The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

HM Land Registry

Official copy of register of title

Title number BK513840 | Edition date 19.04.2021

- This official copy shows the entries on the register of title on 20 APR 2026 at 14:34:34.
- 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 20 Apr 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 (19.04.2021) 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 23 Elms Walk, Wokingham (RG40 2EZ).

NOTE: The flat is on the second and third floors.

2 (19.04.2021) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 18 December 2020
Term : 250 years from and including 1 October 2020 and to and including 30 September 2270
Parties : (1) Wokingham Borough Council
[redacted]
(3) Elms Walk (Wokingham) Mangement Company Limited

3 (19.04.2021) The Lease prohibits or restricts alienation.

4 (19.04.2021) The title includes any easements capable of subsisting at law 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.

NOTE 1: The easements granted in Schedule 2 are included in the title only so far as they are legal easements and the landlord had the power to grant the same.

NOTE 2: The rights granted by the registered lease are in part granted over title number BK469937 first registered with possessory title on 28 July 2015 and are consequently not binding on any right or interest adverse to or in derogation of the title of the first registered proprietor of that title.

5 (19.04.2021) 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]

2 (19.04.2021) The price, other than rents, stated to have been paid on [redacted]

3 (19.04.2021) 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 certificate signed by the applicant for registration or their conveyancer that the provisions of paragraphs 9.4 and 18 of Schedule 4 of the registered lease have been complied with or that they do not apply to the disposition.

C: Charges Register

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

1 (19.04.2021) The land is subject to the rights granted by a Transfer dated 26 June 1989 made between (1) Roche Products Pension Trust Limited (2) Pickfords Travel Service Limited and (3) Wokingham District Council.

NOTE: Neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

2 (19.04.2021) The land is subject to any rights that are granted by a Deed of grant dated 8 April 2019 made between (1) Wokingham Borough Council (Grantor) and (2) Fulcrum Pipelines Limited and affect the registered land.
The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under BK404324.

3 (19.04.2021) The lease of Aldi Foodstore and car park for 20 years commencing on and including 11 March 2019 and ending on and including 10 March 2039 dated 10 January 2020 made between (1) Wokingham Borough Council and (2) Aldi Stores Limited contains restrictive covenants by the landlord.

NOTE: Copy filed under BK506009.

End of register