

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 4 DEC 2018 AT 13:17:15. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, GLOUCESTER OFFICE.

TITLE NUMBER: BK484077

There is no application or official search pending against this title.

A: Property Register

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

READING

- 1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 26 Woods Road, Caversham, Reading (RG4 6NA).
- 2 The land tinted pink on the title plan has the benefit of the following rights granted by the Conveyance dated 27 July 1951 referred to in the Charges Register:-

"The right for the Purchaser and other the owners and occupiers for the time being of the property hereby conveyed to use for all reasonable purposes in common with the Association its successors in title and other the owners and occupiers of other properties on the said Estate."

3 (17.12.2015) The land tinted blue on the title plan has the benefit of any legal easements granted by a Transfer thereof and other land dated 9 December 2015 made between (1) Davis Estates (Southern) Limited and (2) Buildvantage Limited.

-NOTE: Copy filed under BK473052.

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 (19.05.2017) PROPRIETOR: BUILDVANTAGE LIMITED (Co. Regn. No. 08052532) of Orion House, 104-106 Cranbrook Road, Ilford IG1 4LZ.
- 2 (05.02.2018) 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 22 January 2018 in favour of Charter Court Financial Services Limited referred to in the Charges Register.

C: Charges Register

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

- 1 The land tinted blue on the title plan is subject to rights of drainage, rights in respect of water gas and electricity supply

C: Charges Register continued

services and rights to use television ducts.

- 2 The accommodation roads or paths included in the land tinted blue on the title plan are subject to rights of way.
- 3 A Conveyance of the land tinted pink on the title plan and other land dated 2 November 1922 made between (1) Robert Aitken Mudie, William May and Charles Ernest Hewett (Vendors) and (2) Ernest William May (Purchaser) contains the following covenants:-

Further covenant by Purchaser with Vendors their heirs and assigns owners or occupiers for time being of any part of hereditaments comprised in an Indenture of Conveyance made the 11th day of January 1921 between Jack William Leslie Crawshay (1) Robert Aitken Mudie William May and Charles Ernest Hewett (2) not to use or permit to be used any part of said hereditaments therein assured for purpose of an infectious hospital or for any noisy noxious or offensive trade or business.
- 4 The land tinted pink on the title plan is subject to the following rights reserved by a Conveyance thereof and other land dated 27 July 1951 made between (1) The Land Settlement Association Limited (the Association) and (2) William Albert Wannell (Purchaser):-:-

"EXCEPT AND RESERVING in fee simple unto the Association or other the owner or owners from time to time of the land to be benefitted thereby (a) the site and soil of the roads greens grass verges and footpaths abutting or adjoining the property hereby conveyed and forming part of the said Estate together with the sewers drains and watercourses upon or under the same together also with the free and uninterrupted passage and running of water and soil gas and electricity from and to the other plots of land on the said Estate through the sewers drains watercourses gas and electric pipes and wires cables and meters which are now or may at any time hereafter be in or under the property hereby conveyed together with all easements rights and privileges proper for repairing maintaining and reinstating the same."
- 5 (05.02.2018) REGISTERED CHARGE dated 22 January 2018.
- 6 (05.02.2018) Proprietor: CHARTER COURT FINANCIAL SERVICES LIMITED (Co. Regn. No. 6749498) of 2 Charter Court, Broadlands, Wolverhampton WV10 6TD, trading as Precise Mortgages.
- 7 (05.02.2018) The proprietor of the Charge dated 22 January 2018 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register