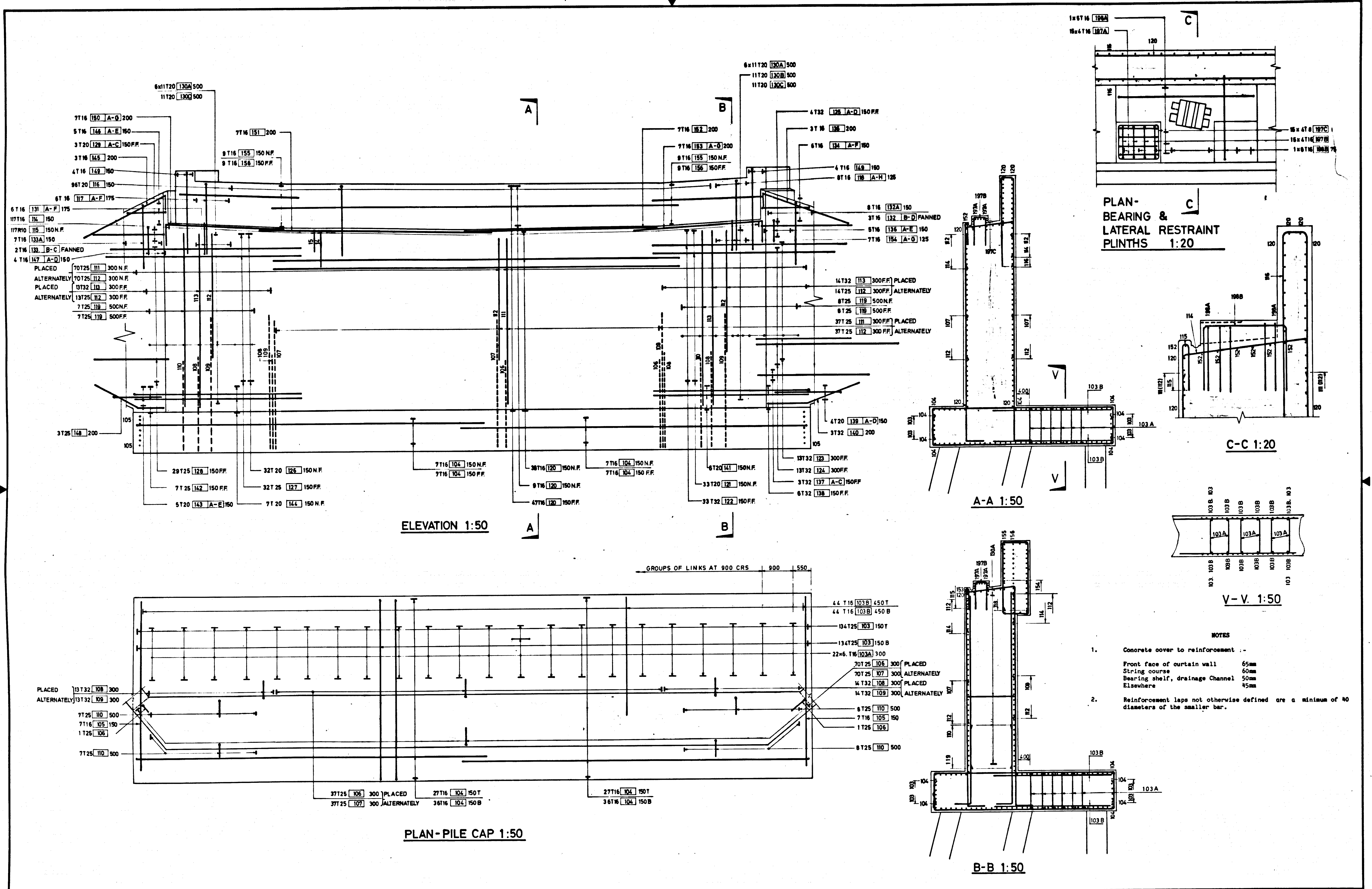
E-E 1:20

F-F 1:20

- NOTES
- Concrete :-
Blinding Course Class E
String Course Class 50/20 suitable for very severe exposure.
Remainder Class 30/20 suitable for severe exposure.
 - Concrete finishes :-
F1 to sides of footings, backs of abutments, wing walls & stub walls
F2 to all other formed surfaces
F3 to string courses
F4 to front face of abutment walls
F6A to front face of wing walls
U3 to tops of wing walls, stub walls, string course and bearing shaft
U2 elsewhere
 - The tops of footings and all buried surfaces of walls are painted with one coat of Trelolastex primer followed by 2 coats of Trelolastex membrane at maximum coverage of 2.8m²/litre to within 300m of the exposed finished level.
 - All bearings are set horizontal.

DEPARTMENT OF TRANSPORT SOUTH EAST REGIONAL OFFICE DIRECTOR (TRANSPORT), FEDERATED HOUSE, LONDON ROAD, DORKING, SURREY, RH4 1BZ	DRAWN INS DATE REV No	REVISION Redrawn as built	DATE 4/89	SCALES 1:100 1:50 1:20	A27 HAVANT-CHICHESTER WESTGATE RAILWAY BRIDGE NO 24 SOUTH-WEST ABUTMENT CONCRETE	MOTT, HAY & ANDERSON CONSULTING ENGINEERS WINCHESTER HAMPSHIRE M.H.A. DRG No. 0267/S/24/4 AB
	CHECKED	APPROVED	DATE	SCALE	REV	
	ORIGINAL DRG SIZE 594 x 841 (A1)	0 50 100 MILLIMETRES	THE COPYRIGHT CO. 0129/82	15	15	15

AB
0267/S/24/7



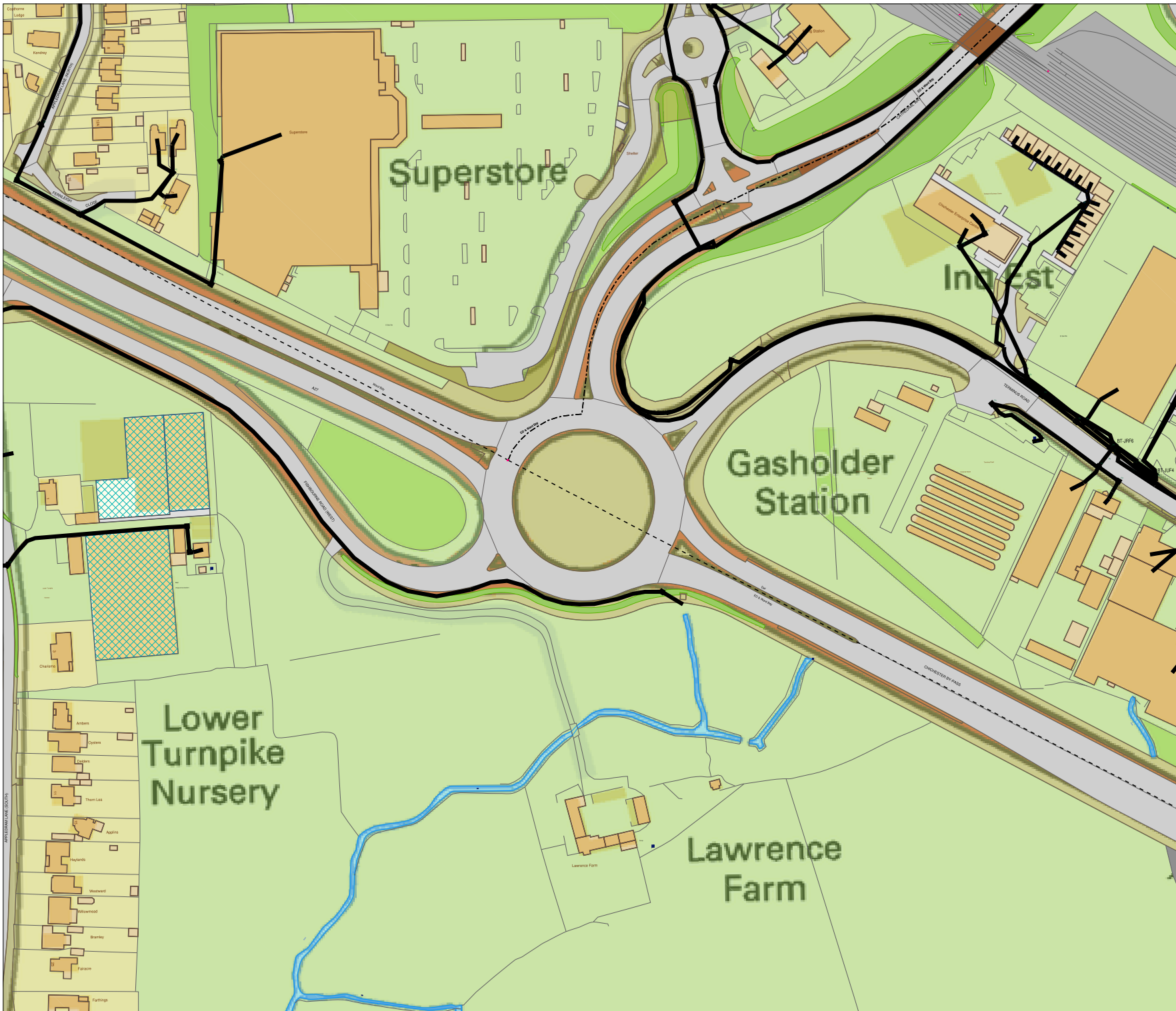
- NOTES
- Concrete cover to reinforcement -
 Front face of curtain wall 65mm
 String course 60mm
 Bearing shelf, drainage Channel 50mm
 Elsewhere 45mm
 - Reinforcement laps not otherwise defined are a minimum of 40 diameters of the smaller bar.

DEPARTMENT OF TRANSPORT SOUTH EAST REGIONAL OFFICE DIRECTOR (TRANSPORT), FEDERATED HOUSE, LONDON ROAD, DORKING, SURREY, RH4 1BZ	DRAWN	INS	DATE	REV No	REVISION	DATE	SCALE	A27 HAVANT-CHICHESTER WESTGATE RAILWAY BRIDGE No 24 SOUTH-WEST ABUTMENT REINFORCEMENT 1	MOTT, HAY & ANDERSON CONSULTING ENGINEERS WINCHESTER HAMPSHIRE M.H.A. DRG No. 0267/S/24/7 AB
	CHECKED				Redrawn as built	4/89	1:50		
	APPROVED						1:20		

