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Official copy of register of title

Title number BK508212

Edition date 07.12.2021

- This official copy shows the entries on the register of title on 12 JAN 2026 at 12:10:10.
- 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 12 Jan 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 (02.06.2020) 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 Flat 4, Bennet House, 9 Austen Grove, Arborfield Green, Reading (RG2 9UQ).

NOTE: The flat is on the first floor.

- 2 (02.06.2020) 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 (02.06.2020) A Transfer of the freehold estate in the land in this title and other land dated 2 September 2014 made between (1) Aegean Trust Company Limited and (2) Crest Nicholson Operations Limited contains a provision relating to the creation of easements as therein mentioned.

NOTE:-Copy filed under BK463656.

- 4 (02.06.2020) The land has the benefit of (except as mentioned in the note below) any legal easements granted by the Transfer dated 26 October 2016 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE:- The rights granted over the main access road are included in the registration only so far as they are granted over title number BK463656.

- 5 (02.06.2020) The Transfer dated 26 October 2016 referred to above contains a provision relating to the creation of easements as therein mentioned.
- 6 (02.06.2020) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 6 March 2020

A: Property Register continued

Term : 999 years from 1 October 2018
Parties : (1) Redrow Homes Limited
(2) [REDACTED]
(3) Arborfield Green Community Community Interest Company
(4) Arborfield Green Community Community Interest Company

7 (02.06.2020) The Lease prohibits or restricts alienation.

8 (02.06.2020) 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 (07.12.2021) PROPRIETOR: [REDACTED] of Flat 4, Bennet House,
9 Austen Grove, Arborfield Green, Reading RG2 9UQ and of [REDACTED]
[REDACTED]

2 (02.06.2020) RESTRICTION: No transfer or lease of the registered estate 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 Arborfield Green Community Interest Company (Co. Regn. No. 10296216) of Units 2& 3 Beech Court, Workingham Road, Hurst, Reading, England GG10 0RU or their conveyancer that the provisions of paragraphs 16.4 or 16.5 of the Fourth Schedule of the registered lease have been complied with or that they do not apply to the disposition.

3 [REDACTED]

C: Charges Register

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

1 (02.06.2020) A Transfer of the freehold estate in the land in this title and other land dated 26 October 2016 made between (1) Crest Nicholson Operations Limited (2) The Secretary of State for Defence and (3) Redrow Homes Limited contains restrictive covenants.

NOTE 1:-Copy of Section 106 Agreement dated 2 April 2015 filed.

-NOTE 2:-Copy Transfer filed under BK480463.

2 (02.06.2020) The Transfer dated 26 October 2016 referred to above contains a covenant as to the grant of rights in the events therein mentioned.

End of register