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Official copy of register of title

Title number BK455462

Edition date 26.05.2020

- This official copy shows the entries on the register of title on 06 MAR 2023 at 14:12:14.
- 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 06 Mar 2023.
- 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 2 And 4 Havelock Road, Wokingham (RG41 2XU).
- 2 (12.06.2013) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 23 May 2013 made between (1) Ackroyd & Printer Management Services Limited and (2) David Dean and Samantha Louise Dean.
NOTE: Copy filed.
- 3 (18.06.2013) 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 (12.06.2013) PROPRIETOR: DAVID DEAN and SAMANTHA LOUISE DEAN of High Ridge House, Owens Farm, Newnham Road, Hook RG27 9NG.
- 2 (12.06.2013) The price stated to have been paid on 23 May 2013 was £65,000.
- 3 (27.04.2020) 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 15 April 2020 in favour of The Mortgage Works (UK) PLC referred to in the Charges Register.

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C: Charges Register

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

- 1 A Transfer of the land tinted blue on the title plan and other land dated 24 September 1963 made between (1) Courage Barclay & Simmonds Limited and (2) John Lewis contains the following covenants:-

"THE Purchaser for himself and his successors in title hereby covenants with the Vendor its successors and assigns for the benefit of the Vendor's licensed premises situate at Wokingham in the County of Berks including in particular the premises known as "The Three Brewers" Public House Number 3 Barkham Road Wokingham aforesaid so as to bind the property hereby transferred into whosoever hands the same may come that no part of the land and premises hereby transferred shall at any time hereafter be used for the manufacture sale storage or distribution thereon or therefrom of any intoxicating liquors whatsoever and no building now erected or hereafter to be erected thereon shall at any time be used or occupied as an Inn Public House Beerhouse Off-Licence Club or Hotel."
- 2 (27.04.2020) REGISTERED CHARGE of the land edged yellow on the title plan dated 15 April 2020 affecting also title BK60774.
- 3 (27.04.2020) Proprietor: THE MORTGAGE WORKS (UK) PLC (Co. Regn. No. 2222856) of Nationwide House, Pipers Way, Swindon SN38 1NW.

End of register