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Official copy of register of title

Title number BK131319

Edition date 19.09.2024

- This official copy shows the entries on the register of title on 26 JAN 2026 at 13:57:56.
- 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 26 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 (15.08.1972) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 8 Delane Drive, Winnersh, Wokingham, (RG41 5AT).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 20 August 1974 referred to in the Charges Register.
- 3 The Transfer dated 20 August 1974 referred to above contains a provision as to boundary structures.
- 4 The land has the benefit of the following rights granted by a Deed dated 28 August 1973 made between (1) Gable Construction Limited (Gable) (2) The Rural District Council of Wokingham (Council) and (3) Old Broad Street Securities Limited (Bank):-

"The Council hereby grant unto Gable and its successors in title and lessees of the Gable land and each and every part thereof and all persons authorised by it full right and liberty to pass and repass at all times and for all purposes with or without vehicles over along and across the green land connecting the Gable land with the roadway shown on the plan and known as Churchill Drive together with full right and liberty to enter upon the green land for the purpose of constructing a road and footpaths thereon intended to serve Gables development on the Gable land TO HOLD the said rights and liberties unto Gable in fee simple."

NOTE: The green land referred to is tinted brown on the filed plan.

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 (19.09.2024) PROPRIETOR: [REDACTED]

B: Proprietorship Register continued

Winnersh, Wokingham, RG41 5AT.

- 2 [REDACTED]
- 3 (19.09.2024) A transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the register and of indemnity in respect thereof.
- 4 (19.09.2024) 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 22 August 2024 in favour of HSBC UK Bank PLC referred to in the Charges Register.

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 25 May 1972 made between (1) Ada Grimmett and others (Vendors) and (2) Gable Construction Company Limited (Purchaser) contains the following covenants:-
- "THE Purchaser HEREBY COVENANTS with the Vendors to the intent that the burden of this covenant may run with and bind the property hereby conveyed and every part thereof and that the benefit thereof may be annexed to and run with the blue land and each and every part thereof to observe the following stipulations
- (a) not to build any building which abuts on to any boundary of the property hereby conveyed to a height greater than two storeys without the prior consent in writing of the Vendors:
- (b) not to do or cause or permit to be done anything upon the property hereby conveyed which shall be or become a nuisance to the Vendors or their successors in title.
- NOTE: The blue land referred to lies to the south west of the land in this title.
- 2 A Transfer of the land in this title dated 20 August 1974 made between (1) David Charles (Surrey) Limited and (2) Bertram Norman Grenville Cooper and Dorothy Margaret Cooper contains restrictive covenants.
- NOTE: Original filed.
- 3 (19.09.2024) REGISTERED CHARGE dated 22 August 2024.
- 4 (19.09.2024) [REDACTED]

End of register