ORIGINAL DRG SIZE 500 x 841 (A1)
 0 10 20 30 40 50 MILLIMETRES

21.2 | A1 | 15 | A2 | A3 | A4 | A4 | A3 | A2 | 15 | A1 | 21





bitmap_layout select_raster

LEGEND

- EXISTING PLANT
- EXISTING PLANT

bitmap_layout select_raster

<p>Head Office CityFibre Holdings Ltd 15 Bedford Street, London WC2E 9HE</p> <p>Tel: 0845 293 0774 Web: www.cityfibre.com</p>	<p>Asset Office CityFibre Holdings Ltd, Rutherford House, Birchwood, Warrington, WA3 6ZH</p> <p>Email: asset.team@cityfibre.com</p>
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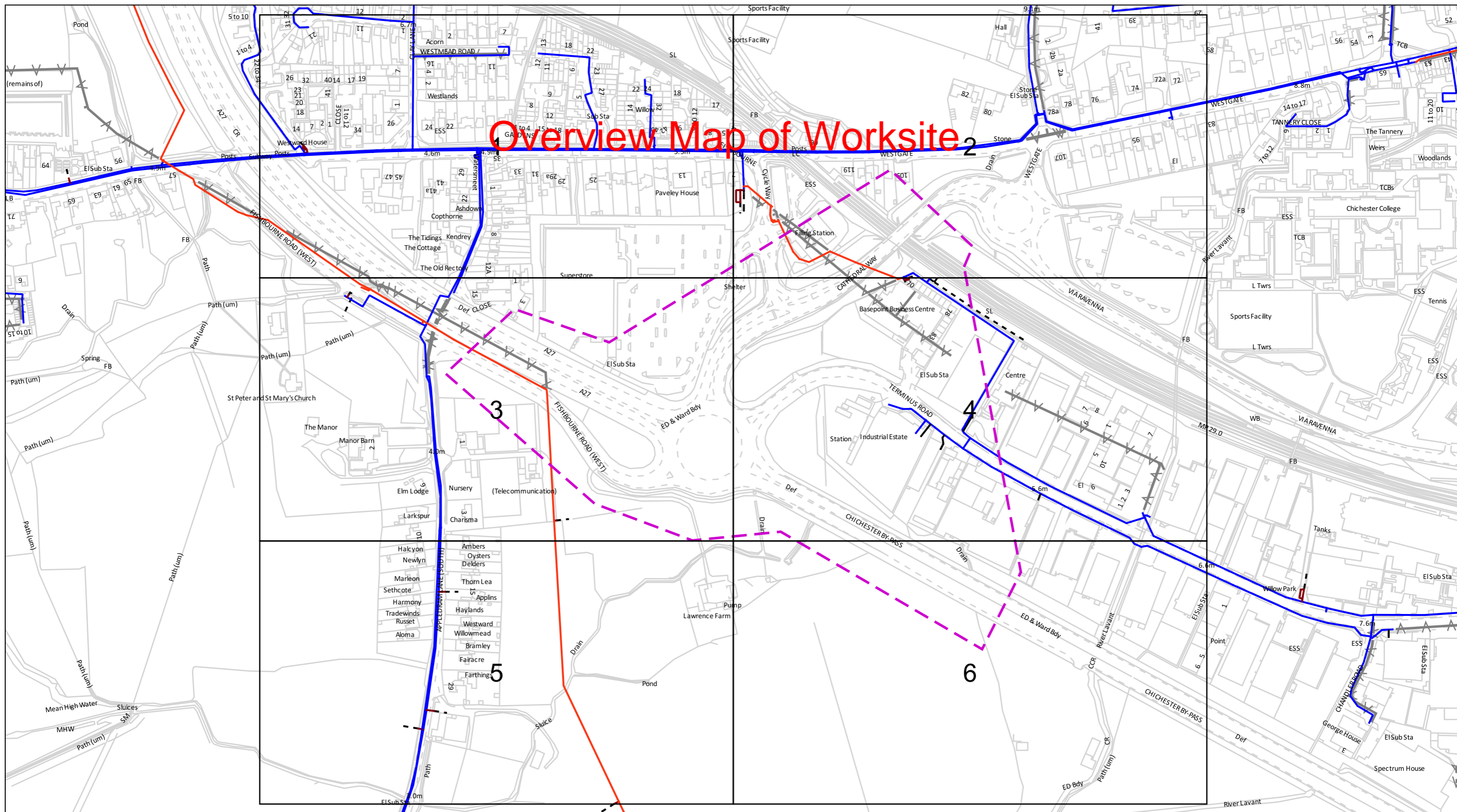
Project
Plant Enquiry

Drawing
Existing Plant

Drawn by:
smallworld Date: 20/07/2023

Drawing No. CFH_EP_000001 **Revision**
001

Scale: 1:2500 A4



Overview Map of Worksite 2

Dig Sites Area: Line: Measurements scaled from this plan may not match measurements between the same points on the ground.

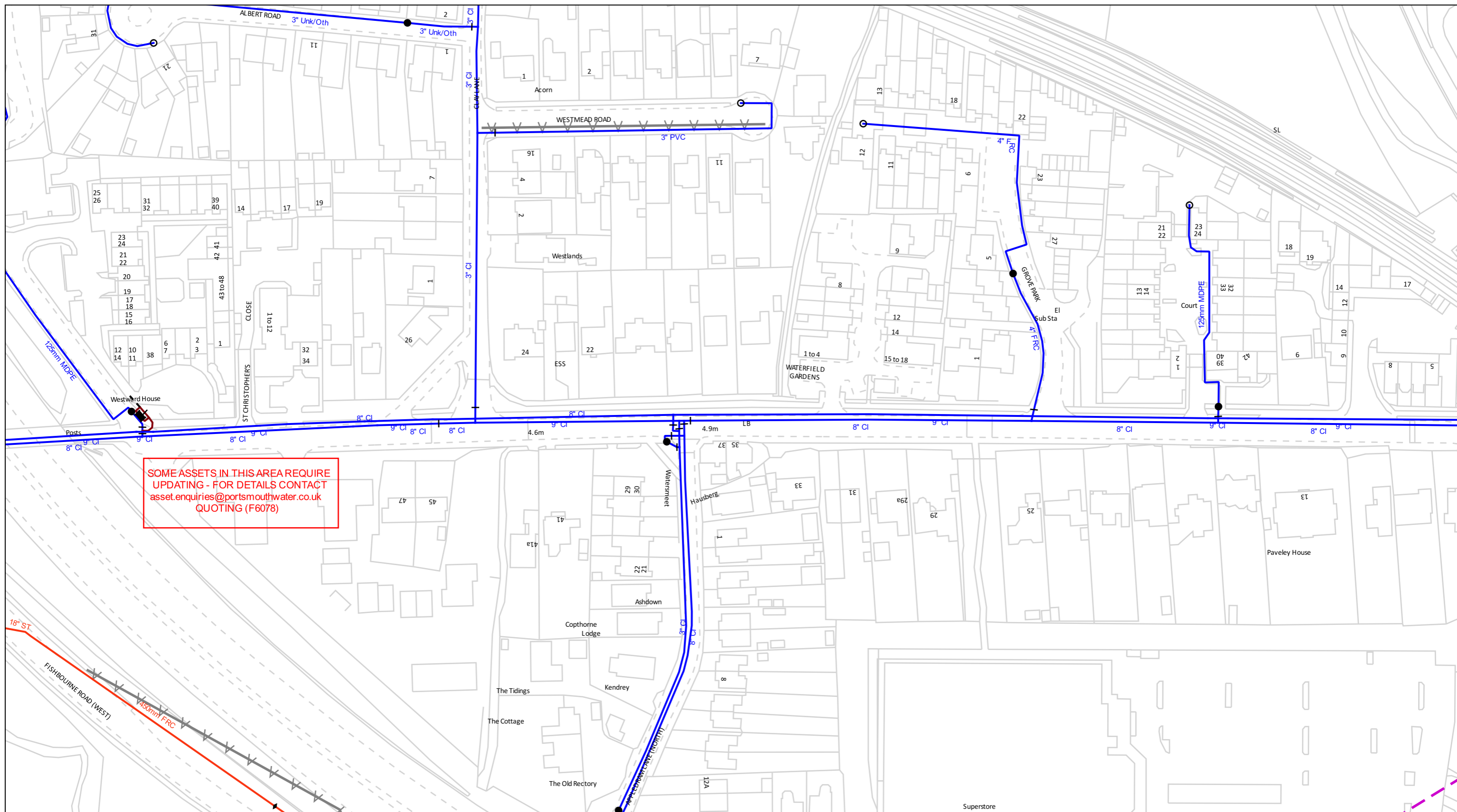
Date Requested: 11/08/2023
 Job Reference: 30479115
 Site Location: 484733 104416
 Requested by:
 Mr Emmanuel Ogedengbe
 Your Scheme/Reference: Terminus Road

- Distribution Mains
- Communication Pipe
- Raw Water Main
- Trunk Main
- Fire Main
- Private Mains
- Cable
- Abandoned Mains

The information supplied is in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the person proposing to excavate in the street who shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.



Registered Office
 P.O. BOX NO. 8, West Street, Havant,
 Hampshire. PO9 1LG.
 Registered in England No. 2536455
 Telephone: (023) 9249 9888
 Fax: (023) 9245 3632
 Website: www.portsmouthwater.co.uk



SOME ASSETS IN THIS AREA REQUIRE UPDATING - FOR DETAILS CONTACT asset.enquiries@portsmouthwater.co.uk QUOTING (F6078)



Dig Sites Area: Line: Measurements scaled from this plan may not match measurements between the same points on the ground.

Date Requested: 11/08/2023
 Job Reference: 30479115
 Site Location: 484733 104416
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Your Scheme/Reference: Terminus Road

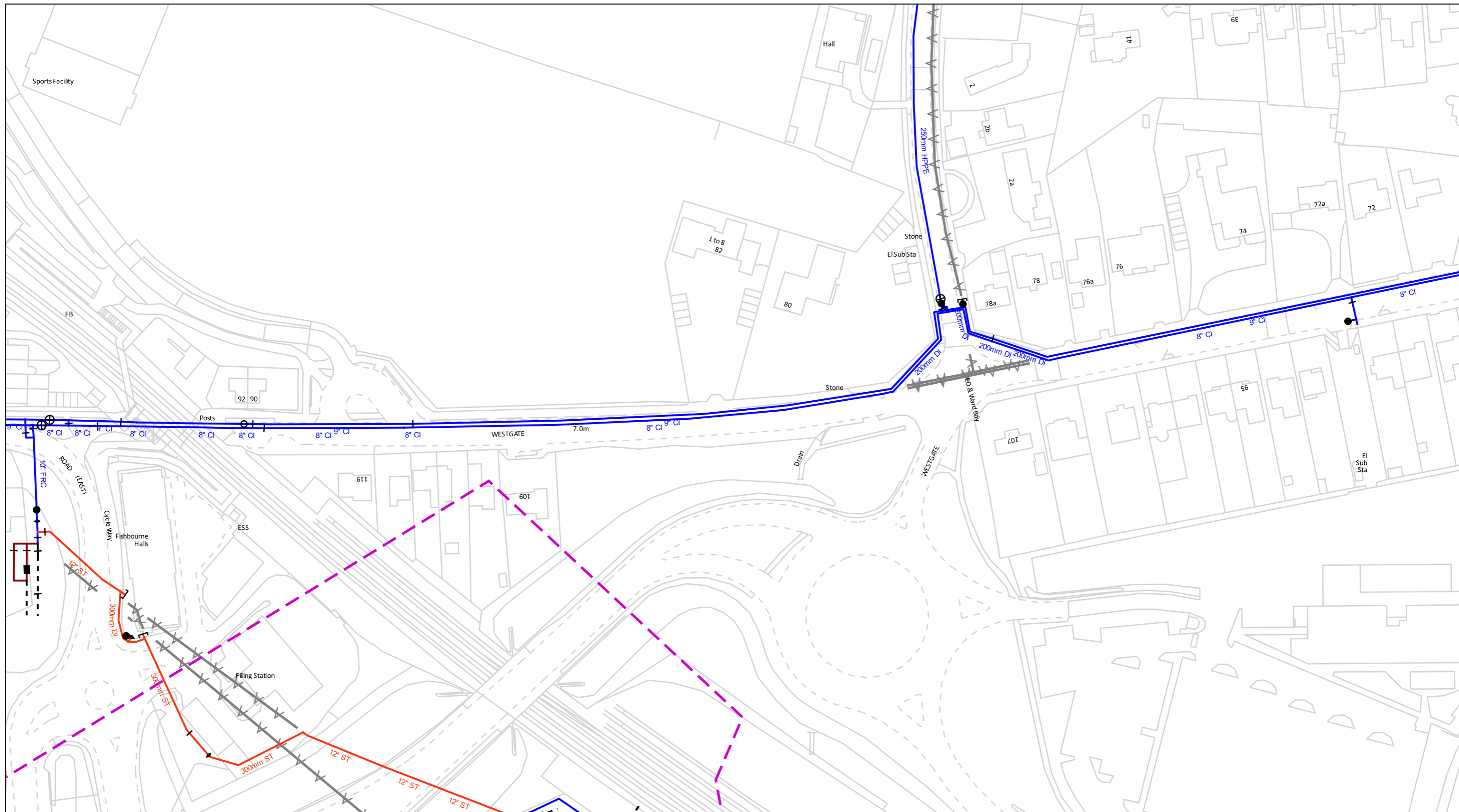
Scale: 1:1250 (When plotted at A3)

