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Official copy of register of title

Title number BK218243

Edition date 26.09.2023

- This official copy shows the entries on the register of title on 24 MAR 2025 at 14:45:03.
- 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 24 Mar 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 Swift House, Market Place, Wokingham (RG40 1AP).
- 2 The land has the benefit of the following rights granted by a Transfer and Deed of Grant dated 18 May 1976 made between (1) Kathleen Doris Gale and (2) Queensmere Properties Limited:-

"Queensmere as beneficial owner hereby:-

Grants to Mrs Gale and her successors in title the owners and occupiers for the time being of the land comprised in title number BK126505 aforesaid and the squash club (hereinafter called "the Squash Club") erected thereon and the land hereinbefore transferred and all parts thereof:-

(a) a right of way over the south-easterly portion of the remainder of the land comprised in title number BK67219 aforesaid at all times and for all purposes in common with others so entitled (including a right of loading and unloading) to the rear door of the Squash Club and to the land hereinbefore transferred Subject to payment by Mrs Gale and her successors in title of a fair and reasonable proportion (not being more than one-sixth of the cost of repairing maintaining and cleansing such land but without liability for cost of prime constructions of the car park.

(b) the right of access so far as accessible to the flank walls of the Squash Club of the purposes of maintaining and inspecting repairing and rebuilding such flank walls Provided that any damage caused to the remainder of the land comprised in title number BK67219 aforesaid or any buildings thereon by the exercise of such right shall be forthwith made good.

(c) the right to place scaffolding adjoining the walls of the Squash Club for the purpose of maintaining inspecting repairing and rebuilding such building or substituted building and ancillary rights of way around such scaffolding for such purposes.

(d) the benefit of all easements quasi-easements services or other

A: Property Register continued

rights now existing and enjoyed by the said land comprised in title number BK126505 the Squash Club and the land hereinbefore transferred and all parts thereof and the right to enter the adjoining property of Queensmere for the purpose of inspecting repairing and replacing and cleansing any such services Mrs Gale and her successors in title doing no avoidable damage and making good any damage so caused.

(d) the right of overhang in respect of the cladding to the face of the Squash Club."

- 3 A Sub-Licence dated 18 May 1976 made between (1) Queensmere Properties Limited and (2) Kathleen Doris Gale relates to rights of access.

NOTE: Copy filed under BK126505.

- 4 The land has the benefit of the rights granted by a Deed dated 22 March 1984 made between (1) Wokingham District Council and (2) Awayfair Limited and Pearce Developments Limited.

NOTE: Original filed under BK45724.

- 5 A Deed dated 12 December 1984 made between (1) Babcock Staff Pension Trust Limited and (2) Awayfair Limited and Pearce Developments Limited relates to the erection of buildings and window openings.

NOTE: Copy filed.

- 6 (23.03.2011) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (14.08.2015) PROPRIETOR: GATEWAY PROPERTIES LIMITED (Co. Regn. No. 07012973) of Gateway House 10 Coopers Way, Temple Farm Industrial Estate, Southend On Sea, Essex SS2 5TE.
- 2 (14.08.2015) The price stated to have been paid on 13 August 2015 was £87,500.
- 3 (16.06.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 25 May 2021 in favour of Rothesay Life Plc referred to in the Charges Register.

C: Charges Register

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

- 1 (18.06.2012) 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.
- 2 (16.06.2021) REGISTERED CHARGE contained in a Debenture dated 25 May 2021 affecting also other titles.
- NOTE: Charge reference 372899.*
- 3 (16.06.2021) Proprietor: ROTHESAY LIFE PLC (Co. Regn. No. 06127279) of 100 Museum Street, London WC1A 1PB.
- 4 (16.06.2021) The proprietor of the Charge dated 25 May 2021 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

C: Charges Register continued

- 5 (24.04.2023) By a Deed dated 8 July 2022 made between (1) Gateway Properties Limited and (2) Teresa Veronica Johnston the terms of the lease dated 31 October 2014 of Flat 1 Swift House referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under BK464938.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	18.06.2012	Flat 4, Swift House (First Floor)	25.05.2012 125 years from 01/01/2012	BK450114
2	03.04.2013	Flat 8 Swift House (Second floor)	08.03.2013 125 years from 01.01.2012	BK454454
3	04.04.2013	Flat 12 Swift House (third Floor)	22.02.2013 125 years from 01.01.2012	BK454483
4	09.08.2013	Flat 10, Swift House (Third Floor)	26.07.2013 125 years from 01.01.2012	BK456540
5	08.10.2013	Flat 6 Swift House (Second Floor)	23.08.2013 125 years from 01.01.2012	BK457559
6	16.09.2014	Flat 7 Swift House (Second floor)	21.08.2014 125 years from 01.01.2012	BK463629
7	05.11.2014	Flat 11, Swift House (Third floor)	13.10.2014 125 years from 1.1.2012	BK464647
8	11.11.2014	Flat 9, Swift House (Second floor)	05.11.2014 125 years from 1.1.2012	BK464751
9	20.11.2014	Flat 1, Swift House (ground floor)	31.10.2014 125 years from 1.1.2012	BK464938
NOTE: See entry in the Charges Register relating to a Deed of Variation dated 8 July 2022				
10	27.11.2014	Flat 2, Swift House (first floor)	06.11.2014 125 years from 1.1.2012	BK465072
11	04.12.2014	Flat 5 Swift House (first floor flat)	12.11.2014 125 years from 1.1.2012	BK465274
12	25.02.2015	Flat 3 Swift House (First Floor)	20.02.2015 125 years from 1.1.2012	BK466904
13	26.09.2023	1A Swift House (Ground Floor Flat)	22.09.2023 215 years from and including 1 January 2012	BK530264

NOTE: The lease was made under the provisions of section 56 or 93(4) of the Leasehold Reform, Housing and Urban Development Act 1993.

End of register