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Official copy of register of title

Title number BK464938

Edition date 20.07.2022

- This official copy shows the entries on the register of title on 21 MAY 2025 at 12:20:12.
- 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 21 May 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. 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 (20.11.2014) 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 Land Registry and comprising 1, Swift House, Market Place, Wokingham (RG40 1AP).
- 2 (20.11.2014) 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 (20.11.2014) The land has the benefit of the following rights granted by a Transfer and Deed of Grant dated 18 May 1976 made between (1) Kathleen Doris Gale and (2) Queensmere Properties Limited:-

"Queensmere as beneficial owner hereby:-

Grants to Mrs Gale and her successors in title the owners and occupiers for the time being of the land comprised in title number BK126505 aforesaid and the squash club (hereinafter called "the Squash Club") erected thereon and the land hereinbefore transferred and all parts thereof:-

(a) a right of way over the south-easterly portion of the remainder of the land comprised in title number BK67219 aforesaid at all times and for all purposes in common with others so entitled (including a right of loading and unloading) to the rear door of the Squash Club and to the land hereinbefore transferred Subject to payment by Mrs Gale and her successors in title of a fair and reasonable proportion (not being more than one-sixth of the cost of repairing maintaining and cleansing such land but without liability for cost of prime constructions of the car park.

.....

(c) the right to place scaffolding adjoining the walls of the Squash Club for the purpose of maintaining inspecting repairing and rebuilding

A: Property Register continued

such building or substituted building and ancillary rights of way around such scaffolding for such purposes.

(d) the benefit of all easements quasi-easements services or other rights now existing and enjoyed by the said land comprised in title number BK126505 the Squash Club and the land hereinbefore transferred and all parts thereof and the right to enter the adjoining property of Queensmere for the purpose of inspecting repairing and replacing and cleansing any such services Mrs Gale and her successors in title doing no avoidable damage and making good any damage so caused."

- 4 (20.11.2014) A Sub-Licence dated 18 May 1976 made between (1) Queensmere Properties Limited and (2) Kathleen Doris Gale relates to rights of access.

NOTE: Copy filed under BK126505.

- 5 (20.11.2014) The land has the benefit of the rights granted by a Deed dated 22 March 1984 made between (1) Wokingham District Council and (2) Awayfair Limited and Pearce Developments Limited.

NOTE: Original filed under BK45724.

- 6 (20.11.2014) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 31 October 2014
Term : 125 years from 1 January 2012
Parties : (1) Tsw Wokingham Llp
(2) Peter Kamal Shora and Lucy Elizabeth Keast

- 7 (20.11.2014) The Lease prohibits or restricts alienation.

- 8 (20.11.2014) The landlord's title is registered.

- 9 (13.07.2022) By a Deed dated 8 July 2022 made between (1) Gateway Properties Limited and (2) Teresa Veronica Johnston the terms of the registered lease were varied.

NOTE: Copy Deed filed.

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 (13.07.2022) PROPRIETOR: [REDACTED]
[REDACTED]
[REDACTED]
- 2 (13.07.2022) The price stated to have been paid on 8 July 2022 was £187,500.
- 3 (13.07.2022) 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.

End of register