- | | | | | | |
|--------------------|-----------------|----------------------------------|--------------|---------------------|--|
| Distribution Mains | Raw Water Main | Company Washout Hydrant (Single) | Reflex Valve | Capped End | Meter |
| Communication Pipe | Trunk Main | Company Washout Hydrant (Offset) | Air Valve | Stop Cock | New Appointments & Variations |
| Fire Main | Abandoned Mains | Fire Brigade Hydrant (Single) | Open Valve | Butterfly Valve | Assets within shaded area please contact:
Leep Utilities
Email: water@leeputilities.co.uk
Tel: 0345 122 6780 |
| Private Mains | Cable | Fire Brigade Washout Hydrant | Closed Valve | Pressure Flow Valve | |
| | | Fire Brigade Hydrant (Offset) | | | |

The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the person proposing to excavate in the street who shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.



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Date Requested: 11/08/2023
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 Requested by:
 Mr Emmanuel Ogedengbe
 Your Scheme/Reference: Terminus Road

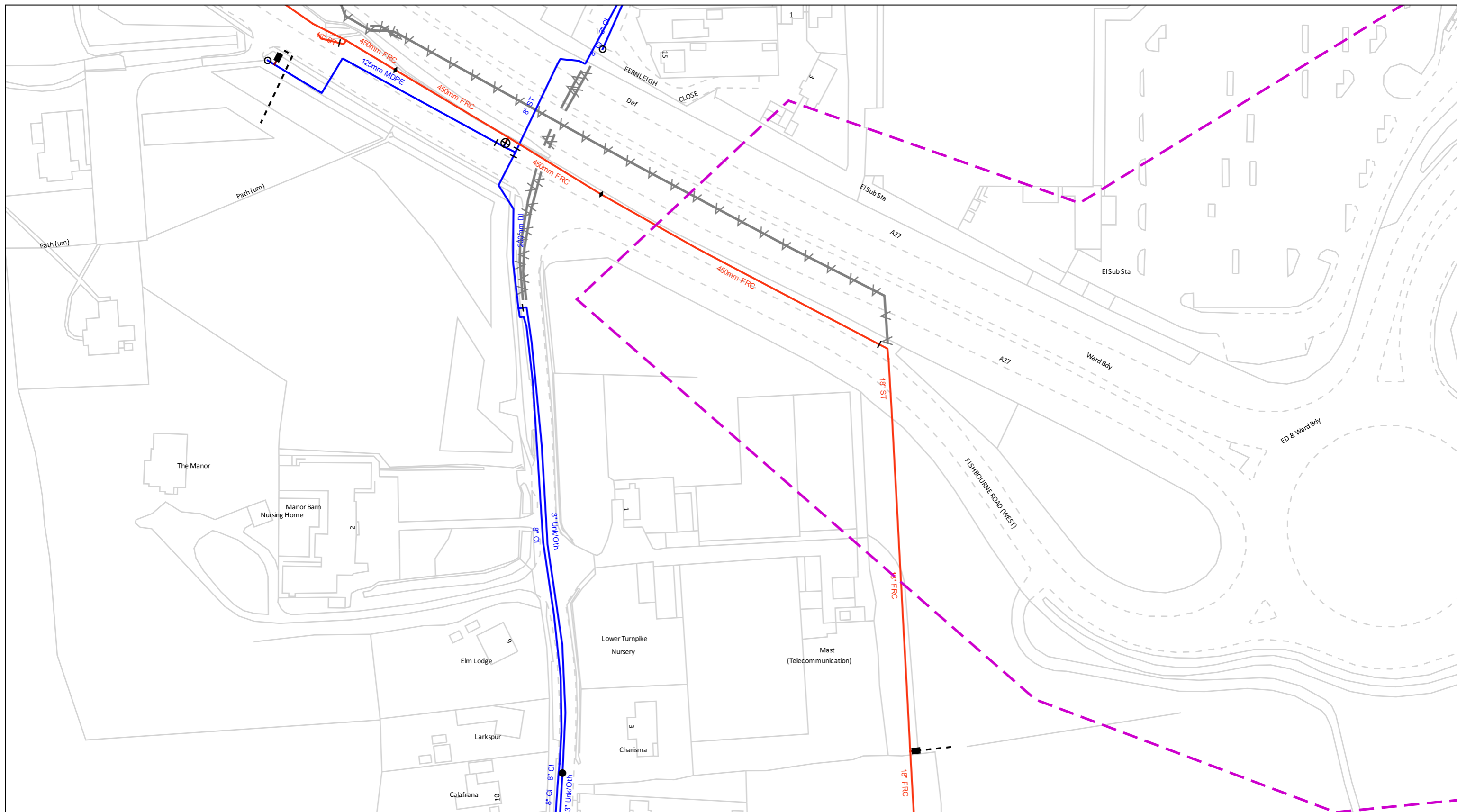
Distribution Mains	Raw Water Main	Company Washout Hydrant (Single)	Reflux Valve	Capped End	Meter
Communication Pipe	Trunk Main	Company Washout Hydrant (Offset)	Air Valve	Stop Cock	New Appointments & Variations
Fire Main	Abandoned Mains	Fire Brigade Hydrant (Single)	Open Valve	Butterfly Valve	Assets within shaded area please contact: Leep Utilities Email: water@leeputilities.co.uk Tel: 0345 122 6780
Private Mains	Cable	Fire Brigade Washout Hydrant	Closed Valve	Pressure Flow Valve	
		Fire Brigade Hydrant (Offset)			

The information supplied is given in good faith as a guide to locating underground apparatus. Its accuracy cannot be guaranteed, nor does it include comprehensive information about the existence or location of service pipes or cables to individual premises. The responsibility for locating and avoiding damage to apparatus on site shall be that of the person proposing to excavate in the street who shall be liable to the apparatus owner and any third party who may be affected in any way for any loss or damage caused by their failure to do so.



Registered Office
 P.O. BOX NO. 8, West Street, Havant,
 Hampshire. PO9 1LG.
 Registered in England No. 2536455
 Telephone: (023) 9249 9888
 Fax: (023) 9245 3632
 Website: www.portsmouthwater.co.uk

Scale: 1:1250 (When plotted at A3)



Dig Sites

Area: Line:

Measurements scaled from this plan may not match measurements between the same points on the ground.

Date Requested: 11/08/2023
 Job Reference: 30479115
 Site Location: 484733 104416
 Requested by:
 Mr Emmanuel Ogedengbe
 Your Scheme/Reference: Terminus Road

- Distribution Mains
- Communication Pipe
- Fire Main
- Private Mains
- Raw Water Main
- Trunk Main
- Abandoned Mains
- Cable

- Company Washout Hydrant (Single)
- Company Washout Hydrant (Offset)
- Fire Brigade Hydrant (Single)
- Fire Brigade Washout Hydrant
- Fire Brigade Hydrant (Offset)

- Reflux Valve
- Air Valve
- Open Valve
- Closed Valve
- Capped End
- Stop Cock
- Butterfly Valve
- Pressure Flow Valve

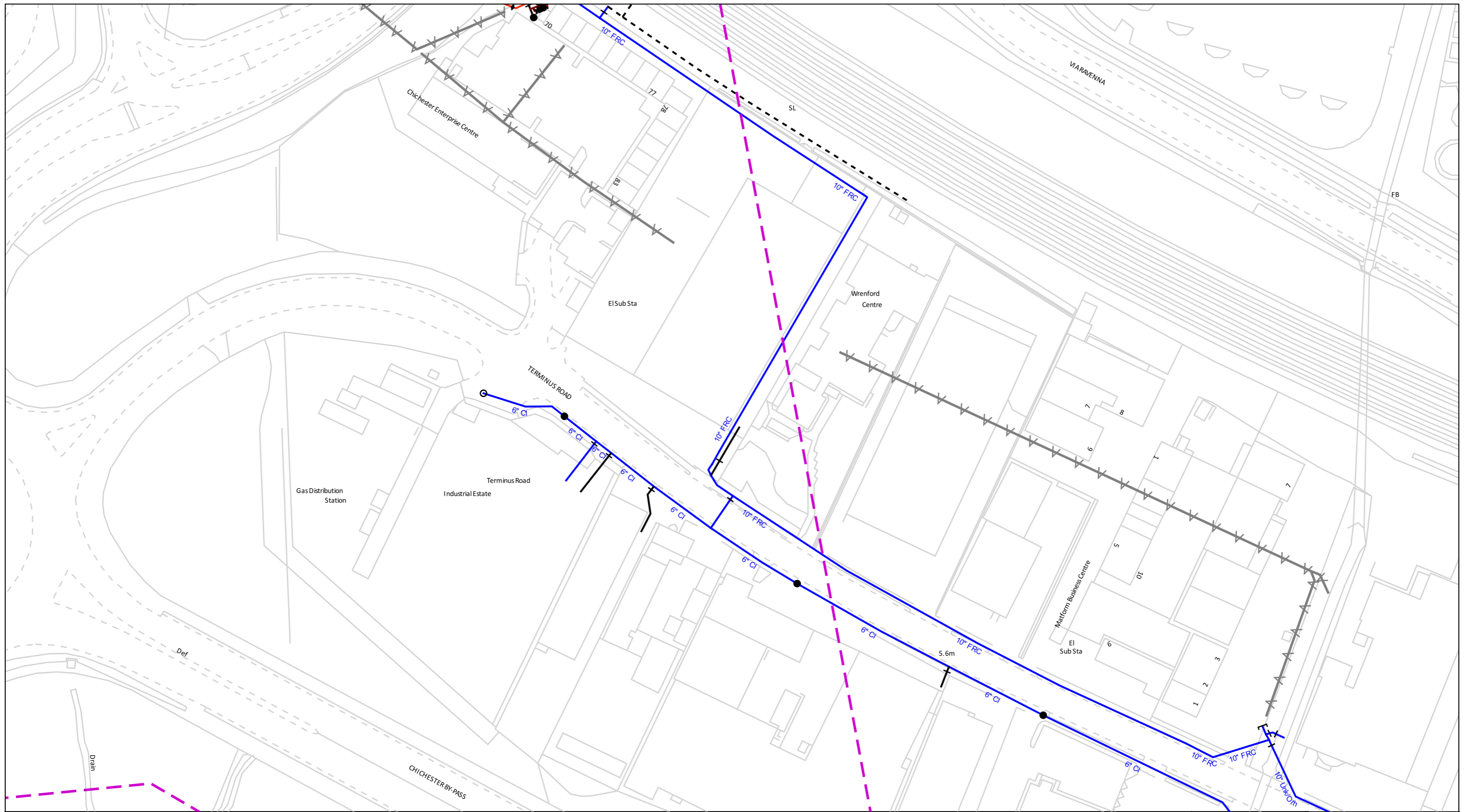
- Meter
 - New Appointments & Variations
- Assets within shaded area please contact:
 Leep Utilities
 Email: water@leeputilities.co.uk
 Tel: 0345 122 6780

