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Official copy of register of title

Title number BK475227

Edition date 10.03.2020

- This official copy shows the entries on the register of title on 12 FEB 2025 at 13:52:25.
- 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 12 Feb 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WOKINGHAM

- 1 (07.04.2016) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 44 Finchampstead Road, Wokingham (RG40 2NN).
- 2 (07.04.2016) The land tinted blue on the title plan has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof and other land dated 4 September 1952 made between (1) Bessie Jeannette Allright (Vendor) and (2) Helen May Gibbs (Purchaser):-

"TOGETHER with a right of way at all times and for all purposes of passing to and from the property hereby conveyed and Carey Road aforesaid but on foot only (in common with the Vendor and other the owner or owners and occupiers for the time being of Numbers 3 and 5 Carey Road aforesaid) over and along the passage or way about four feet three inches in width leading from the rear of the property hereby conveyed to the Northern end of a roadway nine feet or thereabouts in width next hereinafter mentioned but subject to the payment of a proportionate part of the cost of repairing and maintaining the said passage of way which amount shall in case of dispute be conclusively determined by the Surveyor for the time being of the Vendor AND TOGETHER with a right of way at all times and for all purposes of passing to and from the property hereby conveyed and Carey Road aforesaid but on foot only (in common with the Vendor and other the owner or owners and occupiers for the time being of Numbers 3 5 7 9 and 11 Carey Road aforesaid) over and along a roadway nine feet or thereabouts in width situate between Numbers 5 and 7 Carey Road aforesaid and leading from Carey Road aforesaid to the passage or way hereinbefore mentioned but subject to the payment of a proportionate part of the cost of repairing and maintaining the said roadway which amount shall in case of dispute be conclusively determined by the Surveyor for the time being of the Vendor EXCEPTING AND RESERVING unto the Vendor and her successors in title all such quasi-easements and other rights in the nature of easements as are now or usually enjoyed

A: Property Register continued

by the occupiers of Numbers 3 5 7 9 and 11 Carey Road aforesaid over through or from all or any part of the property hereby conveyed subject also to and with the benefit of the right to use all existing drains or sewers in or under the property hereby conveyed or the adjoining properties Numbers 3 5 7 9 and 11 Carey Road aforesaid for the benefit of the existing or future buildings on the property hereby conveyed or such adjoining properties respectively subject to the liability of each person making use of any such drains or sewers to contribute his rateable proportion of the expenses of the repair renewal or reconstruction or enlargement thereof whenever necessary from the point of his inlet to the outfall."

- 3 (07.04.2016) The Conveyance dated 4 September 1952 referred to above contains the following provision:-

"IT is hereby agreed and declared that the Purchaser and the persons deriving title under her shall not be entitled to any right of light or air or otherwise which would or might in any way prejudicially affect the free and unrestricted user by the Vendor and the persons deriving title under her of any neighbouring or adjoining property of the Vendor for building or other purposes."

- 4 (07.04.2016) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the freehold estate in the land in this title dated 29 August 1989 made between (1) Luff Developments Limited and (2) Midland Bank Trust Company Limited.

NOTE: Original filed under BK283464.

- 5 (07.04.2016) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 4 April 2016
Term : 151 years from 1 January 2015
Parties : (1) First Alliance Properties (Fareham Reach No 3) LLP
(2) 44 Finchampstead Road Management Limited
- 6 (07.04.2016) The Lease prohibits or restricts alienation.
- 7 (07.04.2016) The landlord's title is registered.

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 (07.04.2016) PROPRIETOR: 44 FINCHAMPSTEAD ROAD MANAGEMENT LIMITED (Co. Regn. No. 09358866) of Oceana House, 39-49 Commercial Road, Southampton SO15 1GA.
- 2 (10.03.2020) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 (07.04.2016) The land is subject to the rights reserved by the registered lease.
- 2 (07.04.2016) A Conveyance of the freehold estate in the land tinted blue on the title plan and other land dated 16 August 1920 made between (1) Charlotte Everest (Vendor) and (2) Harry Allright (Purchaser) contains the following covenants:-

AND the Purchaser for himself his heirs and assigns thereby covenanted with the Vendor that he the Purchaser would for ever thereafter maintain a substantial fence on the East side of the said hereditaments thereby conveyed And also would at all times observe and adhere to a limited building line of 8 feet from the frontage to Carey Road of the

C: Charges Register continued

said piece or parcel of land thereby conveyed and should not nor would at any time thereafter erect or permit to be erected on the said piece or parcel of land thereby granted any house or building towards the said Carey Road which should be of less value than £150 nor use or permit to be used any house or other building which might be then or thereafter erected upon any part of the said piece or parcel of land as a Public House or shop for the sale of ale or other malt liquors Foreign or British Wines or spirits.

