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Official copy of register of title

Title number BK446863

Edition date 14.12.2023

- This official copy shows the entries on the register of title on 01 JUL 2024 at 15:34:25.
- 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 01 Jul 2024.
- 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 (09.11.2011) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 2 Merton Ford, Pages Croft, Wokingham and garage (RG40 2HQ).

NOTE: As to the part tinted blue on the title plan, only the ground floor flat is included in the title.

- 2 (09.11.2011) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 8 November 2011
 Term : 999 years from 24 June 1967
 Parties : (1) Mertonford (Wokingham) Limited
 (2) Brian Charles Steatham

NOTE: 1: The original lease 29 December 1967 referred to in the above lease was formerly registered under title number BK73783

NOTE 2: A copy of the original lease is filed under BK73783

- 3 (09.11.2011) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 4 (09.11.2011) 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

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B: Proprietorship Register continued

- 2 (07.01.2022) The price stated to have been paid on 21 December 2021 was £942,000.
- 3 (07.01.2022) 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.

C: Charges Register

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

- 1 (09.11.2011) A Conveyance of the freehold estate in the land in this title and other land dated 22 October 1892 made between (1) Sydney Alers Hankey (Vendor) and (2) Henry Bilson Blandy (Purchaser) contains the following covenants:-

"The Purchaser hereby for himself his heirs executors administrators and assigns covenants with the Vendor his heirs and assigns that he the Purchaser his heirs or assigns will not erect or suffer to remain upon the said piece or parcel of land hereby conveyed any house which shall be of less value inclusive of outbuildings than One thousand five hundred pounds and that he or they will use such dwellinghouse as a private dwellinghouse only."

End of register