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Official copy of register of title

Title number BK490641

Edition date 04.04.2024

- This official copy shows the entries on the register of title on 06 MAR 2026 at 15:26:47.
- 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 06 Mar 2026.
- 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 (08.03.2018) 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 190 William Heelas Way, Wokingham (RG40 1GS).

NOTE: The flat is on the first floor.
- 2 (08.03.2018) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 23 February 2018
Term : 999 years from 1 October 2015
Parties : (1) BDW Trading Limited
(2) Maurice Balendran Emmanuel and Gemma Gabrielle Emmanuel
(3) Montague Park (Wokingham) Management Company Limited
- 3 (08.03.2018) The Lease prohibits or restricts alienation.
- 4 (08.03.2018) 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.
- 5 (08.03.2018) 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 [REDACTED]

B: Proprietorship Register continued

2 (08.03.2018) RESTRICTION: No disposition of the registered estate (other than a charge) 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 Montague Park (Wokingham) Management Company Limited (Co. Reg'n. No. 09620079) of Barratt House, Walnut Tree Close, Guildford, Surrey GU1 4SW that the provisions of clause 5.2 of the registered lease have been complied with.

3 [REDACTED]

4 (26.03.2024) 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 [REDACTED]

2 [REDACTED]

End of register