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 BK238849 | Edition date 11.03.2009

- This official copy shows the entries on the register of title on 29 APR 2026 at 09:58:46.
- 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 29 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.

WOKINGHAM

1 (20.07.1964) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 120 Beaconsfield Way, Earley, Reading and garage (RG6 5UX).

2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 20 December 1985 referred to in the Charges Register.

3 The Transfer dated 20 December 1985 referred to above contains provisions as to light or air and boundary structures.

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 (23.06.1993) 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 A Transfer of the land in this title and other land dated 21 January 1965 made between (1) Colebrook and Company Limited (Transferor) and (2) The University of Reading (Transferee) contains the following covenants:-

"The Transferee hereby covenants with the Transferor

C: Charges Register continued

(i) .....

(ii) that the Transferee for the benefit and protection of the adjoining land of the transferor comprising the remainder of Title Number BK35193 and of every part thereof will not without the previous consent in writing of the Transferor use the property hereby transferred otherwise than for the functional purposes of the University of Reading which shall expressly include housing for University Staff Officials and Students."

By a Deed dated 4 July 1977 made between (1) Bovis Homes Southern Limited (Covenantees) and (2) The University of Reading (Covenantor) the covenant contained in Clause 5(ii) was expressed to be released in the following terms:-

"The Covenantees but only to the extent to which they have power to do so hereby release the Covenantor and its successors in title and the premises and every part thereof from the covenant so far as the same is subsisting and capable of being enforced."

2 The land is subject to the following rights reserved by a Transfer of the land in this title and other land dated 25 June 1982 made between (1) The University of Reading (Transferor) and (2) Taylor Woodrow Homes Limited (Transferee):-

"Except and Reserving to the Transferor:-

The right of passage and running of water and soil gas and electricity from the Transferors land on the north east side of the land hereby transferred and any buildings erected or hereafter to be erected thereon through the drains pipes wires and cables at any time within the perpetuity period to be laid in or under the land hereby transferred with all easements rights and privileges proper for making connections with (in positions to be agreed with the Transferee such agreement not to be unreasonably withheld) and for repairing maintaining and relaying the same subject to the persons exercising such rights making good to the reasonable satisfaction of the Transferee all damage caused thereby to the land hereby transferred and to the payment by the Transferor of a fair proportion of the cost of renewing relaying and maintaining the same so far as they may be used in common with the owners of the land hereby transferred."

3 A Wayleave Consent dated 19 September 1983 made between (1) Taylor Woodrow Homes Limited (Grantor) and (2) British Telecommunications contains provisions in the following terms:-

"The Grantor as owner hereby grants a Consent to British Telecommunications to place and maintain the above mentioned telegraphs subject to and with the benefit of the Special Conditions endorsed hereon (if any) and the General Conditions so far as the latter Conditions are not inconsistent with the Special Conditions and also grants a Consent subject as aforesaid to British Telecommunications:-

(i) where this Consent relates to underground ducts or pipes to place and maintain therein further telegraphs as British Telecommunications sees fit

(ii) for officers, servants, agents or contractors of British Telecommunications with or without materials, appliances and things from time to time and at all times hereafter to enter and be upon the Grantor's land for the purpose of exercising the powers conferred by this Consent and by the Telegraph Acts 1863 to 1916 and for any purpose connected therewith."

The said Consent also contains the following conditions:-

"(1) The Grantor's land shall not be used in such a way as to make British Telecommunications telegraphic line difficult of access and, in particular, no structure or erection or tree or shrub whose roots are likely to interfere with the British Telecommunications telegraphic line shall be placed or planted over the said line or any part thereof, provided that no liability for breach of this Condition shall arise if

C: Charges Register continued

the breach is necessary to comply with any statutory planning requirements as regards the planting of trees or shrubs

(2) The Grantor shall not be liable for any breach of this Condition after he or it has ceased to have any interest in the relevant portion of the Grantor's land

(3) In pursuance of this Consent British Telecommunications may bring vehicles on to the Grantor's land

The Grantor agrees that if the Grantor shall sell, let or otherwise dispose of or grant any interest in the Grantor's land or any part thereof in which British Telecommunications telegraphic line is placed and maintained hereunder the Grantor shall include in the instrument effecting the disposition or grant a provision that the disposition or grant is subject to those conditions and shall include a covenant by the purchaser transferee or grantee to observe and perform these conditions so far as such conditions affect the land or the estate or interest therein so transferred, conveyed or granted."

NOTE: The above mentioned telegraphs referred to are underground ducts, underground cables and joint boxes which affect the land in this title.

4 A Transfer of the land in this title dated 20 December 1985 made between (1) Taylor Woodrow Homes Limited and (2) Stuart Christopher McPherson Glass and Jane Amanda McCarthy contains restrictive covenants.

NOTE: Original filed.

End of register