Scale: 1:1250 (When plotted at A3)

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<p>0 100 m</p>	<p>Dig Sites Area: Line: </p>	<p>Measurements scaled from this plan may not match measurements between the same points on the ground.</p>			
<p>Date Requested: 11/08/2023 Job Reference: 30479115 Site Location: 484733 104416 Requested by: Mr Emmanuel Ogedengbe</p>	<p> Distribution Mains Communication Pipe Fire Main Private Mains</p>	<p> Raw Water Main Trunk Main Abandoned Mains Cable</p>	<p> Company Washout Hydrant (Single) Company Washout Hydrant (Offset) Fire Brigade Hydrant (Single) Fire Brigade Washout Hydrant Fire Brigade Hydrant (Offset)</p>	<p> Reflex Valve Air Valve Open Valve Closed Valve</p>	<p> Capped End Stop Cock Butterfly Valve Pressure Flow Valve Meter New Appointments & Variations Assets within shaded area please contact: Leep Utilities Email: water@leeputilities.co.uk Tel: 0345 122 6780</p>
<p>Your Scheme/Reference: Terminus Road</p>					
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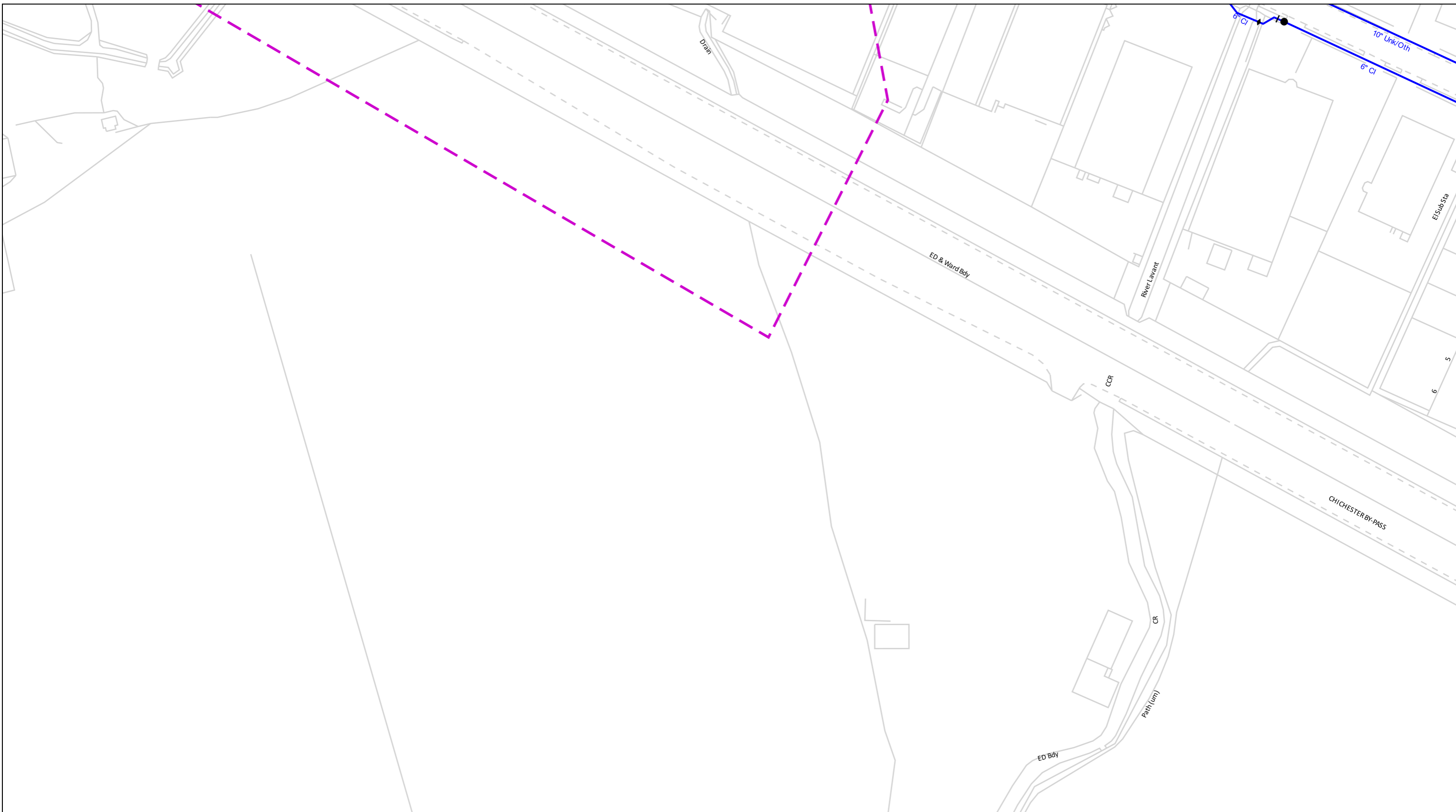


<p>0 100 m</p>	<p>Dig Sites Area: Line: </p>	<p>Measurements scaled from this plan may not match measurements between the same points on the ground.</p>
<p>Date Requested: 11/08/2023 Job Reference: 30479115 Site Location: 484733 104416 Requested by: Mr Emmanuel Ogedengbe</p>	<p> Distribution Mains Communication Pipe Fire Main Private Mains</p>	<p> Raw Water Main Trunk Main Abandoned Mains Cable</p>
<p>Your Scheme/Reference: Terminus Road</p>	<p> Company Washout Hydrant (Single) Company Washout Hydrant (Offset) Fire Brigade Hydrant (Single) Fire Brigade Washout Hydrant Fire Brigade Hydrant (Offset)</p>	<p> Reflex Valve Air Valve Open Valve Closed Valve</p>
<p>Scale: 1:1250 (When plotted at A3)</p>	<p> Capped End Stop Cock Butterfly Valve Pressure Flow Valve</p>	<p> Meter New Appointments & Variations Assets within shaded area please contact: Leep Utilities Email: water@leeputilities.co.uk Tel: 0345 122 6780</p>

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Dig Sites Area: Line:

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Date Requested: 11/08/2023
 Job Reference: 30479115
 Site Location: 484733 104416
 Requested by:
 Mr Emmanuel Ogedengbe
 Your Scheme/Reference: Terminus Road

- Distribution Mains
- Communication Pipe
- Fire Main
- Private Mains
- Raw Water Main
- Trunk Main
- Abandoned Mains
- Cable

- Company Washout Hydrant (Single)
- Company Washout Hydrant (Offset)
- Fire Brigade Hydrant (Single)
- Fire Brigade Washout Hydrant
- Fire Brigade Hydrant (Offset)

- Reflex Valve
- Air Valve
- Open Valve
- Closed Valve
- Capped End
- Stop Cock
- Butterfly Valve
- Pressure Flow Valve

- Meter
 - New Appointments & Variations
- Assets within shaded area please contact:
 Leep Utilities
 Email: water@leeputilities.co.uk
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Scale: 1:1250 (When plotted at A3)

These general notes and precautions are guidance for contractors or other third party organisations and apply when working adjacent to Portsmouth Waters distribution assets.

They don't replace or change any rights held by the Company by virtue of the Water Industry Act 1991 or any deed of grant of easement for the length concerned.

If requested Portsmouth Water will provide approximate locations of water mains according to our records. Our records do not usually show positions of water service pipes from the water main to properties. They may not be accurate or complete and no company or person will be given dispensation from liability for damaging our apparatus for the reason of the actual positions or depths being different from those indicated on plans. Portsmouth Water staff or contractors will visit any site, given reasonable notice to help in the location of our apparatus, and can offer advice on precautions that we may require to avoid any damage.

To satisfy safe working conditions adjacent to any of our apparatus you should comply with the following guidance:

All our water apparatus must be located by hand digging before the use of any mechanical plant to excavate.

- As construction work progresses where heavy plant may have to cross the line of a water main, and that water main is not under an adequate standard of carriageway, crossing points should be sufficiently reinforced with sleepers or some other suitable material as necessary. All crossing points must be clearly indicated and other places where crossings could be made should be prevented. This is more apparent where our water mains cross rural areas.
- If you propose to use piling within 20m of any water pipe, Portsmouth Water must be consulted so that we can survey the area.
- Where any excavations adjacent to any water pipe affects the support, that pipe must be adequately supported to our satisfaction.
- Any backfilled trenches parallel to or crossing a pipe must be compacted sufficiently to prevent any subsidence which could cause damage to the main. In some instances permanent support may be required to support a pipe exposed over an excessive length prior to backfilling. We do not allow concrete backfill to come into contact with any pipe.
- A minimum clearance of 300mm must be provided between any plant being installed to allow repair and maintenance, whether the plant be parallel or crossing the water pipe. No manholes or chambers will be built over or round our apparatus or pipes.
- Where Portsmouth Waters apparatus is damaged, even any special wrapping you must notify us so we are able to make the damage good, no matter how minor that damage is. All damage repairs will be charged to the person or company responsible. Leave the trench open so we are able to repair our apparatus speedily.
- If leakage is found or caused you must inform Portsmouth Water immediately, leave the trench open so we may repair the damaged apparatus.
- Where your proposed work will involve altering existing levels over our water mains you must inform us. We will require specific locations and details of the changes to ground levels. This may require a diversion of our apparatus for which there will be a charge. In some circumstances we may require that our apparatus remains where it is. Any surface boxes must be either lowered or raised accordingly. We may give you permission to compete this work. Under no circumstances are our boxes to be left buried or raised above the finished ground level. If any damage occurs as a result of your work, the repairs will be fully rechargeable back to you.

Tree planting near our Water Mains.

- Cherry, willow and poplar trees have extensive tree root systems and must not be planted within 10m of any water main.
- Other various species of trees such as evergreen, ash, beech, birch, elm, horse chestnut, lime, oak, sycamore may be allowed to be planted slightly nearer, however they must not be planted within 5m of our apparatus. More general advice can be obtained from contacting us.
- We must have a clear path maintained for inspection, repairs and maintenance, therefore we do not recommend the planting of shrubs and bushes within one meter of the pipeline.
- In instances where plants are to be used for screening purposes you should contact our office for advice. Consideration will be given to shallow rooting species such as elder, hazel, privet etc. Soft fruit such as black currant, raspberries and gooseberries will also be considered.

Contact Us;

Portsmouth Water Limited, PO Box 8, West Street, Havant, Hampshire, PO9 1LG.
e-mail us at: asset.enquiries@portsmouthwater.co.uk
call us on; (023) 9249 9888 or, (023) 9244 9082

Our normal hours of business Monday to Friday 8:30am – 4:30

In an emergency contact our 24 hour Emergency Operations Centre on 023 9247 7999.



Our Ref: 30479115 Your Ref: Terminus Road

Friday, 11 August 2023

Emmanuel Ogedengbe
Caversham Bridge House Waterman Place
Reading
Berkshire
RG1 8DN

Dear Emmanuel Ogedengbe

Portsmouth Water - Asset Network Plans

Thank you for your plant location/mapping enquiry.

