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Official copy of register of title

Title number BK233993

Edition date 25.11.2013

- This official copy shows the entries on the register of title on 02 FEB 2026 at 14:27:37.
- 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 02 Feb 2026.
- 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 25 Bedfordshire Way, Wokingham (RG41 3BA).
- 2 The Transfer dated 27 April 1982 referred to in the Charges Register contains the following provision:-

"It is hereby agreed and declared that neither the Vendor nor the Purchaser nor their respective successors in title shall become entitled whether by implication or otherwise to any rights of light or air or any other right or easement or privilege or otherwise except those expressly hereby granted or reserved which would in any way prejudicially affect the development of the land or the Retained Land for building or any other purpose."
- 3 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 8 May 1985 referred to in the Charges Register.
- 4 The Transfer dated 27 April 1982 referred to above contains provisions as to light or air and boundary structures.

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 [REDACTED]
- 2 A Transfer dated 27 April 1982 made between (1) Slater Walker Limited and (2) Leven Developments Limited contains Vendors personal covenant(s) details of which are set out in the schedule of personal covenants hereto.

B: Proprietorship Register continued

3

[REDACTED]

4

(12.12.2011) 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.

Schedule of personal covenants

1

The following are details of the personal covenants contained in the Transfer dated 27 April 1982 referred to in the Proprietorship Register:-

The Vendor hereby covenants with the Purchaser to use all reasonable endeavours to enforce the obligations of Hampshire & City Estates Limited in respect of the covenants agreements obligations and other matters contained in the Section 6 Agreement so far as the same remain to be observed and performed and relate to the Land and to indemnify the Purchaser from and against all liabilities in respect of the breach non-observance or non-performance thereof so far as aforesaid save and except as provided in paragraph 3 of the Third Schedule hereto.

NOTE: The Section 6 Agreement is that referred to in Entry No. 2 of the Charges Register.

C: Charges Register

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

1

The land is subject to the following rights 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 made between (1) Hampshire and City Estates Limited (Transferor) and (2) 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 Titles 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

C: Charges Register continued

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 27 April 1982 made between (1) Slater, Walker Limited and (2) Leven Developments contains covenants. By a Deed dated 18 November 1982 made between (1) Slater Walker Limited and (2) Leven Developments Limited the said covenants were expressed to be modified. Details of the covenants and of the terms of modification are set out in the schedule of restrictive covenants hereto.

5 The land in subject to the following exceptions reservations and rights contained in the Transfer dated 27 April 1982 referred to above:-

"There are excepted and reserved out of the Transfer hereby made the rights over and in respect of the Land referred to in the First Part of the Second Schedule hereto BUT SUBJECT to the provisos contained in the Second Part of the Second Schedule hereto

THE SECOND SCHEDULE before referred to

First Part

Rights except and reserved over the Land subject as provided in the Second Part of this Schedule

1. Unto the Vendor and its successors in title to each and every part of the Retained Land 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 and any electricity sub-stations to be constructed or laid by the Purchaser or by any public or other authority within twenty-one years from the date hereof in under or over any part of the Land

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

.....
..

(b) a right of access to and entry with their servants and agents at all reasonable times into and upon such parts of the Land as shall be necessary for the purposes of constructing roadways intended to form junction with or constitute continuations of the New Roadway together with foul sewers and surface and storm water sewers and drains under or adjacent to such roadways and for that purposes of forever after repairing and maintaining such roadways sewers and drains

Second Part

Conditions to which the exceptions and reservations contained in the First Part of this Schedule are subject

1. Connections on or under the Land to the sewers gutters drains pipes watercourses wires cables and other media aforesaid shall unless the Vendor or its successors in title reasonably regard 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 Land as aforesaid the Vendor or its successors in title shall give reasonable prior notice to the Purchaser or its successors in title to the land concerned and shall (after carrying out any such works) reinstate the land concerned.

.....
..

C: Charges Register continued

4. The Vendor and its successors in title as aforesaid will repay to the Purchaser or its successors in title any costs reasonably incurred by the Purchaser in removing from any sewers within the Land any obstruction emanating from the Retained Land."

NOTE: The New Roadway referred to lies to the north of the land in this title.

6 A Transfer of the land in this title dated 8 May 1985 made between (1) Reprise Developments Limited and (2) Robert Alan Ferridge and Catherine Hardie Ferridge contains restrictive covenants.

NOTE: Copy filed.

7 (25.11.2013) REGISTERED CHARGE dated 1 November 2013.

8 [REDACTED]

9 (25.11.2013) The proprietor of the Charge dated 1 November 2013 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.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Transfer dated 27 April 1982 referred to in the Charges Register:-

"With the intent and so as to bind the Land and each and every part thereof and to benefit and protect the Retained Land of the Vendor and each and every part thereof the Purchaser for itself and its successors in title covenants with the Vendor and its successors in title to observe and perform the provisions contained in the Third Schedule hereto

THE THIRD SCHEDULE before referred to

Restrictions stipulations and conditions

1. Not to develop or use or cause or permit to be developed or used the Land for any purpose other than fully in accordance with the provisions and requirements of The Town & Country Planning Act 1971 and any statutory modification or re-enactment thereof for the time being in force and any Regulations or orders made or having effect thereunder and in accordance with the phasing programme previously agreed by the Local Planning Authority

2. Without prejudice to the generality of paragraph 1 above not at any time to erect or permit or suffer to be erected or standing upon the Land more than ninety dwelling units

3. To comply in every respect and notwithstanding the covenant on the part of the Vendor contained in Clause 4 of this Transfer with Clauses 1 4 and 6 of the Section 6 Agreement so far as the same affect or relate to the Land and are still subsisting and capable of taking effect.

NOTE 1: The Section 6 Agreement referred to is that noted in Entry No. 2 of the Charges Register

NOTE 2: See Entry No. 2 of the Charges Register.

2 The following is a copy of the terms of modification contained in the Deed dated 18 November 1982 referred to in the Charges Register which substitutes the following for stipulation 2 in the Third Schedule.

"Without prejudice to the generality of paragraph 1 above not at any time to erect or permit or suffer to be erected or standing upon the land more than ninety-six dwelling units."

Title number BK233993

End of register