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Official copy of register of title

Title number BK492841

Edition date 28.04.2021

- This official copy shows the entries on the register of title on 14 MAY 2024 at 15:39:10.
- 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 14 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 (14.06.2018) 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 40 Potter Crescent, Wokingham (RG41 1AN).
- 2 (14.06.2018) 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 (14.06.2018) The land has the benefit of any legal easements granted by a Transfer of the freehold estate in the land in this title and other land dated 23 December 2015 made between (1) Edward George Gale and others (2) Edward George Gale and Kathleen Doris Gale (3) Bryan Malcolm Mitchell and Carolyn Elizabeth Mitchell and (4) Bovis Homes Limited but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE: Copy filed under BK473862.

- 4 (14.06.2018) The Transfer dated 23 December 2015 referred to above contains a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.
- 5 (14.06.2018) The land has the benefit of any legal easements granted by the Transfer dated 23 December 2015 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 6 (14.06.2018) The Transfer dated 23 December 2015 referred to above contains provisions as to light and air and a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.
- 7 (14.06.2018) The land has the benefit of any legal easements reserved by the Transfer dated 14 June 2017 referred to in the Charges Register but is subject to any rights that are granted by the said deed and

A: Property Register continued

affect the registered land.

- 8 (14.06.2018) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 31 May 2018
Term : 125 years from and including 1 April 2017
Parties : (1) Thames Valley Housing Association Limited
(2) Ross Adam Buckland and Ling Nien Buckland-Luu
NOTE: The tenant is under an obligation to offer to surrender the lease in the circumstances therein mentioned
- 9 (14.06.2018) The Lease prohibits or restricts alienation.
- 10 (14.06.2018) The landlord's title is registered.
- 11 (28.04.2021) A Memorandum dated 15 March 2021 made between (1) Metropolitan Housing Trust Limited and (2) Ling Nien Buckland-Luu and Ross Adam Buckland relates to the purchase of an additional share in accordance with the terms of the registered lease.

NOTE: Copy 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 (14.06.2018) PROPRIETOR: ROSS ADAM BUCKLAND and LING NIEN BUCKLAND-LUU of 40 Potter Crescent, Wokingham RG41 1AN.
- 2 (14.06.2018) The price, other than rents, stated to have been paid on the grant of the lease was £220,500.
- 3 (14.06.2018) 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 31 May 2018 in favour of Santander UK PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (14.06.2018) A Transfer of the freehold estate in the land in this title and other land dated 23 December 2015 made between (1) Bovis Homes Limited and (2) Thames Valley Housing Association Limited contains restrictive covenants.
NOTE: Copy filed under BK475951.
- 2 (14.06.2018) A Transfer of an electricity substation at Matthewsgreen Farm dated 14 June 2017 made between (1) Thames Valley Housing Association Limited and (2) ESP Electricity Limited contains restrictive covenants by the transferor.
NOTE: Copy filed under BK484590.
- 3 (14.06.2018) REGISTERED CHARGE dated 31 May 2018.
- 4 (14.06.2018) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of 2 Triton Square, Regents Place, London NW1 3AN.

End of register