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at <http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

Yours sincerely,

Portsmouth Water Asset Enquiries.

Contact Us

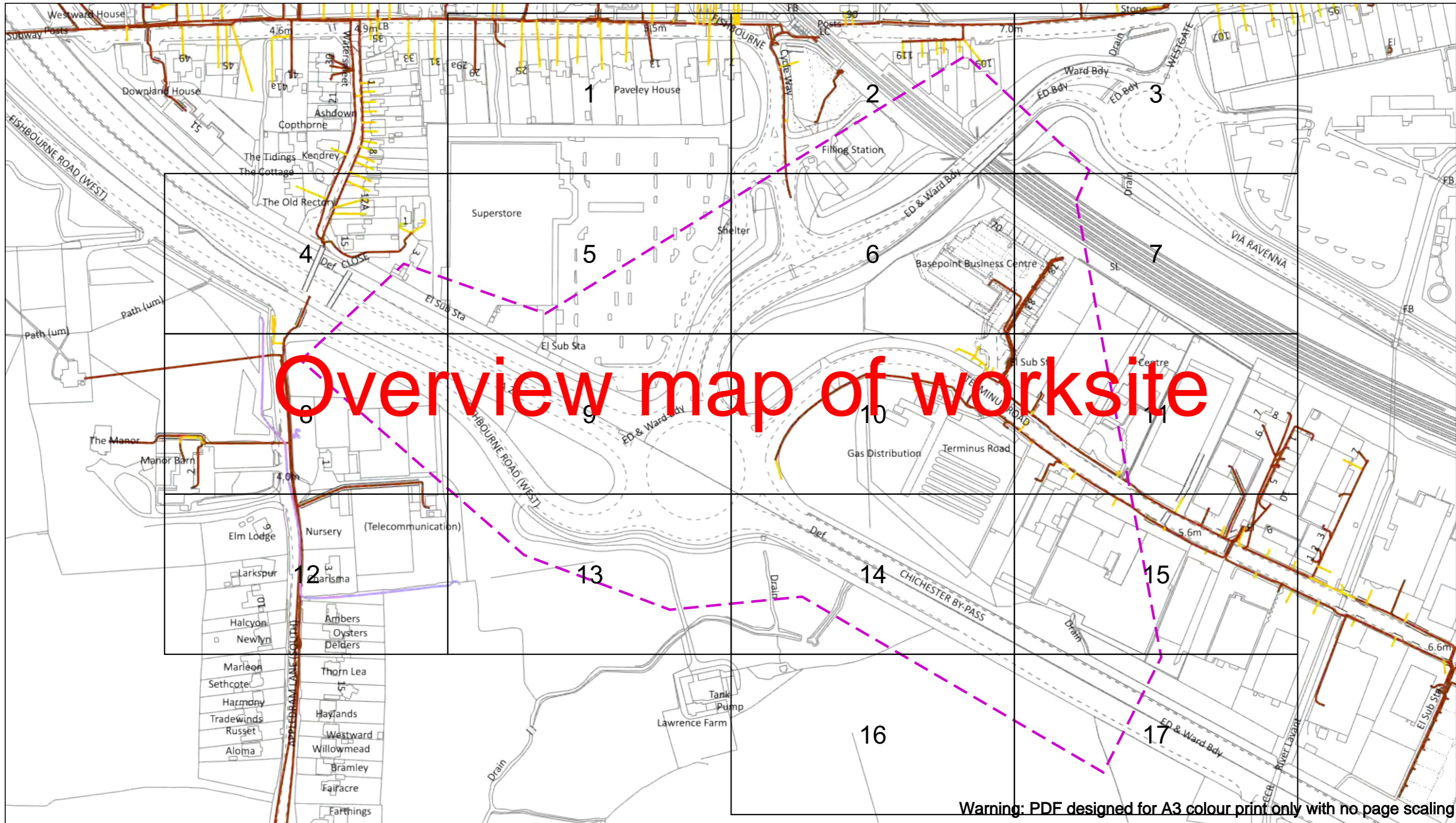
General Enquiries:

If you have a general enquiry, please call us on the following number
All areas: 02392 449082
Email: asset.enquiries@portsmouthwater.co.uk

LineasearchbeforeUdig:

If you have an enquiry relating to the use of the LSBUD website, please contact LSBUD using the following information:
Telephone: 0845 437 7365
Email: enquiries@lsbud.co.uk
Website www.lsbud.co.uk

Overview map of worksite



Warning: PDF designed for A3 colour print only with no page scaling

Dig Sites Area: Line:

Date Requested: 11/08/2023
 Job Reference: 30479115
 Site Location: 484733 104416
 Requested by:
 Mr Emmanuel Ogedengbe
 Your Scheme/Reference:
 Terminus Road
 Scale: 1:2562 (When plotted at A3)

WARNING
 There may have been subsequent alteration to the surface levels. Trial holes must be undertaken to determine position and depths of cables. HS (G) 47 Booklet from the Health and Safety Executive – Avoiding Danger from Buried Cables – should be consulted before commencing excavation work.
 WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

	Voltages (V)			
	LV (Low Voltage) and Services	Up to 1,000V	Over 1,000V to 11,000V	EHV (Extra High Voltage)
Transmission			22,000V to 132,000V	275,000V and 400,000V
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 2 - 3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

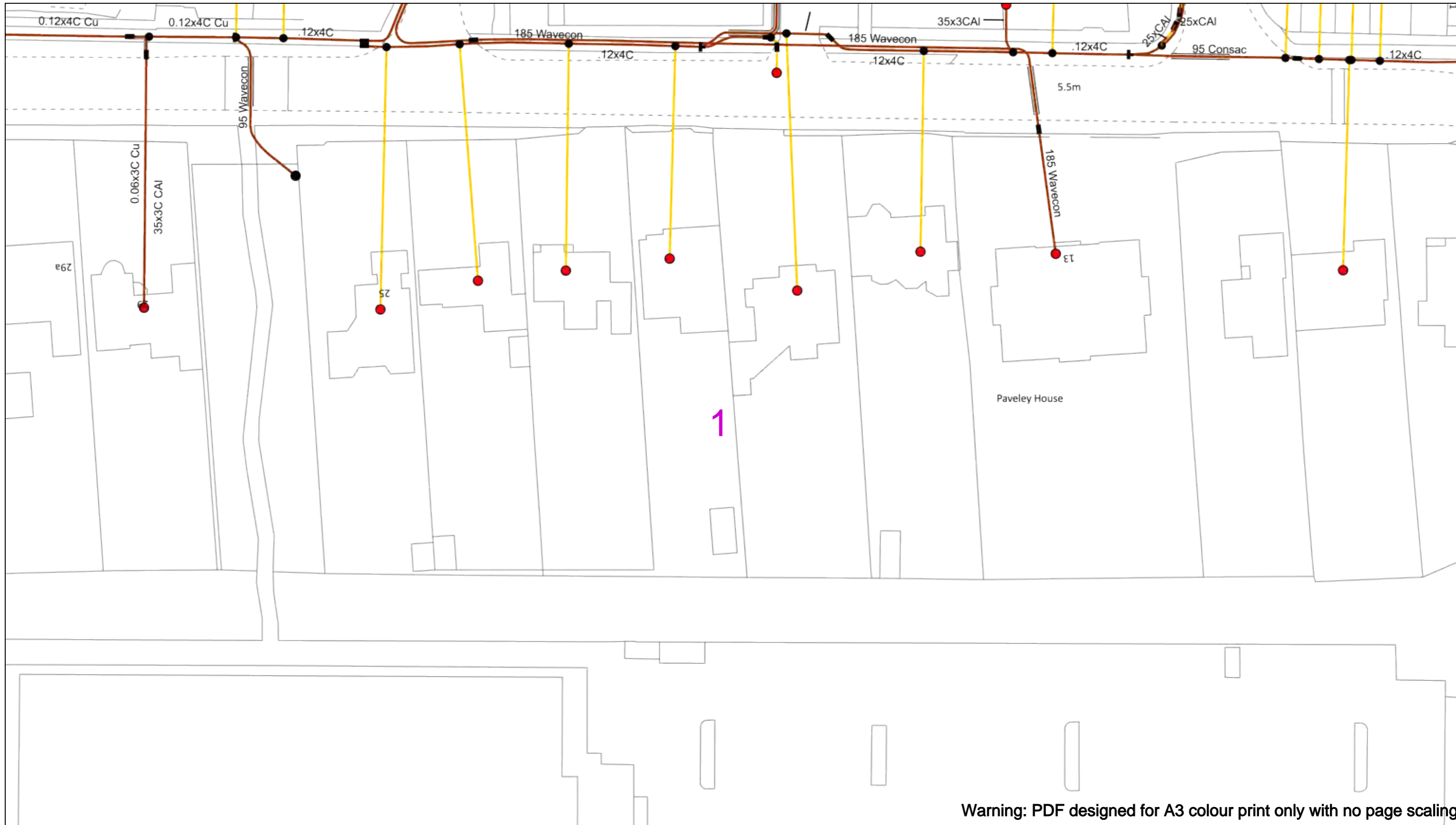
Distribution Structures (Electric)

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

Southern Electric Power Distribution plc
 Registered Office: No.1 Forbury Place
 43 Forbury Road Reading RG1 3JH
 Registered in England & Wales No.04094290

If you're unsure & need to seek advice before commencing excavations please contact:
 General Enquiries: 0800 048 3516

Subject to revision – Master held by SSEN Asset Data Team:
Asset.Data@sse.com
 01256 337 294



0 50m

Dig Sites Area: Line:

Date Requested: 11/08/2023
 Job Reference: 30479115
 Site Location: 484733 104416
 Requested by:
 Mr Emmanuel Ogedengbe
 Your Scheme/Reference: Terminus Road
 Scale: 1:500 (When plotted at A3)

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WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Voltages (V)				
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 2 - 3.3kV
- 6.6kV
- 11kV
- 22kV
- 33kV
- 66kV
- 132kV
- 275kV
- 400kV
- Fibre Optic
- Pilot Cable

