

REPORT ON TITLE

Property: 22-26 Charlotte Street, Warrenpoint
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1. Introduction

This Report relates to the title furnished for the former Police Station at 22 – 26 Charlotte Street, Warrenpoint.

2. Registration System

There are two registration systems in Northern Ireland which record conveyancing transactions relating to the transfer of land. One is the Registry of Deeds and titles which use that registration system are known as unregistered titles. The other is the Land Registry and titles which make use of that system are known as registered titles.

The title for this property is a registered title, that is to say, it is registered in Land Registry.

3. Land Registry - Folio Number

The land registration system accords to each title a folio number and upon request will issue a Land Certificate which records the details that are kept on that folio. The folio number allotted to this title is DN180719 County Down.

4. Land Registry - Map

The boundaries of a Land Registry title are recorded on a Land Registry map which in turn is based upon modern ordnance survey maps. We attach to this Report a copy of the Land Registry map for this folio. The title boundaries are shown outlined in red.

5. Land Registry - Estates

There are various estates or types of ownership of land in Northern Ireland. One is leasehold whereunder the property is held for a fixed term of years, would be subject to a rent and covenants, obligations and conditions. The second is a freehold whereunder the property is simply held for ever and may or may not be subject to covenants and conditions but would not be subject to any rent. The third type of estate is held under a Fee Farm Grant which is a hybrid of the leasehold and freehold title. The title under this would be held for ever but subject to a rent and there would be covenants and conditions. This property is held under four Deeds of Conveyance relating to 22, 24, 24B and the station itself at 26 Charlotte Street.

6. Land Registry - Class of Title

There are various classes of title in the Land Registry namely an Absolute, Good Fee Farm Grant, Good Leasehold, Qualified or Possessory title.

This title is Absolute which is a good and marketable title.

7. Land Registry - Registered Owner

The folio records that Northern Ireland Policing Board is the full owner of the property.

8. Use of the Property

We understand the property is presently vacant and was previously used as a PSNI Police Station.

The Vendor has not obtained Planning Permission for the change of use.

9. Title

There are four roots of title as follows:

(a) 26 Charlotte Street – the Original Station

- Deed of Conveyance dated 19 January 1929 between Margaret Crawford (1) and Ministry of Home Affairs for NI (2).

(b) 22 Charlotte Street

- Deed of Conveyance dated 19 January 1987 between Noel Rooney (2) Police Authority for Northern Ireland (2)

(c) 24B Charlotte Street

- Deed of Conveyance dated 20 June 1989 between Peter James Morgan (1) Police Authority for Northern Ireland

(d) 24 Charlotte Street

- Deed of Conveyance dated 28 July 1989 between Official Assignee for Bankruptcy for NI (1) and Police Authority for Northern Ireland (2)

10. Rights to which the property is subject

There is an NIE Substation Lease dated [TBC] (identified on the Appended Site Plan by a red hatched and green hatched area). The Lease is for 999 years at an annual rent one peppercorn (if demanded) and subject to the usual covenants and conditions. A copy of the Substation map is also attached for ease of reference.

There is a Licence Agreement between NIPB and Newry and Mourne District Council dated 1st June 2004 obliging NIPB, owing to security requirements, to place universal concrete blocks across a stretch of land owned by the Council. This land is situated just outside of the north eastern boundary of the site. The concrete blocks have been removed and the land returned to the full use of the Council.

11. Memorial

A section of the perimeter wall, which includes a memorial tablet, is outside of the asset in sale and is identified on the Appended Site Plan with a solid blue rectangular line.

12. Tenancies/Occupiers

It is understood that the property is vacant.

13. Property Certificates and Searches

Once terms of sale are agreed, CSO would requisition Certificates issued by the DOE and the Local Authority. These record such matters as whether there is a breach of planning permission, breach of building control or road widening proposals. CSO anticipate no issues arising from same.

14. Statutory Charges Search

Once terms of sale are agreed, CSO would requisition statutory charges certificate. It would record such matters as to whether a building is listed or a grant has been paid by a local or government authority in relation to the property. CSO anticipate no issues arising from same.

15. Searches (Registers)

CSO have updated the Folio Search which records that there are no pending dealings in the Land Registry in relation to this title.

16. Pre-Contract Enquiries

CSO will prepare draft Replies to Pre-Contract Enquiries which require to be furnished to the Purchaser's solicitors. Estate Services will review these and confirm all replies are correct to the best of their knowledge as the replies will amount to representations upon which the Purchaser is entitled to rely.

17. Energy Performance Certificate

Estate Services will furnish the EPC to the CSO.

18. Title Generally

CSO consider the title to be good and marketable. You will have seen from the previous sections in this Report that certain aspects of the title and property may present some constraints for a prospective purchaser, depending on its requirements and intentions for the property.

This Report is prepared solely for the benefit of Northern Ireland Policing Board/PSNI Estate Services

Dated this 9th day of August 2022

Signed: Connie Keating

CROWN SOLICITOR'S OFFICE

SAF-55/CK