

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

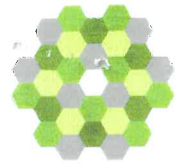
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

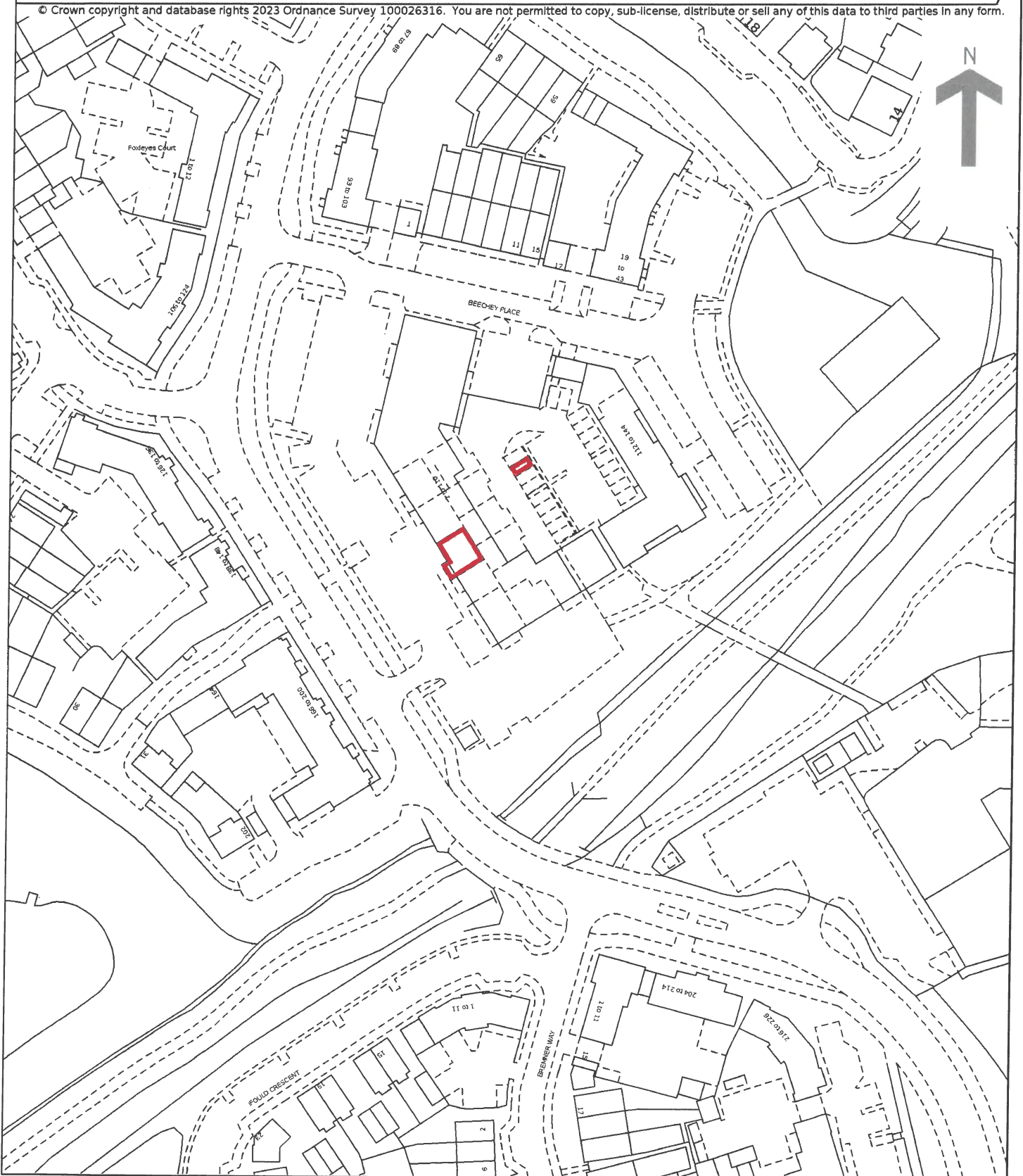
This official copy is issued on 11 April 2023 shows the state of this title plan on 11 April 2023 at 11:00:05. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Gloucester Office .

HM Land Registry Official copy of title plan

Title number **BK515012**
Ordnance Survey map reference **SU8268SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Wokingham**



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Official copy of register of title

Title number BK515012

Edition date 15.06.2021

- This official copy shows the entries on the register of title on 11 Apr 2023 at 11:00:05.
- 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 11 Apr 2023.
- 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 (15.06.2021) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 72 Beechey Place, Wokingham (RG40 1LQ).

NOTE 1: The flat is on the second floor.

NOTE 2: The balcony includes the floor surface and airspace to a height of one storey above the surface thereof, only.

- 2 (15.06.2021) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 24 May 2021
 Term : 999 years from 1 January 2019
 Parties : (1) BDW Trading Limited
 (2) Montague Park No. 2 (Buckhurst Farm) Management
 Company Limited
 (3) Danielle Grace Murray and Benjamin Geal

- 3 (15.06.2021) The Lease prohibits or restricts alienation.
- 4 (15.06.2021) 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.
- 5 (15.06.2021) 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 number BK515012

Title absolute

- 1 (15.06.2021) PROPRIETOR: DANIELLE GRACE MURRAY and BENJAMIN GEAL of 72 Beechey Place, Wokingham RG40 1LQ.
- 2 (15.06.2021) The price, other than rents, stated to have been paid on the grant of the lease was £277,000.
- 3 (15.06.2021) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by Montague Park No. 2 (Buckhurst Farm) Management Company Limited (Co. Reg'n. No. 11630697) of Norgate House, Tealgate, Charnham Park, Berkshire RG17 0YT that the provisions of clause 5.2 of the registered lease have been complied with.
- 4 (15.06.2021) 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 24 May 2021 in favour of Homes and Communities Agency referred to in the Charges Register.

C: Charges Register

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

- 1 (15.06.2021) REGISTERED CHARGE dated 24 May 2021.
- 2 (15.06.2021) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.
- 3 (15.06.2021) REGISTERED CHARGE dated 24 May 2021.
- 4 (15.06.2021) Proprietor: HOMES AND COMMUNITIES AGENCY of 4th Floor, One Friargate, Coventry CV1 2GN.

End of register