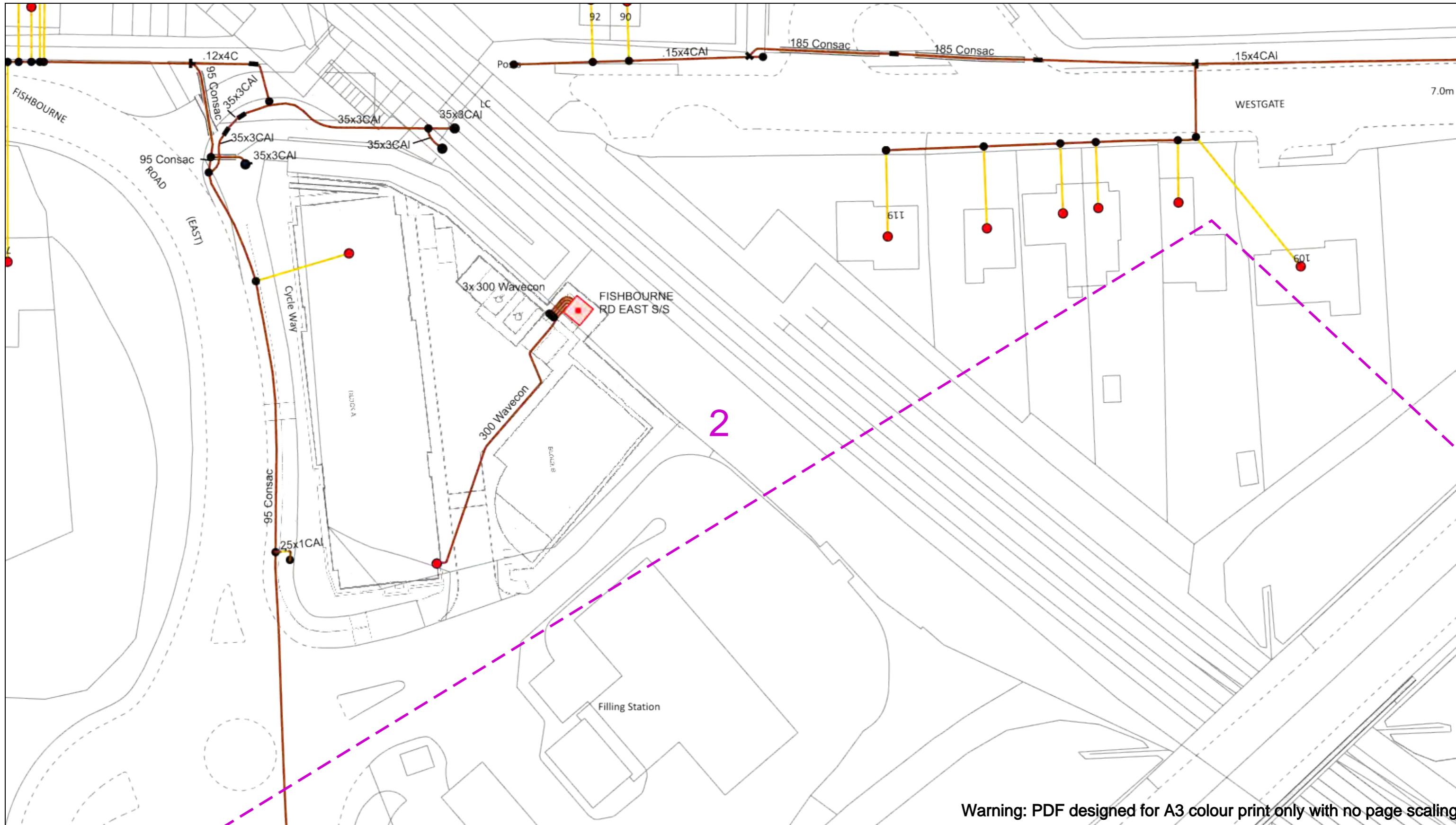
Distribution Structures (Electric)

- Pole, Existing Location
- Pole Structure, Existing Location - Single
- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

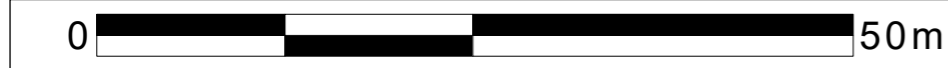
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		Voltages (V)			
LV (Low Voltage) and Services		Up to 1,000V			
HV (High Voltage)		Over 1,000V to 11,000V			
EHV (Extra High Voltage)		22,000V to 132,000V			
Transmission		275,000V and 400,000V			
		NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV	
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m	
Road Crossing	0.6m	0.6m	0.75m	0.9m	
Agricultural	1m	1m	1m	1.1m	

Legend

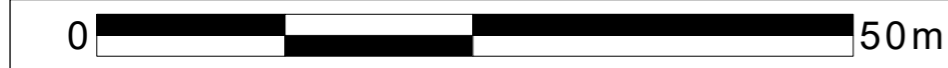
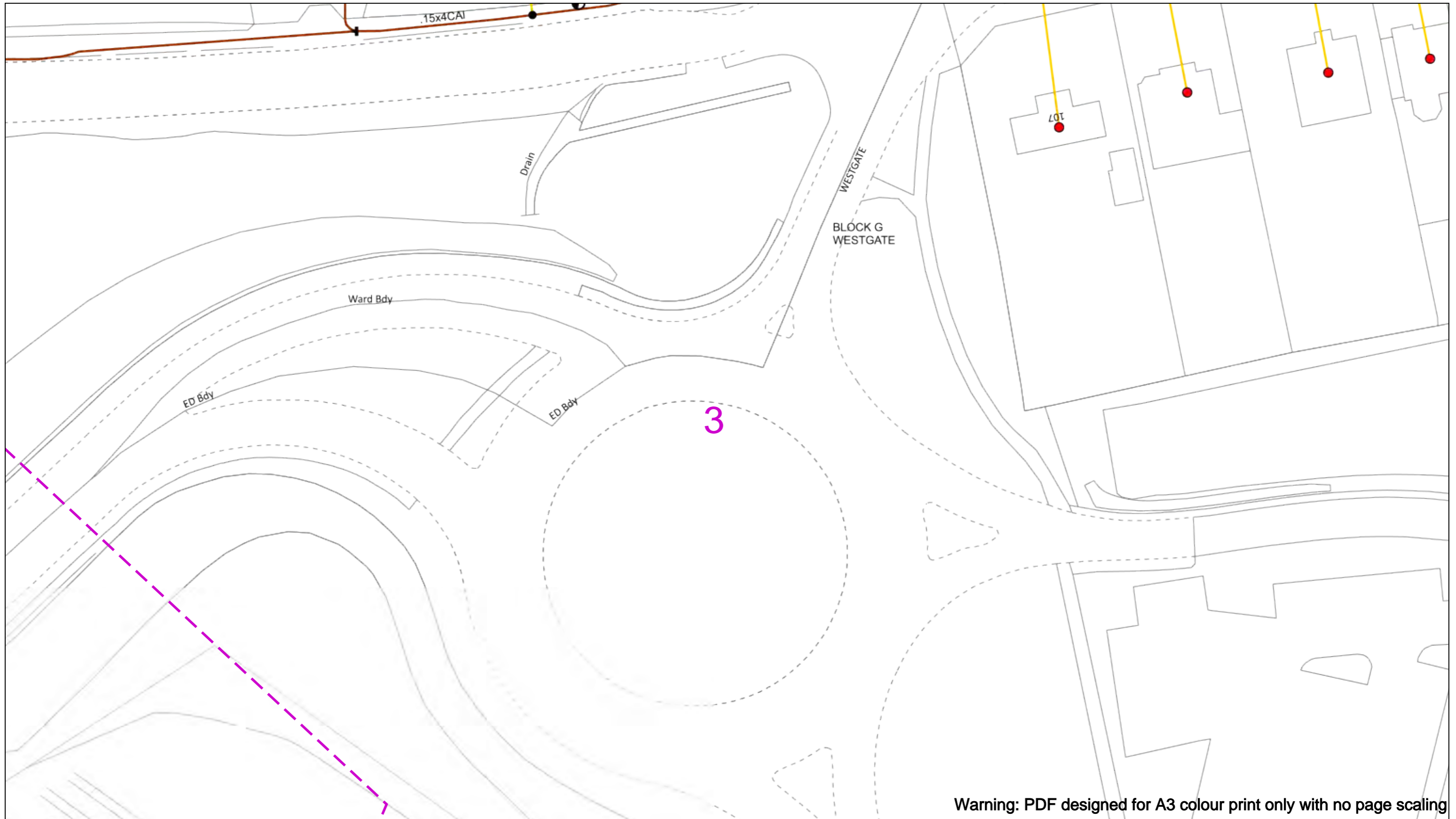
- Service Cable
- LV Mains
- 2 - 3.3kV
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- 66kV
- 132kV
- 275kV
- 400kV
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- Pilot Cable

Distribution Structures (Electric)

- Pole, Existing Location
- Pole Structure, Existing Location - Single
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Voltages (V)				
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HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

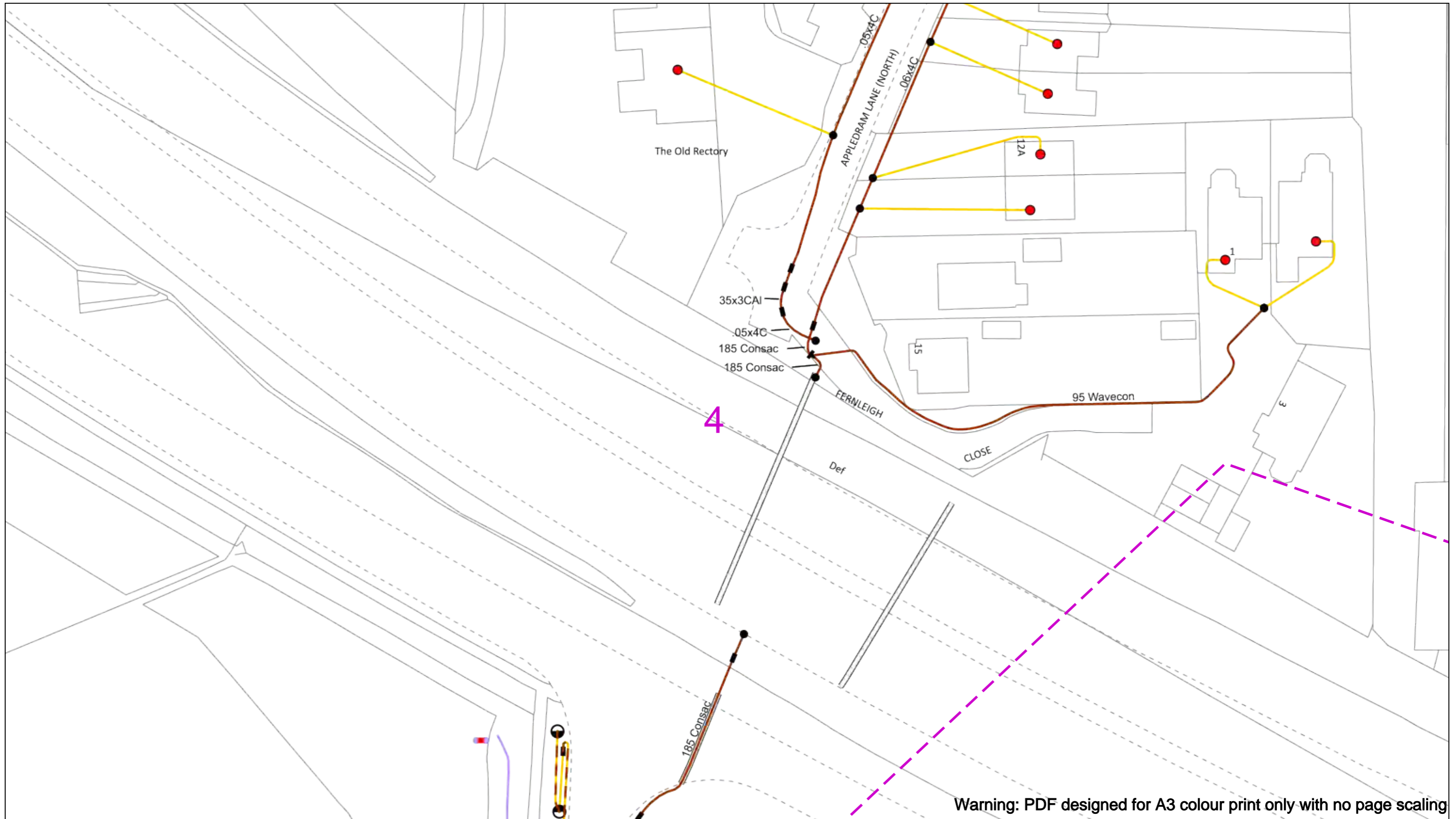
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Distribution Structures (Electric)

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0 50m

Dig Sites Area: Line:

