

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.



Official copy of register of title

Title number BK251961

Edition date 08.06.2021

- This official copy shows the entries on the register of title on 16 OCT 2025 at 10:21:57.
- 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 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 (11.08.1986) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 20 Deacon Close, Wokingham (RG40 1WF).
- 2 The land has the benefit of the rights granted by but is subject to the exceptions and reservations contained in the Transfer dated 27 February 1987 referred to in the Charges Register.
- 3 The Transfer dated 27 February 1987 referred to above contains agreements and declarations.

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 [REDACTED]
- 3 (08.06.2021) 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.
- 4 (08.06.2021) RESTRICTION: No disposition by the proprietors of the registered estate is to be registered unless one or more of them makes a statutory declaration or statement of truth, or their conveyancer gives a certificate, that the disposition is in accordance with the declaration of trust dated 28 may 2021 between (1)Richard James Novell and (2)Daniela Velkov or some variation thereof referred to in the declaration, statement or certificate.
- 5 (08.06.2021) The Transfer to the proprietor contains a covenant to

B: Proprietorship Register continued

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 A Conveyance of the land in this title and other land dated 7 July 1986 made between (1) The Official Custodian for Charities (2) Sydney Wylie Samuelson and others (Trustees) and (3) Laing Land Limited (Purchaser) contains the following covenants:-

"THE Purchaser to the intent and so as to bind (as far as practicable) the Property hereby conveyed and each and every part thereof into whosesoever hands the same may come and to benefit and protect the Retained Land and each and every part thereof for itself and its successors in title hereby covenants with the Trustees and their assigns not without the approval of the Trustees (such approval not to be unreasonably withheld) to carry out on the Property or any part thereof any development other than a residential development together with any other development necessary to serve the same or as is commonly found in a residential area (including schools shopping amenity and community areas and public works) and other ancillary and incidental uses."

2 A Transfer of the land in this title dated 27 February 1987 made between (1) Laing Land Limited (2) Laing Homes Limited and (3) John Joseph Russell and Gillian Ann Russell contains restrictive covenants.

NOTE: Original filed.

3 (08.06.2021) REGISTERED CHARGE dated 28 May 2021.

4 (08.06.2021) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

End of register