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Official copy of register of title

Title number BK241242

Edition date 07.07.2023

- This official copy shows the entries on the register of title on 29 MAY 2024 at 09:44:52.
- 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 29 May 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 (06.05.1986) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 23 Knossington Close, Lower Earley, Reading (RG6 4EU).

NOTE: As to the part tinted blue on the filed plan only the first floor flatr is included in the title.

- 2 (06.05.1986) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 22 November 1985
 Term : 999 years from 25 June 1983
 Rent : £25
 Parties : (1) Heron Homes Limited
 (2) Andrew Michael Embury

- 3 There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the lease.

- 4 Lessor's title registered under BK206051.

- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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

B: Proprietorship Register continued

- 1 (27.01.2022) PROPRIETOR: EMILY ANNE SCOTT of 23 Knossington Close, Lower Earley, Reading, RG6 4EU.
- 2 (27.01.2022) The price stated to have been paid on 15 October 2021 was £175,000.
- 3 (07.07.2023) 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 3 July 2023 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 The land is subject to such liability to Corn Rent as may be subsisting in regard thereto.
- 2 A Conveyance of the freehold estate in the land in this title and other land dated 10 May 1932 made between (1) M. E. Estates Limited (2) Percy William Rampton and (3) Alfred Bunce contains restrictive stipulations of which the following are details:-
 - (a) No noxious noisy or offensive trade or business should be carried on upon any part of any of the property thereby conveyed or in any existing or future buildings thereon which should or might be or grow to be a nuisance damage or annoyance to the Vendor his successors and assigns lessees or tenants.
 - (b) No hut or temporary dwelling tent caravan house on wheels or encampment intended for use as a dwelling should be placed on the property thereby conveyed except as temporarily required during building operations or a summer house or other suitable amenity to a residence.
 - (c) No buildings intended for human habitation should be constructed otherwise than of brick cement or any similar material with or without timbering and with tiled or slated roofs.

NOTE: No copy of the covenant to observe the said restrictive stipulations was supplied on first registration.
- 3 (07.07.2023) REGISTERED CHARGE dated 3 July 2023.
- 4 (07.07.2023) Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 4HB.

End of register