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 Job Reference: 30479115
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Voltages (V)				
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			
NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

Legend

- Service Cable
- LV Mains
- 2 – 3.3kV
- 6.6kV
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- 400kV
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Distribution Structures (Electric)

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 General Enquiries: 0800 048 3516

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Asset.Data@sse.com
 01256 337 294

Superstore

5

TESCO FISHBOURNE

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0 50m

Dig Sites Area: [Dashed Line] Line: [Dashed Line]



Date Requested: 11/08/2023
Job Reference: 30479115
Site Location: 484733 104416
Requested by:
Mr Emmanuel Ogedengbe
Your Scheme/Reference: Terminus Road

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WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Voltages (V)	
LV (Low Voltage) and Services	Up to 1,000V
HV (High Voltage)	Over 1,000V to 11,000V
EHV (Extra High Voltage)	22,000V to 132,000V
Transmission	275,000V and 400,000V

	NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID			
	Services	LV	HV	EHV
Footpath/Unmade	0.45m	0.45m	0.6m	0.8m
Road Crossing	0.6m	0.6m	0.75m	0.9m
Agricultural	1m	1m	1m	1.1m

- Legend**
- Service Cable
 - LV Mains
 - 2 - 3.3kV
 - 6.6kV
 - 11kV
 - 22kV
 - 33kV
 - 66kV
 - 132kV
 - 275kV
 - 400kV
 - Fibre Optic
 - Pilot Cable

- Distribution Structures (Electric)**
- Pole, Existing Location
 - Pole Structure, Existing Location - Single
 - Pole Structure, Existing Location - H
 - Duct Route
 - Cross Section Route

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43 Forbury Road Reading RG1 3JH
Registered In England & Wales No.04094290

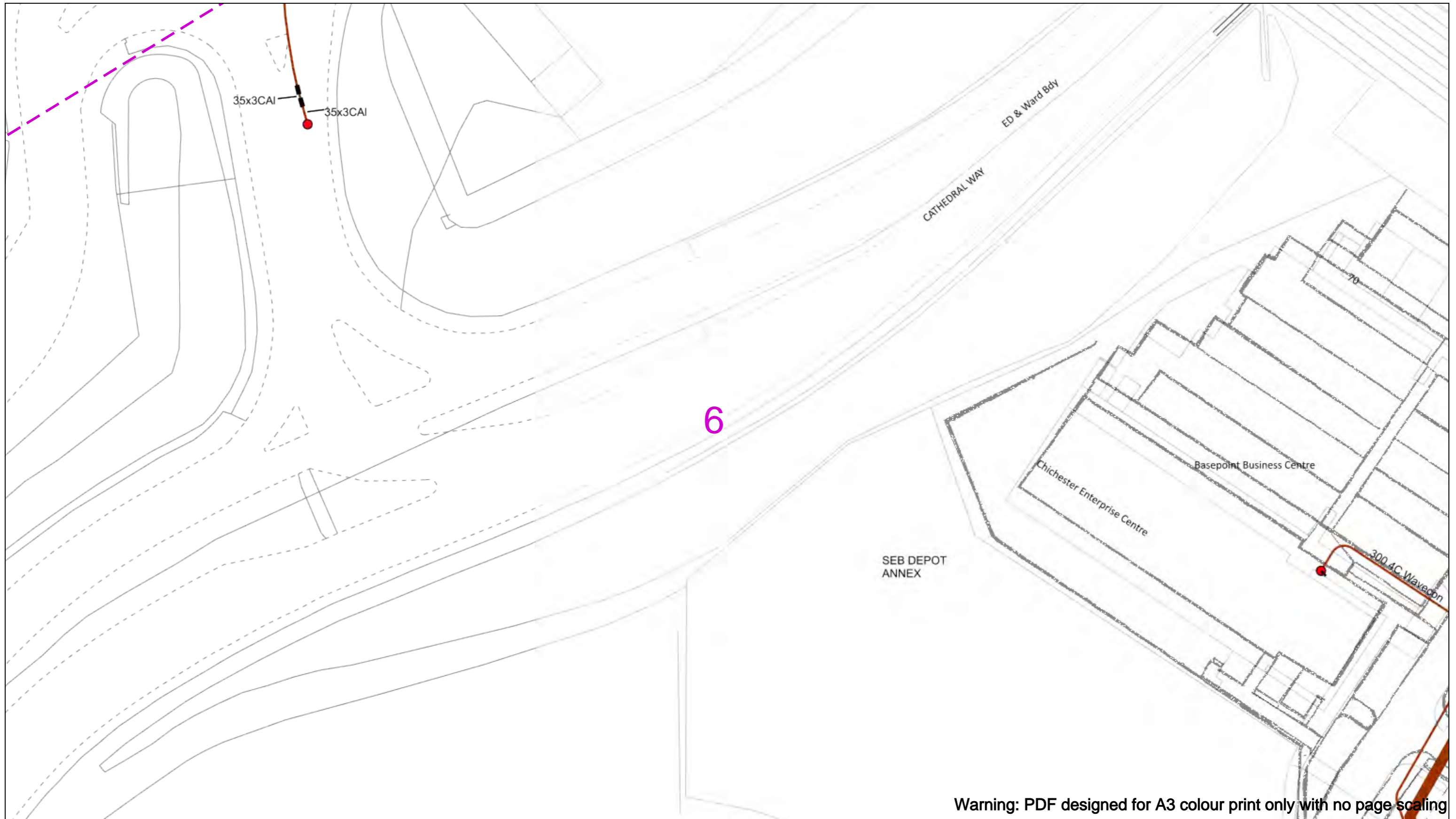
If you're unsure & need to seek advice before commencing excavations please contact:
General Enquiries: 0800 048 3516

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0 50m

Dig Sites Area: Line:

WARNING

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WHEN WORKING IN THE VICINITY OF OVERHEAD LINES THE HEALTH AND SAFETY GUIDANCE NOTES GS6 SHOULD BE CONSULTED (AVAILABLE FROM THE HSE WEBSITE)

Voltages (V)				
LV (Low Voltage) and Services	Up to 1,000V			
HV (High Voltage)	Over 1,000V to 11,000V			
EHV (Extra High Voltage)	22,000V to 132,000V			
Transmission	275,000V and 400,000V			

NORMAL DEPTH TO THE TOP OF THE CABLE WHEN LAID				
	Services	LV	HV	EHV
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Legend

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Distribution Structures (Electric)

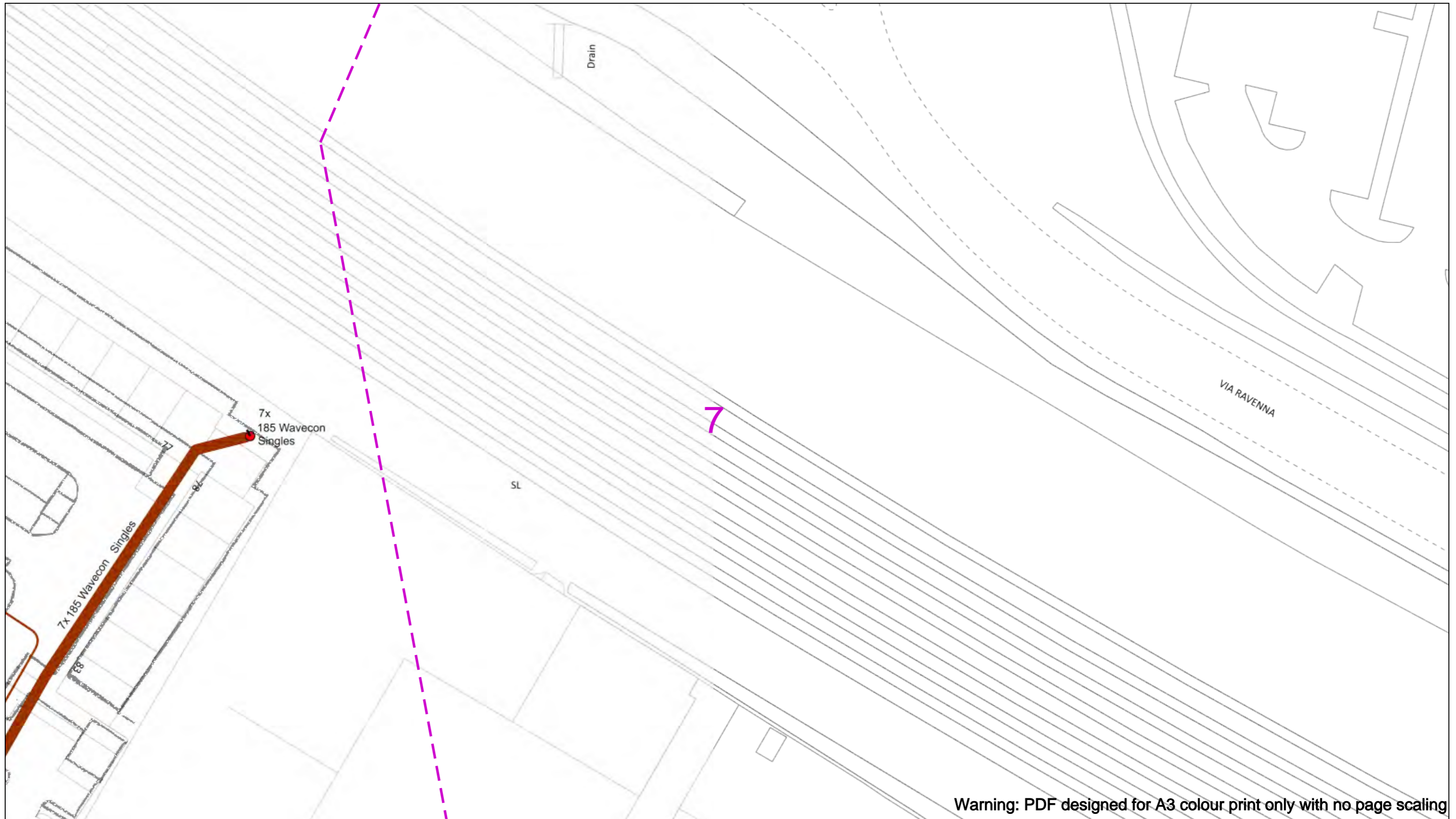
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- Pole Structure, Existing Location - H
- Duct Route
- Cross Section Route

Scottish & Southern
Electricity Networks

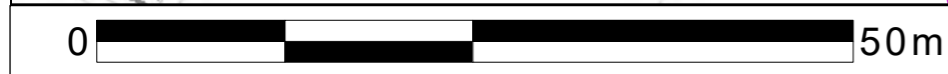
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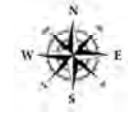
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Dig Sites Area: Line:



Date Requested: 11/08/2023
 Job Reference: 30479115
 Site Location: 484733 104416
 Requested by:
 Mr Emmanuel Ogedengbe
 Your Scheme/Reference: Terminus Road

