



CHARLES PLATEL (SOLICITORS)  
LTD  
2 ANVIL COURT  
50 DENMARK STREET  
WOKINGHAM  
RG40 2BB

Date  
02 September 2022

Your Ref  
EC/CROWLEY/C018870002

Our Ref  
RCS/BK437564

HM Land Registry  
Gloucester Office  
PO Box 75  
Gloucester  
GL14 9BD

DX 321601  
Gloucester 33

Tel 0300 006 1111

[www.gov.uk/land-registry](http://www.gov.uk/land-registry)

## Completion of registration

Title number	BK437564
Property	Flat 1, Kingsley Court, Kingsley Place, Woking...
Registered proprietor	[REDACTED]

Your application lodged on 13 May 2022 has been completed. An official copy of the register is enclosed. No amendment has been made to the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at [www.gov.uk/protect-land-property-from-fraud](http://www.gov.uk/protect-land-property-from-fraud)

### Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

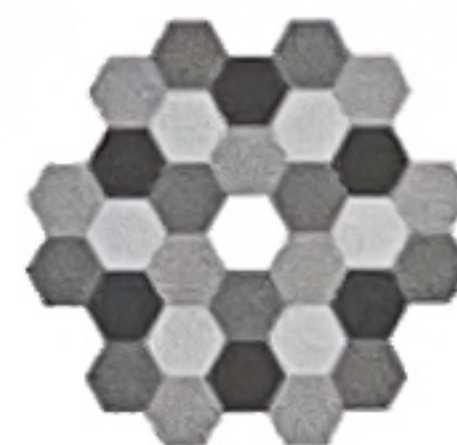
Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see [www.gov.uk/government/publications/updating-registered-owners-contact-address](http://www.gov.uk/government/publications/updating-registered-owners-contact-address) on GOV.UK (or search for "COG1") or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 5pm.

If you require this correspondence in an alternative format, please let us know.





# Official copy of register of title

Title number BK437564

Edition date 13.05.2022

- This official copy shows the entries on the register of title on 02 Sep 2022 at 15:30:00.
- 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 02 Sep 2022.
- 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 (19.02.2010) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Flat 1, Kingsley Court, Kingsley Place, Wokingham and parking space (RG41 3BE).

NOTE: As to the part tinted yellow on the title plan only the ground floor is included in the title.

- 2 (19.02.2010) 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.
- 3 (19.02.2010) The land has the benefit of the rights reserved by a Transfer of a strip of land fronting Chestnut Avenue dated 17 January 2007 made between (1) Try Homes Limited and (2) Patrick John Aberneithy Greenwood and Elizabeth Margaret Greenwood.

NOTE: Copy filed under BK411320.

- 4 (19.02.2010) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 15 January 2010  
Term : 125 years from 24 June 2009  
Parties : (1) Three Compasses Limited  
(2) Thomas Edward Blightman  
(3) Kingsley Place Management Company Limited
- 5 (19.02.2010) The Lease prohibits or restricts alienation.
- 6 (19.02.2010) 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 absolute

- 1 (13.05.2022) PROPRIETOR: [REDACTED] of Flat 1, Kingsley Court, Kingsley Place, Wokingham, RG41 3BE.
- 2 (19.02.2010) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by Kingsley Place Management Limited (Co. Regn. No. 6720590) of Copper House, 88 Snakes Lane East, Woodford Green, Essex IG8 7HX or its conveyancer that the provisions of paragraph 1.19 of the registered lease have been complied with.
- 3 (13.05.2022) The price stated to have been paid on 28 January 2022 was £345,000.
- 4 (13.05.2022) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

## C: Charges Register

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

- 1 (19.02.2010) A Conveyance of the freehold estate in the land tinted mauve on the title plan and other land dated 24 May 1928 made between (1) Robert Curtis and John Harrison Gould (Vendors) (2) Henry Dyke (Purchaser) and (3) Jessie Wilhelmina Williams (Sub-Purchaser) contains the following covenants:-

"And the Sub-Purchaser for herself and the persons claiming under her hereby covenants with the Vendors and as a separate covenant with the Purchaser and their respective assigns to observe and perform the covenants and stipulations set forth in the Second Schedule hereto.

The Second Schedule above referred to

1. No house to be erected to be of less value than £800
2. No trade or business to be carried on upon the said land or in any building erected or to be erected thereon."
- 2 (19.02.2010) A Conveyance of the freehold estate in the land tinted yellow on the title plan and other land dated 24 May 1954 made between (1) Robert Curtis and others (Vendors) and (2) Dennis Howard Gilbert Griffin (Purchaser) contains the following covenants:-

"THE Purchaser hereby covenants with the Vendors so as to bind the land into whosoever hands the same may come but not so as to render the Purchaser liable after he shall have parted with all interest therein:-

(a) That no building which may be or come to be erected on any part of the land hereby conveyed shall be used otherwise than as a private dwellinghouse."
- 3 (19.02.2010) A Transfer of the freehold estate in the land tinted mauve on the title plan and other land dated 24 January 2007 made between (1) Marilyn Caroline Wooldridge and (2) Try Homes Limited contains restrictive covenants.

NOTE: Copy filed under BK411320.

End of register