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# Official copy of register of title

Title number BK192619

Edition date 14.01.2025

- This official copy shows the entries on the register of title on 06 JAN 2026 at 12:45:07.
- 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 Jan 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 36 Mercury Avenue, Wokingham (RG41 3GA).
- 2 A Conveyance of the land in this title and other land dated 4 May 1976 made between (1) Calgary and Edmonton Land Company Limited (2) Douglas Archibald Clarke and (3) Wokingham District Council contains the following provision:-

"This Conveyance does not include any easement or right which would or might interfere with or restrict the free use of the adjoining or neighbouring land of the Company at Woosehill for building or any other purposes whatsoever."
- 3 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 15 January 1982 referred to in the Charges Register.

NOTE: The rights and other matters in the Property Register of Title BK181936 to which the Transfer refers are (1) rights of way for the Bracken Estate over Mercury Avenue and Heron Road (2) rights for the said Estate to connect with and use the drains and other services over and in land lying to the south and (3) the provision set out in the Note above.

## 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 (14.12.2021) PROPRIETOR: [REDACTED]  
[REDACTED] of 36 Mercury Avenue, Wokingham RG41 3GA.

- 2 [REDACTED]  
[REDACTED]

## B: Proprietorship Register continued

3 (14.12.2021) 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.

4 (14.01.2025) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

## C: Charges Register

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

1 An Agreement dated 16 July 1973 made between (1) Berkshire County Council (2) Wokingham Corporation (3) Joyvic Securities Limited (4) Hampshire and City Estates Limited and (5) Calgary and Edmonton Land Company Limited related to the development of the land in this title and adjoining land.

2 A Deed of Exchange dated 3 November 1980 made between (1) Wokingham District Council (Council) and (2) Luff Building Limited (Company) contains the following covenants:-

"THE Company so as to bind the whole of the land transferred to them by this deed and for the benefit of the adjoining land of the Council being the remainder of the land comprised in Title Number BK143454 HEREBY COVENANT with the Council that the Company will at all times hereafter observe and perform the restrictions set out in the third part of the First Schedule

### Part III

Not to use the land hereby transferred other than for the erection of dwellinghouses for subsequent disposal to owner occupiers."

NOTE: The land in this title forms part of the said land transferred.

3 A Transfer of the land in this title contained in a Deed of Exchange dated 15 January 1982 made between (1) Thamesway Homes Limited and (2) Hazim Bashir Awbi and Janette Awbi contains restrictive covenants.

*NOTE: Original filed.*

4 (14.12.2021) REGISTERED CHARGE dated 24 September 2021.

5 (14.12.2021) [REDACTED]

End of register