- 3 (07.04.2016) 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.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	04.01.2016 Edged and numbered 1 in blue (part of)	Flat 17 (First Floor)	18.12.2015 150 years from and including 01.01.2015 and to and including 31.12.2165	BK473280
2	21.03.2016 Edged and numbered 1 in blue (part of) : 5	Flat 7 (Ground Floor) : Garden Ground	26.02.2016 150 years from and including 01.01.2015 and to and including 31.12.2165	BK474978
3	25.05.2016 Edged and numbered 1 in blue (part of)	Flat 3 (Basement Level)	04.01.2016 150 years from and including 01.01.2015 and to and including 31.12.2165	BK476479
4	25.05.2016 Edged and numbered 1 in blue (part of)	Flat 6 (Ground Floor)	04.01.2016 150 years from and including 1.1.2015 and to and including 31.12.2165	BK476482
5	25.05.2016 Edged and numbered 1 in blue (part of) : Edged and numbered 2 in blue	Flat 5 (Basement Level) : Garden Ground	06.01.2016 150 years from and including 01.01.2015 and to and including 31.12.2165	BK476483
6	25.05.2016 Edged and numbered 1 in blue (part of)	Flat 18 (First Floor)	08.01.2016 150 years from and including 1.1.2015 and to and including 31.12.2165	BK476471
7	06.07.2016 Edged and numbered 1 in blue (part of)	Flat 15 (First floor)	11.01.2016 150 years from and including 01.01.2015 and to and	BK477435

Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
			including 31.12. 2165	
8	06.07.2016 Edged and numbered 1 in blue (part of): 6	Flat 11 (Ground floor)	14.01.2016 150 years from and including 1 January 2015 and to and including 31 December 2165	BK477438
9	06.07.2016 Edged and numbered 1 in blue (part of)	Flat 20 (First Floor)	18.12.2015 150 years from and including 1.1.2015 and to and including 31.12.2165	BK477449
10	06.07.2016 Edged and numbered 1 in Blue (part of) : 8	Flat 13 (Ground Floor)	18.12.2015 150 years from and including 1.1.2015 and to and including 31.12.2165	BK477454
11	06.07.2016 Edged and numbered 1 in blue (part of)	Flat 9 (Ground Floor)	18.12.2015 150 years from and including 1.1.2015 and to and including 31.12.2165	BK477455
12	06.07.2016 Edged and numbered 1 in blue (part of)	Flat 12 (Ground Floor)	18.12.2015 150 years from and including 1.1.2015 and to and including 31.12.2165	BK477456
13	07.07.2016 Edged and numbered 1 in blue (part of) : Edged and numbered 9 in blue	Flat 4 (Basement Level)	16.12.2015 150 years from and including 1.1.2015 and to and including 31.12.2165	BK477459
14	07.07.2016 Edged and numbered 1 in blue (part of)	Flat 16 (First Floor)	18.12.2015 150 years from and including 1.1.2015 and to and including 31.12.2165	BK477462
15	07.07.2016 Edged and numbered 1 in blue (part of)	Flat 10 (Ground Floor)	16.12.2015 150 years from and including 1.1.2015 and to and including 31.12.2165	BK477468
16	07.07.2016 Edged and numbered 1 in	Flat 14 (First Floor)	18.12.2015 150 years from and including	BK477471

Schedule of notices of leases continued

	Registration date and plan ref. blue (part of)	Property description	Date of lease and term	Lessee's title
			1.1.2015 and to and including 31.12.2165	
17	07.07.2016 Edged and numbered in blue (part of)	Flat 1(Basement Level)	18.12.2015 150 years from and including 1.1.2015 and to and including 31.12.2165	BK477477
18	07.07.2016 Edged and numbered in blue (part of)	Flat 2 (Basement Level)	18.12.2015 150 years from and including 1.1.2015 and to and including 31.12.2165	BK477481
19	11.07.2016 Edged and numbered in blue (part of)	Flat 19 (First Floor)	04.01.2016 150 years from and including 1.1.2015 and to and including 31.12.2165	BK477575
20	30.08.2016 Edged and numbered 1 in blue (Part of)	Flat 21 (Second Floor)	11.01.2016 150 years from and including 1.1.2015 to and including 31.12.2165	BK478722
21	06.10.2016 Edged and numbered 1 in blue (Part of)	Flat 8 (Ground Floor)	18.12.2015 150 years from and including 1.1.2015 and to including 31.12.2165	BK479436

End of register