



PURE LAW LLP
JUBILEE HOUSE
3 THE DRIVE
GREAT WARLEY
BRENTWOOD
CM13 3FR

Date
18 March 2019

Your Ref
SB/SS/ROSEHILL/W42-2990

Our Ref
RCS/BK18446

HM Land Registry
Gloucester Office
PO Box 75
Gloucester
GL14 9BD

DX 321601
Gloucester 33

Tel 0300 006 1111
gloucester.office@
landregistry.gov.uk

www.gov.uk/land-registry

Completion of registration

Title number	BK18446
Property	43 London Street, Reading (RG1 4PS)
Registered proprietor	Rose Hill Commercial Estates Ltd

Your application lodged on 21 February 2019 has been completed. An official copy of the register is enclosed. No amendment has been made to the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owners property is probably their most valuable asset so its important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see www.gov.uk/government/publications/updating-registered-owners-contact-address on GOV.UK (or search for COG1) or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 6pm.

If you require this correspondence in an alternative format, please let us know.



Official copy of register of title

Title number BK18446

Edition date 21.02.2019

This official copy shows the entries on the register of title on 18 Mar 2019 at 11:25:34.

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 18 Mar 2019.

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.

READING

- 1 (28.12.1962) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 43 London Street, Reading (RG1 4PS).
- 2 The land tinted pink and tinted blue on the filed plan has the benefit of a right of way at all times and for all purposes with or without handcarts and barrows on foot only over and along the land tinted brown thereon.
- 3 (11.09.1998) The land has the benefit of the rights granted by a Deed dated 25 August 1998 made between (1) Uberior Nominees (Gulliver D.P.U.T.) Limited (2) World Education Berkshire Limited and (3) Llewellyn John Lambert, Archibald Hornall and Anthony John Caen.

-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 (21.02.2019) PROPRIETOR: ROSE HILL COMMERCIAL ESTATES LTD (Co. Regn. No. 11659548) of Moorgate House, 7b Station Road West, Oxted RH8 9EE.
- 2 (11.09.1998) RESTRICTION: Except under an Order of the Registrar no disposition by the proprietor of the land is to be registered unless a certificate by the solicitor or licensed conveyancer to the registered proprietor is furnished confirming that the terms contained in clause 5.2. of the Deed dated 25 August 1998 referred to in the Property Register have been complied with.
- 3 (21.02.2019) The price stated to have been paid on 15 February 2019 for the land in this title and in title BK367507 was £850,000.
- 4 (21.02.2019) The Transfer to the proprietor contains a covenant to

B: Proprietorship Register continued

observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

- 5 (21.02.2019) RESTRICTION: No disposition 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 written consent signed by the proprietor for the time being of the Charge dated 15 February 2019 in favour of Shawbrook Bank Limited referred to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance of the land tinted pink and tinted blue on the filed plan dated 20 January 1950 made between (1) Sims Court Estates Limited (Vendor) and (2) Eleanor Cannell Watterson (Purchaser) contains the following covenants:-
- "THE Purchaser for herself and her successors in title hereby covenants with the Vendor as follows
- (a) In the event of any of the buildings situate on the land hereby conveyed being pulled down or demolished no building shall be erected or re-erected on any part of the land coloured blue on the said plan and forthwith to make up the surface of the said land coloured blue in a manner suitable to enable the same to be used as a right of way jointly with and on the same level as the said right of way coloured brown on the said plan and to the intent that the Vendors their successors in title owners and occupiers for the time being of the premises known as Number 37 and 39 London Street shall at all times hereafter be entitled to use the said land coloured blue as a right of way for all purposes on foot only with or without handcarts and barrows.
- (b) To pay one half of any sum of sums expended by the Vendors or their successors in title in maintaining the footway or barrow way in a proper state of repair.
- NOTE: The land coloured blue is tinted blue on the filed plan and the right of way coloured brown is tinted brown thereon.
- 2 The land hatched brown on the filed plan is subject to the perpetual right relating to light and air granted by a Deed of Grant dated 12 July 1946 made between (1) Henry Clayton Letchford (2) Ernest Gilbert Richardson and (3) The Reading Co-Operative Society Limited.
- NOTE: Copy filed.
- 3 (08.04.2009) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
- The leases grant and reserve easements as therein mentioned.
- 4 (21.02.2019) REGISTERED CHARGE dated 15 February 2019 affecting also title BK367507.
- 5 (21.02.2019) Proprietor: SHAWBROOK BANK LIMITED (Co. Regn. No. 388466) of Lutea House, Warley Hill Business Park, The Drive, Great Warley, Brentwood, Essex CM13 3BE.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	01.05.2012	43 London Street (ground and first floors)	31.03.2000 20 years from 7.3.2000	BK449455

Title number BK18446

End of register



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DX 321601
Gloucester 33

Tel 0300 006 1111
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landregistry.gov.uk

www.gov.uk/land-registry

Completion of registration

Title number	BK367507
Property	Land At The Back Of 43 London Street, Reading ...
Registered proprietor	Rose Hill Commercial Estates Ltd

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Issued on 18 Mar 2019.

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A: Property Register

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READING

- 1 (06.02.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being LAND AT THE BACK OF 43 London Street, Reading (RG1 4PS).

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 (21.02.2019) PROPRIETOR: ROSE HILL COMMERCIAL ESTATES LTD (Co. Regn. No. 11659548) of Moorgate House, 7b Station Road West, Oxted RH8 9EE.
- 2 (21.02.2019) The price stated to have been paid on 15 September 2019 for the land in this title and in title BK18446 was £850,000.
- 3 (21.02.2019) RESTRICTION: No disposition 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 written consent signed by the proprietor for the time being of the Charge dated 15 February 2019 in favour of Shawbrook Bank Limited referred to in the Charges Register.

C: Charges Register

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

- 1 (02.09.1998) The land is subject to the rights granted by a Deed dated 25 August 1998 made between (1) Uberior Nominees (Gulliver D.P.U.T.) Limited (2) World Education Berkshire Limited and (3) Llewellyn John Lambert and others.

-NOTE: Original filed under BK352116.

Title number BK367507

C: Charges Register continued

- 2 (21.02.2019) REGISTERED CHARGE dated 15 February 2019 affecting also title BK18446.
- 3 (21.02.2019) Proprietor: SHAWBROOK BANK LIMITED (Co. Regn. No. 388466) of Lutea House, Warley Hill Business Park, The Drive, Great Warley, Brentwood, Essex CM13 3BE.

End of register