

APPENDIX 4

Summary of Rights across the Land

Report on Title summary

- a. Part of the property is subject to rights of way in favour of land which has been acquired by the Council and which the existing Civic Offices are built upon.
- b. The title states that part of the land is subject to a right of way. The title to the property does not contain any further details as to who has the benefit of the right of way, although the course of the right of way is clearly marked on a plan. It appears that much of the area over which the right of way exists has been built on already.
- c. The property is subject to rights of drainage and rights in respect of water, gas, electricity and other services. The title does not contain any further information as to the extent of those rights or who has the benefit of them.
- d. The title states that the property is subject to rights of support, the passage of water, gas, fuel, light and air, drainage of water and the use or maintenance of cables over any adjoining properties which may have been granted over the property in favour of any adjacent residential leasehold properties pursuant to the Housing Act 1980 and Housing Act 1985.
- e. The property is subject to a right of way which was granted on 8 March 1900 and which grants full and free liberty, at all times by day and by night and for all purposes with or without horses, carts carriages or wagons, laden or unladen, to go and repass from and to New Road to and from the property which was transferred by an indenture dated 27 February 1900 over and along a road or way of a uniform width of at least seven feet to be or to be situate between the property known as 5 New Road on the one side and the yard or garden belonging to 81 High Street and the shop known as 3 New Road on the other side (but so that the exact locus or course of the road shall be determined within 1 year of 8 March 1900 and so that such right shall not extend beyond 12 feet above the surface of the road or way as it was in 1900); together with right and liberty to lay make and maintain in and under such road or way sewers drains and pipes for water gas electric lighting and other purposes together with all such rights of entry and support as are necessary. The exact extent of the land benefitting from this right is unclear.
- f. The property is also subject to the following rights which were created in 1920 and which are stated to be for the benefit of 'land to the north' of the title owned by the Council. We cannot confirm the extent or exact location of the area which benefits from these rights:
 - i. A full right at all times whether by day or by night and for all purposes with or without horses carts carriages waggons motor or mechanically driven vehicles to go pass and repass to and from the (land to the north of the Council property) over and along a road or way of a uniform width of at least 10 feet across the area shown shaded pink and yellow to and from New Road. The conveyance from 1920 states that the exact locus or course of such road shall from time to time be determined in writing, but that until that time the road shall be:

- i. as near as may be in a direct line from the land to the north to the way between 3 and 5 New Road; and
 - ii. that such right shall not extend beyond a distance of 12 feet above the level of such road or way as was in place on 8 March 1900.
- g. Full right and liberty to plan to lay make and maintain in or under the road or way sewers drains and pipes for water gas or electric lighting and other pipes with such rights of entry necessary to lay and maintain such pipes, the people exercising such rights doing no unnecessary damage and making good all damage done.

Rights to Light

A report was produced by Waldrams Ltd, Chartered Surveyors, entitled "Thurrock Council Offices, Mulberry Square Rights of Light" dated 30th April 2019 and this was produced to support the design and the planning application. The report concludes that there are potential Rights of Light impacts, valued in a range of £180,000 to £300,000 and possibly higher, depending on development profit.