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Official copy of register of title

Title number BK214059

Edition date 08.08.2023

- This official copy shows the entries on the register of title on 19 DEC 2025 at 12:10:32.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 19 Dec 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Gloucester Office.

A: Property Register

This register describes the land and estate comprised in the title.

WOKINGHAM

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Kent Close, Wokingham (RG41 3AN).
- 2 The Transfer dated 8 February 1982 referred to in the Charges Register contains the following provision:-

"The Vendor and Bryant AGREE AND DECLARE that neither the Vendor nor Bryant nor their respective successors in title shall become entitled whether by implication or otherwise to any right of light or air or any other right or easement or privilege or otherwise except those expressly hereby granted which would in any way prejudicially affect the development of the Yellow Land or the Vendor's retained neighbouring land for building or other purposes."

3 The land has the benefit of the easements granted by but is subject to the rights reserved by the Transfer dated 2 December 1983 referred to in the Charges Register.
- 4 The Transfer dated 2 December 1983 referred to above contains a provision as to boundary structures.

NOTE: The Agreement dated 16 July 1973 referred to in the above mentioned Transfer is that referred to in the Charges Register.

B: Proprietorship Register

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

Title absolute

- 1 (25.11.1994) PROPRIETOR: [REDACTED]
- 2 (25.11.1994) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

B: Proprietorship Register continued

- 3 (08.08.2023) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

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

- 1 The land is subject to the following right excepted by a Conveyance of the land in this title and other land dated 5 December 1925 made between (1) Robert Curtis and John Harrison Gould (Vendors) and (2) Boutell Jarman:-
- "Except and subject to the right of the Vendors or any person or persons claiming title under them of using the existing pipes drains and watercourses passing under or along any portion of the property hereby conveyed.
- 2 An Agreement dated 16 July 1973 made between (1) The County Council for The Administrative Council of Berkshire (2) Mayor Aldermen and Burgesses of The Borough of Wokingham (3) Joyvic Securities Limited (4) Hampshire and City Estates Limited and (5) Calgary and Edmonton Land Company Limited relates to sewage disposal facilities drainage construction of a road and provision of open spaces.

NOTE: Copy filed under BK2498.

- 3 The land is subject to the following rights granted by a Transfer of land lying to the north east of the land in this title dated 25 August 1977 by Hampshire and City Estates Limited (Transferor) to Taylor Woodrow Homes Limited (Transferee):-
- "1. THE right for the Transferee and its successors in title in common with the Transferor its successors in title and all other persons now or hereafter authorised or entitled thereto of free and uninterrupted passage and running of water soil gas electricity and other services to and from the land hereby transferred upon through or under any sewers gutters drains pipes and watercourses wires cables ducts conduits and other media now or within twenty one years from the date hereof laid through over or under the adjoining or adjacent land of the Transferor remaining in Title Numbers BK114539 and BK137376.
2. THE right of access to and entry into and upon the said adjoining or adjacent land remaining in Title BK114539 and BK137376 at all reasonable times for the purposes of connecting to making laying and forever after repairing and maintaining the said sewers gutters drains pipes watercourses wires cables ducts conduits and other media and the roads sewers and drains referred to in Clause 4 hereof the Transferee or its successors in title or the persons so entering making good without delay any damage occasioned by such entry and works.
3. THE right (so far as the Transferor can lawfully grant the same) to use the roads and sewers now serving the land hereby transferred and laid or constructed in accordance with the terms of the Consortium Agreement for all purposes connected with the use of the land hereby transferred."

NOTE: The land in this title formed part of the remaining land comprised in Title Numbers BK114539 and BK137376 referred to.

- 4 A Transfer of the land in this title and other land dated 8 February 1982 made between (1) Slater Walker Limited (Vendor) and (2) Bryant Homes Limited (Bryant) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 5 The land is subject to the following rights excepted and reserved by the Transfer dated 8 February 1982 referred to above:-

Except and reserving as provided in Schedule B hereto

SCHEDULE B hereinbefore referred to

C: Charges Register continued

Exceptions and Reservations

1. Unto the Vendor and its successors in title to each and every part of the property remaining in Title Number BK114539 rights to connect up to and for the free passage and running of water soil gas and electricity and other services through the sewers gutters drains pipes watercourses wires cables and other media to be constructed or laid by Bryant or by any public or other Authority within twenty one years from the date hereof in under or over any part of the Yellow Land and subject to Paragraph 3 of this Schedule

2. Unto the Vendor and its successors in title as aforesaid together with all other persons from time to time entitled thereto

.....
..

