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# Official copy of register of title

Title number BK443946

Edition date 26.05.2021

- This official copy shows the entries on the register of title on 02 MAY 2025 at 13:32:14.
- 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 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 (09.05.2011) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Flat 2, Woodstock, Rectory Road, Wokingham (RG40 1DJ).

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

- 2 (09.05.2011) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 6 May 2011  
Term : from and including 6 October 2010 to and including 5 October 3009

Parties : (1) Woodlock Freehold Company Limited  
(2) Karina Louise Gibson  
(3) Woodlock Management Company Limited

NOTE 1: The lease is effected by a Deed of Variation increasing the term of the lease dated 17 August 1992 made between (1) Garth Construction Limited (2) Woodlock Management Company and (3) Dorothy May Skelton and thus operating as the surrender of this original lease and the grant of a new lease on the same terms subject to any provision to the contrary in the Deed of Variation.

NOTE 2: A copy of the original lease and a copy of the the original deed of variation dated 12 October 2010 referred to in the above deed is filed under BK305093.

- 3 (09.05.2011) The Lease prohibits or restricts alienation.
- 4 (09.05.2011) The title includes any legal easements granted by the registered lease but is subject to any rights that are granted or reserved by the said lease and affect the registered land.
- 5 (09.05.2011) 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 (08.08.2017) PROPRIETOR: [REDACTED]
- 2 (08.08.2017) 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.
- 3 (08.08.2017) 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 10 July 2017 in favour of Leeds Building Society referred to in the Charges Register.

## C: Charges Register

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

- 1 (09.05.2011) A Conveyance of the freehold estate in the land tinted yellow on the title plan and other land dated 2 February 1888 made between (1) The Ecclesiastical Commissioners for England and (2) Isaiah Gadd contains the following covenants:-

The said Isaiah Gadd doth hereby for himself his executors administrators and assigns covenant with the said Ecclesiastical Commissioners and their successors that at no time hereafter shall any house or other building on any part of the said piece or parcel of land be used as a public house Inn Tavern or Beer Shop or for the sale of wines spirits beer or other intoxicating drinks nor for any trade or business purposes whatsoever nor shall any such house or building be used for any purpose other than for a private dwellinghouse or stables and a coachhouse in conjunction with a dwellinghouse on the said piece or parcel of land.

THAT at no time hereafter shall there be on that part of the said piece or parcel of land fronting to the said new road on the north west side thereof a dwellinghouse of less value than Three hundred and fifty pounds or having less than Thirty feet frontage to the said new road

THAT at no time hereafter shall there be on that part of the said piece or parcel of land which fronts on the new road on the North East side thereof any dwellinghouse of less value than Two hundred and fifty pounds or having less than twenty feet frontage to the said new road

THAT at no time hereafter shall there be any house or other building or any part of a house or a building on the said piece or parcel of land within fifteen feet of or from either of the said new roads forming the North East and North West boundaries of the said piece or parcel of land respectively

THAT at no time hereafter shall any Coach House stable or building other than a dwellinghouse open on to or upon the said new roads

THAT he the said Isaiah Gadd will at his own expense within three Calendar months after the twenty fourth day of June One thousand eight hundred and eighty nine of the said piece or parcel of land shall not by that date have been used for building purposes make construct and thereafter until the said piece or parcel of land shall be used for building purposes maintain in good and perfect manner and to the satisfaction in all respects of the Surveyors or Agent for the time being of the said Ecclesiastical Commissioners a good post and rail fence not less than three feet six inches high at the North East and North West sides thereof

THAT the owner or occupier of the said piece or parcel of land shall from time to time pay to the said Ecclesiastical Commissioners a fair

## C: Charges Register continued

proportion of the cost incurred by the said Ecclesiastical Commissioners in repairing and maintaining the said new streets or roads and footpaths thereto as far as the same abut upon or extend along the north east and north west fronts of the said piece or parcel of land until the same roads and footpaths shall have been taken to by the proper local authorities the amount of such proportion to be determined by the Certificate of Messrs Cluttons or other the Surveyors for the time being of the said Ecclesiastical Commissioners AND IT IS hereby declared that the covenants on the part of the said Isaiah Gadd hereinbefore contained are to be considered and intended to be not only personal covenants but also real covenants affecting and running with the said piece or parcel of and hereditaments and every part thereof in the hands of any future owner or owners thereof.

- 2 (09.05.2011) A Conveyance of the freehold estate in the land tinted blue on the title plan and other land dated 5 December 1899 made between (1) Isaiah Gadd and (2) Alfred Godwin Bates contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (09.05.2011) A Conveyance affecting the land tinted pink on the title plan and other land dated 1 December 1924 made between (1) Bertha Chapman and (2) Bertie Lockton Hird Greenfield contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 4 (08.08.2017) REGISTERED CHARGE dated 10 July 2017.
- 5 (08.08.2017) Proprietor: LEEDS BUILDING SOCIETY of 26 Sovereign Street, Leeds LS1 4BJ.

## Schedule of restrictive covenants

- 1 (09.05.2011) The following are details of the covenants contained in the Conveyance dated 5 December 1899 referred to in the Charges Register:-

"AND the said Alfred Godwin Bates hereby covenants with the said Isaiah Gadd That at no time hereafter shall any house or other building on any part of the said piece or parcel of land be used as a public house Inn Tavern or Beershop or for the sale of wines spirits beer or other intoxicating drink nor for any trade or business purposes whatsoever nor shall any such house or building be used for any purpose other than for a private dwellinghouse or stables and a coach house in conjunction with a dwellinghouse on the said piece or parcel of land that at no time hereafter shall there be upon the said piece or parcel of land a dwellinghouse of less value than Three hundred and fifty pounds or having less than Thirty feet frontage to the said Rectory Road That at no time hereafter shall there be on that part of the said piece or parcel of land which fronts the Road on the North east side thereof any dwellinghouse of less value than Two hundred and fifty pounds or having less than Twenty feet frontage to the said Road That at no time hereafter shall there be any house or other building or any part of a house or building on the said piece or parcel of land within fifteen feet of or from either the said Rectory Road or the said Road on the North East side of the said piece or parcel of land That at no time shall any Coach house stable or building other than a dwellinghouse open to or upon the said Roads.

End of register