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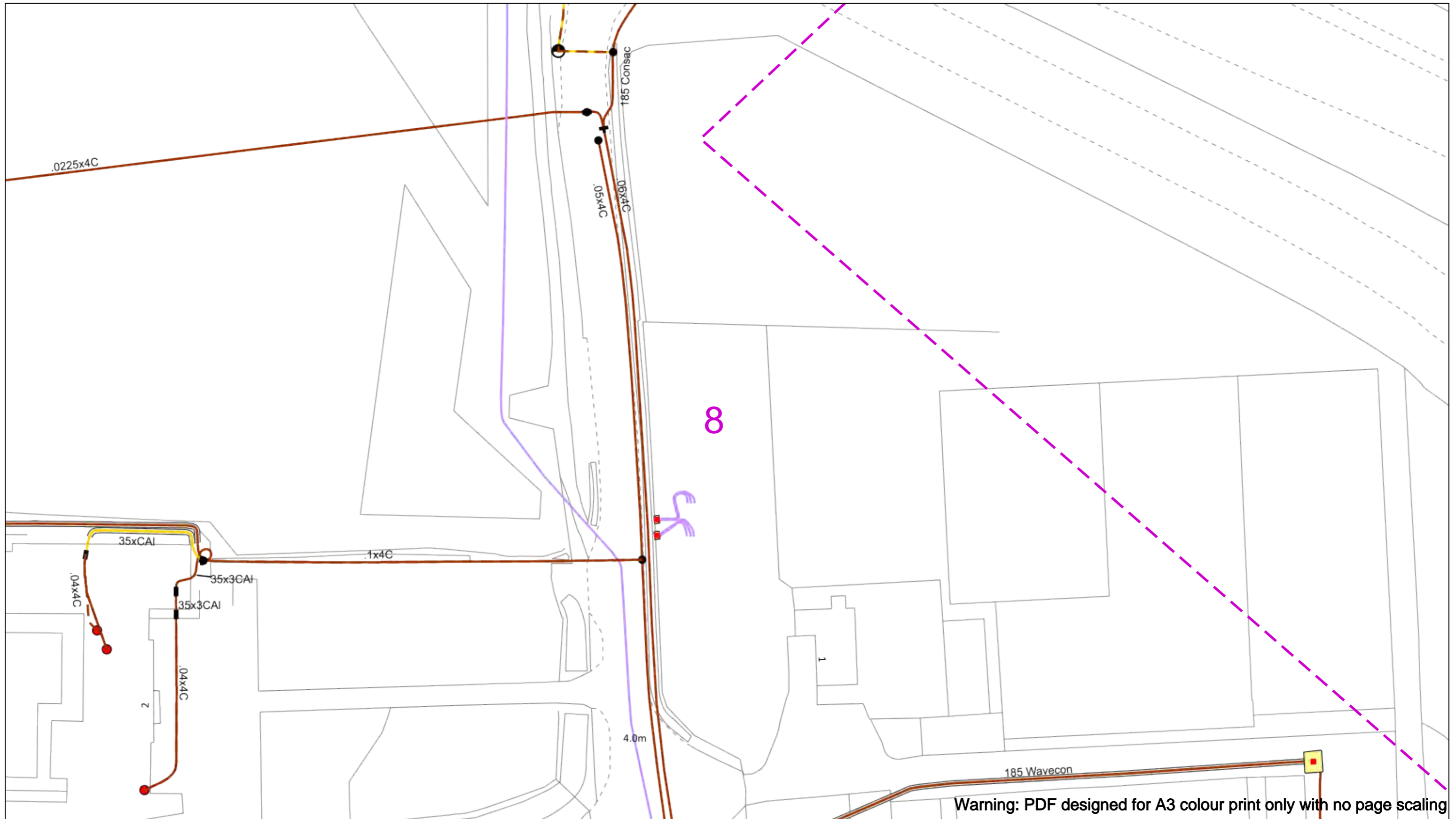
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<p>Legend</p> <ul style="list-style-type: none"> Service Cable LV Mains 2 - 3.3kV 6.6kV 11kV 22kV 33kV 66kV 132kV 275kV 400kV Fibre Optic Pilot Cable 	<p>Distribution Structures (Electric)</p> <ul style="list-style-type: none"> Pole, Existing Location Pole Structure, Existing Location - Single Pole Structure, Existing Location - H Duct Route Cross Section Route
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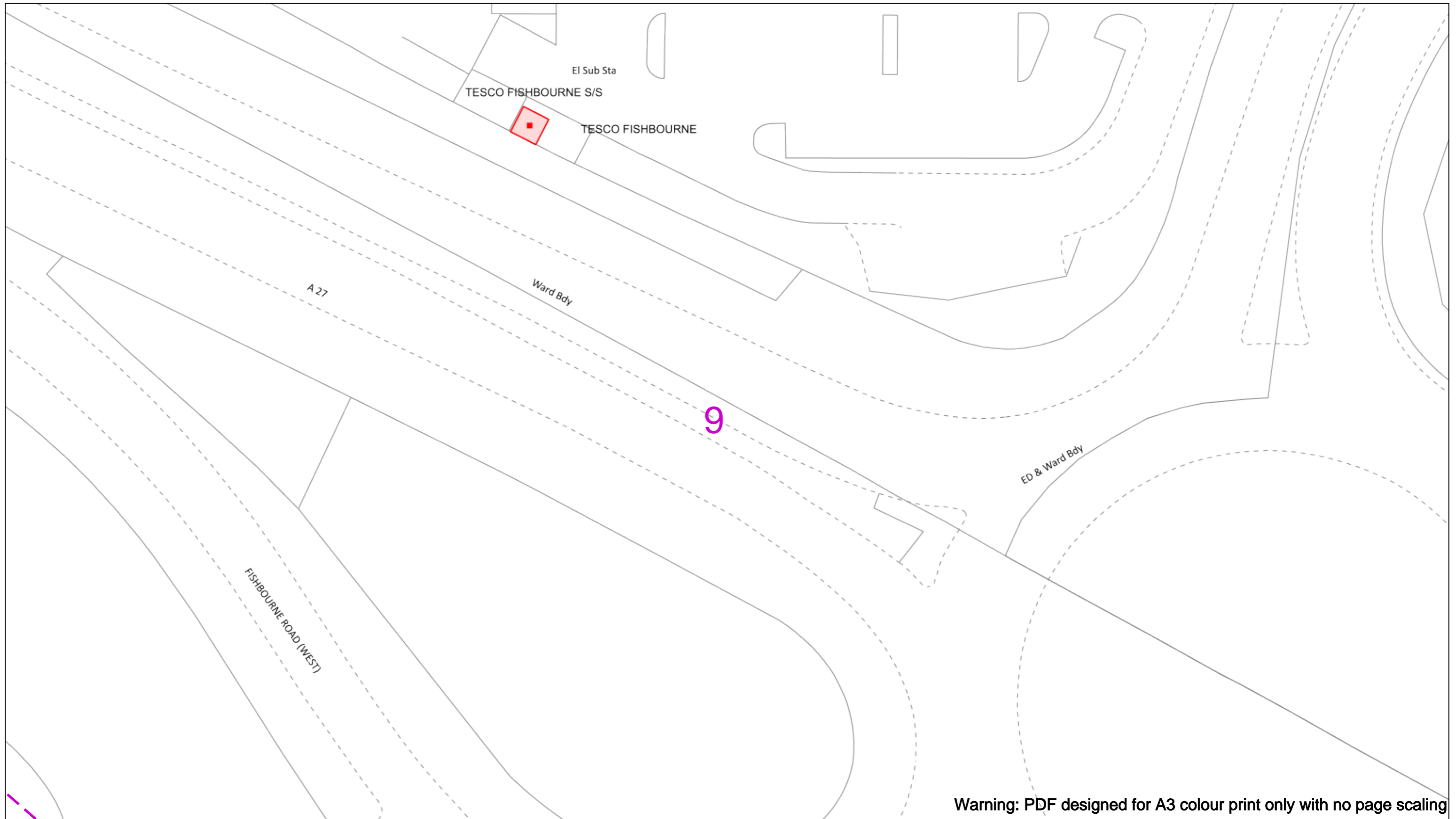
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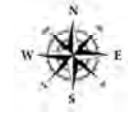
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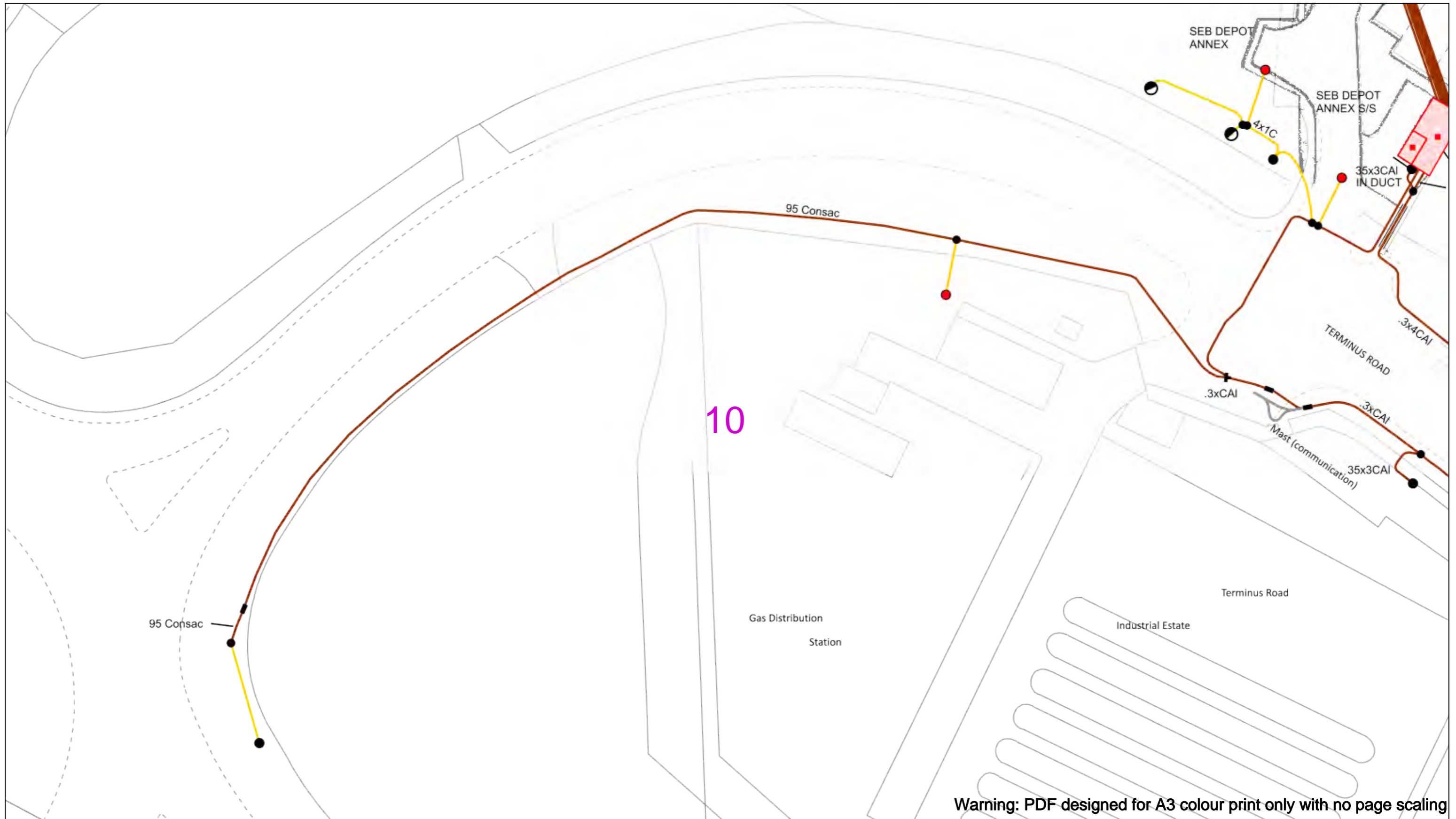
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