

Title Number : BK459564

This title is dealt with by HM Land Registry, Gloucester Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 1 MAY 2019 at 19:29:35 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: BK459564
Address of Property	: Land lying to the north-east of Buttercup Close, Wokingham
Price Stated	: Not Available
Registered Owner(s)	: FOUNDRY COURT (WOKINGHAM) MANAGEMENT LIMITED (Co. Regn. No. 09121728) of Vantage Point, 23 Mark Road, Hemel Hempstead Industrial Estate, Hemel Hempstead HP2 7DN.
Lender(s)	: None

Title number BK459564

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 1 MAY 2019 at 19:29:35. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

WOKINGHAM

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the north-east of Buttercup Close, Wokingham.
- 2 (23.08.2006) The land tinted pink on the title plan has the benefit of the following rights granted by a Conveyance thereof and other land dated 28 June 1947 made between (1) Reginald Howard Reed Palmer (Vendor) and (2) May Bowyer (Purchaser):-

"Together with a right of way for the Purchaser at all times and for all purposes in connection with the usage of the field numbered 671 on the said plan over and along the roadway coloured brown on the said Plan".

NOTE: The roadway coloured brown referred to is tinted brown on the title plan.
- 3 (30.01.2014) The land tinted blue on the title plan has the benefit of the rights granted by a Deed dated 30 January 2001 made between (1) Laing Homes Limited and (2) William Alexander Palmer and Richard John Palmer.

-NOTE: Copy filed under BK372364.
- 4 (17.12.2009) The land tinted pink on the title plan has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land adjoining the northern boundary thereof dated 1 September 2009 made between (1) Brian John Griffin and Anne Maureen Limond and (2) Bellway Homes Limited .

-NOTE: Copy filed under BK436362.
- 5 (30.01.2014) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 3 January 2014 made between (1) William Alexander Palmer and David Charles Palmer and (2) Bellway Homes Limited .

-NOTE: Copy filed.
- 6 (30.01.2014) The Transfer dated 3 January 2014 referred to above contains a provision as to light or air.
- 7 (08.12.2014) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 8 (08.12.2014) The land has the benefit of any legal easements reserved by transfers of land removed from the title shown edged and numbered in green on the title plan.
- 9 (08.12.2014) Where transfers of the parts edged and numbered in green on the title plan include Common Footpaths rights of way on foot only are reserved thereover.
- 10 (16.01.2015) The land has the benefit of (except as mentioned in the note below) the rights reserved by but is subject to the rights granted by a Transfer which included the land edged and numbered BK466127 in

A: Property Register continued

green on the title plan dated 6 January 2015 made between (1) Bellway Homes Limited and (2) Sovereign Housing Association Limited.

NOTE 1: The rights reserved by clauses 14 and 14A are included in the registration only so far as they are reserved over the land edged and numbered BK466127 in green on the title plan.

-NOTE 2:-Copy filed under BK466127.

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 (13.02.2019) PROPRIETOR: FOUNDRY COURT (WOKINGHAM) MANAGEMENT LIMITED (Co. Regn. No. 09121728) of Vantage Point, 23 Mark Road, Hemel Hempstead Industrial Estate, Hemel Hempstead HP2 7DN.
- 2 (30.01.2014) ENTRY CANCELLED on 13 February 2019.
- 3 (30.01.2014) ENTRY CANCELLED on 13 February 2019.
- 4 (30.01.2014) 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 a conveyancer that the provisions of clause 12.5 of the Transfer dated 3 January 2014 referred to in the Property Register have been complied with or that they do not apply to the disposition.
- 5 (30.01.2014) ENTRY CANCELLED on 12 February 2016.
- 6 (13.02.2019) The value as at 13 February 2019 was stated to be under £40,000.
- 7 (13.02.2019) 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 a conveyancer that the provisions of Clause 3 of a Transfer dated 21 December 2017 made between (1) Bellway Homes Limited and (2) Foundry Court (Wokingham) Management Limited have been complied with or that they do not apply to the disposition.
- 8 (13.02.2019) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

- 1 (30.01.2014) ENTRY CANCELLED on 26 October 2017.
- 2 (30.01.2014) ENTRY CANCELLED on 26 October 2017.
- 3 (03.03.2014) ENTRY CANCELLED on 25 October 2017.
- 4 (03.03.2014) ENTRY CANCELLED on 25 October 2017.
- 5 (22.04.2014) ENTRY CANCELLED on 26 October 2017.
- 6 (22.04.2014) ENTRY CANCELLED on 26 October 2017.
- 7 (22.09.2014) ENTRY CANCELLED on 25 October 2017.

C: Charges Register continued

- 8 (22.09.2014) ENTRY CANCELLED on 25 October 2017.
- 9 (08.12.2014) The parts of the land affected thereby which adjoin the parts edged and numbered in green on the title plan are subject to rights to keep maintain and inspect projections and roofs overhanging projecting into or underlying properties constructed on the boundaries of the parts so edged and numbered and rights of entry to exercise such rights.
- 10 (08.12.2014) The land is subject to rights of drainage and rights in respect of the supply of water, gas, electricity and other services granted by transfers of the parts edged and numbered green on the title plan.
- 11 (08.12.2014) The Estate Roads and Access Roads are subject to rights of way granted by transfers of the parts edged and numbered green on the title plan.
- 12 (08.12.2014) The parts of the land affected thereby which adjoin the parts edged and numbered in green on the title plan are subject to rights of entry to inspect repair clean or renew any party structures on the boundaries of the parts so edged and numbered.
- 13 (08.12.2014) The parts of the land affected thereby which adjoin the parts edged and numbered in green on the title plan are subject to rights of support and protection for properties constructed on the boundaries of the parts so edged and numbered.
- 14 (08.12.2014) The Communal Land, Communal Areas and Facilities are subject to rights of user granted by transfers of the parts edged and numbered green on the title plan.
- 15 (08.12.2014) The Common Footpaths are subject to rights of way on foot only granted by transfers of the parts edged and numbered green on the title plan.
- 16 (22.12.2014) ENTRY CANCELLED on 25 October 2017.
- 17 (22.12.2014) ENTRY CANCELLED on 25 October 2017.

End of register