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Official copy of register of title

Title number BK50273

Edition date 08.01.2021

- This official copy shows the entries on the register of title on 15 MAY 2025 at 14:51:09.
- 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 15 May 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 (16.02.1965) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 37 Plough Lane, Wokingham (RG40 1RQ).
- 2 The Transfer dated 30 March 1965 referred to in the Charges Register contains the following provision:-

"IN consideration of the transfer hereinbefore contained and subject to the provisions of Clause 3 hereof Mr Beasley for himself and his successors in title and with intent to bind the owner or owners or occupier or occupiers for the time being of his property:-

(a) as beneficial owner hereby releases unto the Company in fee simple ALL THAT the right (if any) of light to any or all of the window windows doorlight conservatory and other apertures in or about the dwellinghouse and outbuildings now or hereafter constructed on his property from or over the property of the Company or any part thereof except the part shewn coloured yellow on the said plan

(b) without prejudice to such release acknowledges that save as aforesaid he has no right to the access of light over the property of the Company in respect of any such windows doorlight conservatory or other apertures in or about his property

(c) consents to the Company and its successors in title the owner or owners for the time being of the property of the Company and every part thereof erecting and siting new dwellings on the property of the Company in the position and according to the siting and in proximity to his property as illustrated by such plan but subject nevertheless to the consent by the Company hereinbefore contained."

NOTE: The covenant by the Company is set out in the Charges Register The land coloured yellow referred to is tinted blue on the filed plan.
- 3 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 23 September 1965 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 (08.01.2021) PROPRIETOR: [REDACTED]
- 2 (08.01.2021) The price stated to have been paid on 10 December 2020 was £375,000.
- 3 (08.01.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 10 December 2020 in favour of Barclays Bank UK PLC referred to in the Charges Register.

C: Charges Register

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

- 1 A Transfer of adjoining land to the North-East dated 30 March 1965 made between (1) R & J Avis Limited (Company) and (2) Reginald Maurice Beasley (Mr Beasley) contains the following covenants by the Company:-

"THE COMPANY hereby covenants with Mr Beasley so as to bind the property of the Company into whosoever hands the same may come and for the benefit of Mr Beasley's property and every part thereof that the Company and its successors in title will not at any time hereafter erect or build or suffer to be erected or built upon that part of the Company's property shewn coloured yellow on the said plan any building structure or fence of any kind whether permanent or temporary greater than five feet six inches in height unless the part of the said building or structure that exceed such height shall be built principally of glass or other translucent material and shall not interfere with the access of light to Mr Beasley's conservatory shewn as "existing lean-to" on the said plan."

NOTE: The land coloured yellow and the "existing lean-to" referred to are tinted blue and tinted brown respectively on the filed plan.
- 2 A Transfer of the land in this title dated 23 September 1965 made between (1) R & J Avis Limited and (2) John Robert Soulsby and Janet Rose Soulsby contains restrictive covenants.

NOTE: Original filed.
- 3 (08.01.2021) REGISTERED CHARGE dated 10 December 2020.
- 4 (08.01.2021) Proprietor: BARCLAYS BANK UK PLC (Co. Regn. No. 9740322) of P.O. Box 187, Leeds LS11 1AN.
- 5 (08.01.2021) The proprietor of the Charge dated 10 December 2020 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.

End of register