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Official copy of register of title

Title number BK503401

Edition date 18.07.2024

- This official copy shows the entries on the register of title on 10 JUL 2025 at 15:07:01.
- 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 10 Jul 2025.
- 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.

READING

- 1 (10.03.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 9 Fox Close, Arborfield Green, Reading (RG2 9TE).
- 2 (15.06.2016) The land has the benefit of any legal easements reserved by a Transfer of other land dated 18 May 2016 made between (1) The Secretary Of State For Defence and (2) Crest Nicholson Operations Limited but is subject to any rights that are granted by the said deed and affect the registered land.
NOTE: Copy filed under BK476918.
- 3 (26.09.2019) The Transfer dated 21 December 2016 referred to in the charges register contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.
- 4 (26.09.2019) The land has the benefit of any legal easements granted by the Transfer dated 18 September 2019 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 5 (26.09.2019) The Transfer dated 18 September 2019 referred to in the Charges Register contains a provision as to light or air and boundary structures and a provision relating to the creation and/or passing of easements.
- 6 (26.09.2019) The Transfer dated 18 September 2019 referred to in the Charges Register grants the exclusive use of the parking spaces tinted blue on the title 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

B: Proprietorship Register continued

- 1 (26.09.2019) PROPRIETOR: [REDACTED]
of 9 Fox Close, Arborfield Green, Reading RG2 9TE.
- 2 (26.09.2019) The price stated to have been paid on 18 September 2019 was £380,000.
- 3 (26.09.2019) 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 (26.09.2019) RESTRICTION: No transfer or lease of the registered estate 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 Arborfield Green Community Interest Company (Co. Regn. No. 10296216) of Units 2 & 3 Beech Court, Wokingham Road or its conveyancer that the provisions of paragraphs 13 and 13.1 of Part A of the Fourth Schedule of the Transfer dated 18 September 2019 referred to in the charges register have been complied with or that they do not apply to the disposition.
- 5 (26.09.2019) RESTRICTION: No disposition of the registered estate 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 a conveyancer that the provisions of clause 12.5.6 of the Transfer dated 21 December 2016 referred to in the Charges Register have been complied with or that they do not apply to the disposition.
- 6 (26.09.2019) 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 18 September 2019 in favour of Santander UK PLC referred to in the Charges Register.
- 7 (26.09.2019) 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 18 September 2019 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 (17.01.2017) A Transfer of the land in this title and other land dated 21 December 2016 made between (1) Secretary of State for Defence and (2) Crest Nicholson Operations Limited contains restrictive covenants.
NOTE: Copy filed under BK481495.
- 2 (26.09.2019) The land is subject to any rights that are reserved by the Transfer dated 21 December 2016 referred to above and affect the registered land.
- 3 (26.09.2019) A Transfer of the land in this title dated 18 September 2019 made between (1) Crest Nicholson Operations Limited (2) Arborfield Green Community Interest Company and (3) [REDACTED]
[REDACTED] contains a grant of rentcharges as therein mentioned.
The said Deed also contains covenants.
NOTE 1: Rentcharge registered under title BK502345.
NOTE 2:-Copy filed.
- 4 (26.09.2019) The Transfer dated 18 September 2019 referred to above contains a right of entry that is annexed to the rentcharge.
- 5 (26.09.2019) The Transfer dated 18 September 2019 referred to above contains a covenant as to the grant of rights in the events therein

C: Charges Register continued

mentioned.

- 6 (26.09.2019) REGISTERED CHARGE dated 18 September 2019.
- 7 (26.09.2019) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.
- 8 (26.09.2019) REGISTERED CHARGE dated 18 September 2019.
- 9 (26.09.2019) Proprietor: HOMES AND COMMUNITIES AGENCY of The Lumen, 2nd Floor, St. James Boulevard, Newcastle Helix, Newcastle upon Tyne NE4 5BZ.

End of register