(B) the right of access to and entry with their servants and agents at all reasonable times into and upon such parts of the Yellow Land as shall be necessary for the purposes of constructing roadways intended to constitute continuations of the roadways coloured brown on Drawing No.382/109 4 annexed hereto together with foul sewers and surface and storm water sewers and drains under or adjacent to such roadways and for the purposes of forever after repairing and maintaining such roadways sewers and drains

But subject to paragraph 3 of this Schedule

3. (1) Connections on or under the Yellow Land to the sewers gutters drains pipes watercourses wires cables and other media aforesaid shall (unless the Vendor or its successors in title reasonably regards this as impossible or undesirable for reasons of practicality or cost) be laid only beneath existing or planned roads footpaths and verges

(2) Before carrying out any works on or under the Yellow Land as aforesaid the Vendor and its successors in title as aforesaid shall give reasonable prior notice to Bryant or its successors in title to the land concerned and shall (after carrying out any such work) reinstate the land concerned

.....
..

(4) The Vendor and its successors in title as aforesaid will repay to Bryant or its successors in title the cost reasonably incurred by Bryant in removing from such sewers within the Yellow Land any obstruction emanating from the retained land."

NOTE: The land in this title forms parts of the yellow land referred to. The roadways coloured brown referred to are estate roads.

- 6 A Transfer of the land in this title dated 2 December 1983 made between (1) Bryant Homes Limited and (2) Robert Thomas Chalk and Margaret Chalk contains restrictive covenants.

NOTE: Original filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 8 February 1982 referred to in the Charges Register:-

"Bryant on behalf of itself and its successors in title COVENANTS with the Vendor and its successors in title to the intent and so as to bind the Yellow Land and each and every part thereof and to benefit and protect the adjoining or adjacent land of the Vendor and each and every part thereof that Bryant will not develop or use or cause or permit to be developed or used the Yellow Land for any purpose other than fully in accordance with the provisions and requirements of the Town and Country Planning Act 1971 and any statutory modification or re-enactment thereof for the time being in force and any Regulations or

Schedule of restrictive covenants continued

Orders made or having effect thereunder and in accordance with the phasing programme previously agreed by the local Planning Authority.

(A) In this clause "the land" means the Yellow Land and the land comprised in title number BK184448

(B) Bryant on behalf of itself and its successors in title COVENANTS with the Vendor and its successors in title to the intent and so as to bind the land and each and every part thereof and to benefit and protect the adjoining or adjacent land of the Vendor and without prejudice to the generality of the foregoing clause 3 that Bryant will not at any time erect or permit or suffer to be erected or standing upon the land (which in this sub clause shall mean the whole of the land and not any part or parts less than the whole thereof) more than 177 dwelling units

(C) If each of the following conditions is satisfied namely:-

(I) If Bryant or their successors in title shall have obtained detailed planning approval for the erection of more than 177 dwelling units on the land and

(II) If Bryant or their successors in title shall at the time of submitting each application for such detailed planning approval notify the Vendor of such application and supply to the Vendor a copy thereof so as to afford the Vendor an opportunity to make representations to the Wokingham District Council (or their successors as local planning authority) relating to the number of dwelling units to be erected on areas 11C and/or 14 and

(III) If the Vendor shall have received written confirmation from Wokingham District Council (or their successors as local planning authority) addressed to the Vendor (and both the Vendor and Bryant will use their best endeavours to obtain such confirmation making any request appropriate for the purpose) such confirmation being to the effect that in considering any application for planning approval in respect of areas 11C and/or 14 or any part thereof Wokingham District Council (or their successors as local planning authority) will not restrict the number of dwelling units to be erected thereon as a result of any such approval as mentioned in (i) above

The the covenant in sub clause (b) of this clause 4 shall automatically be varied by substituting for "177 dwelling units" a number of dwelling units increased to take account of such approval

Slater Walker Limited shall alone be entitled to vary or release any of the foregoing obligations in clauses 3 or 4 of this Transfer notwithstanding any transfer by Slater Walker Limited of all or any part of the land benefited thereby."

NOTE 1: The land in this title forms part of the yellow land

NOTE 2: The land in Title BK184448 comprises part of the Round Hill Park Estate referred to in paragraph (a) of the schedule.

End of register