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.

Official copy of register of title

Title number BK532959 | Edition date 04.03.2024

- This official copy shows the entries on the register of title on 16 JUN 2026 at 15:28:54.
- 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 16 Jun 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 (04.03.2024) 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 129 Acorn Drive, Wokingham (RG40 1EU).

NOTE: The flat is on the ground floor.

2 (04.03.2024) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 29 February 2024
Term : 99 years from 29 February 2024
Parties : (1) Home Group Limited
[redacted]

3 (04.03.2024) The Lease prohibits or restricts alienation.

4 (04.03.2024) The title includes any legal easements 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.

5 (04.03.2024) 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 (04.03.2024) The price, other than rents, stated to have been paid on

B: Proprietorship Register continued

[redacted]

C: Charges Register

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

1 (04.03.2024) A Conveyance of the freehold estate in the land in this title and other land dated 22 November 1888 made between (1) The Ecclesiastical Commissioners for England and (2) Alfred James Nicholson (Purchaser) contains covenants of which the following are details:-

COVENANT by the Purchaser his heirs and assigns and other the owner or owners for the time being of the land thereby conveyed and edged pink and coloured green on the said plan not at any time thereafter to erect or permit to be erected on the same lands any buildings fronting to or facing the new road running along the south-west side thereof other than private dwellinghouses with or without any stables coach-house or other adjunct to a private house And not to use or permit to be used any such building fronting or facing the said last mentioned new road otherwise than as a private dwellinghouse with or without any stables coach-house or other adjunct to a private house.

FURTHER COVENANT that each and every such dwellinghouse should be of the prime cost value of not less than £400

AND LASTLY that no building of any kind should be erected on any portion of the said land thereby conveyed and edged pink and coloured green on the said plan which lay between the last mentioned new road and the dotted black line marked Building Line on the said plan.

NOTE: The land in this title falls wholly within the land edged pink referred to. The Building Line referred to does not affect the land in this title

2 (04.03.2024) A Transfer of the freehold estate in the land in this title and other land dated 11 June 2001 made between (1) Laing Homes Limited (Phase 1 Transferor) (2) Laing Land Limited and Laing Land Limited (Phase 2 Transferor) and (3) Warden Housing Association Limited (Transferee) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

1 (04.03.2024) The following are details of the covenants contained in the Transfer dated 11 June 2001 referred to in the Charges Register:-

"THE Transferee HEREBY COVENANTS with the Phase 1 Transferor and the Phase 2 Transferor each as to its or their respective interests in the Land being transferred so as to bind the Land and each and every part thereof into whosesoever hands the same may come:-

(a) (And as separate covenants with the Local Authority and Water Services Company in whose area the Land is situated) not to erect any building or structure whatsoever or any sewers or other drainage works intended for adoption (whether before or after adoption) or on or over land within Three metres measured horizontally from the centre line of any sewer without the written consent of the Water Authority in whose area the Estate is situated nor to obstruct access thereto on foot and with any necessary vehicles plant or equipment

(b) (And as separate covenants with British Gas Plc the relevant Electricity Board British Telecom Plc and the water supply and other statutory undertakers and service companies):-

(i) not at any time to plant any trees or other deep rooting plants or shrubs nor erect any buildings fences walls or other erections One and one half metres either side of any service installations belonging to British Gas plc or to such Board British Telecom plc undertakers or companies

Schedule of restrictive covenants continued

(ii) not to do or cause or permit to be done anything calculated or likely to cause damage or injury to or prevent or make more difficult access to any such service installations and to take all reasonable precautions to prevent such damage or injury and not to alter the level of cover over or reduce support for any such service installations

(c) Not to use the Land other than as or incidental to single dwellings and not to use any parking space otherwise than for the parking of a private motor car or cycle

(d) Not to do or permit anything which may prejudice the open plan layout of the Estate or any visibility splay in the Land

(e) No trees or shrubs now standing or afterwards planted by the Phase 1 Transferor the Phase 2 Transferor or Laing on the Land shall within a period of Five years from the date hereof be cut down

(f) Not at any time do or suffer anything on the Land which may be or grow to be a nuisance detriment or annoyance to the Phase 1 Transferor the Phase 2 Transferor or Laing or the owners or occupiers of adjoining or neighbouring properties

(g) Within Five years of the date hereof no building or addition to any building shall be erected on the Land nor any alteration made to the elevation or architectural design of any building except with the previous written consent of the Phase 1 Transferor or the Phase 2 Transferor

(h) (To the intent that the Transferee and its successors in title shall only be liable under this covenant for acts personally undertaken not in respect of any third party over whom it shall have no control) no caravans or boats of any kind shall be parked or stored upon the Land

(i) (To the intent that the Transferee and its successors in title shall only be liable under this covenant for acts personally undertaken not in respect of any third party over whom it shall have no control) not to leave for more than Forty-eight hours any vehicle on the Estate which is not in a roadworthy condition or (in any circumstances) so as to cause a nuisance or annoyance to any other occupier on the Estate

PROVIDED ALWAYS THAT no building scheme shall be implied and the Phase 1 Transferor and the Phase 2 Transferor each reserve the right to alter modify release or dispense with the said covenants or those in any other transfer from them and of otherwise dealing with or developing the Estate or the Benefited Land or any other adjoining or neighbouring land in such manner as they shall in their uncontrolled discretion think fit

(j) (i) The Transferee for the purpose of affording to the Phase 1 Transferor in respect of Phase 1 and to the Phase 2 Transferor in respect of Phase 2 a full and sufficient indemnity HEREBY COVENANTS with the Phase 1 Transferor and the Phase 2 Transferor and as a separate covenant with Laing that the Transferee and the persons deriving title under it will at all times hereafter observe and perform the covenants and stipulations contained or referred to in the Registers of the said Titles and the matters referred to in Clause 13.4 and in the Schedule to this Transfer so far as the same relate to the Land and are enforceable and the covenants stipulations and obligations on the part of the developer (or of the Phase 1 Transferor or Phase 2 Transferor named herein howsoever defined) in the Leases referred to in Clause 13.4(a) hereto and will keep indemnified the Phase 1 Transferor and the Phase 2 Transferor and Laing against all actions costs claims and demands whatsoever in respect of any future breach non-observance or non-performance thereof or otherwise in respect of the Land

(ii) the Transferee so as to bind so far as the law allows the Land and each and every part thereof HEREBY COVENANTS with the Phase 1 Transferor and the Phase 2 Transferor so as to benefit the Estate and each and every part thereof capable of being benefited thereby not to dispose of the Land or any part or parts thereof without procuring that the disponee prior to each such disposal enters into a deed of covenant with the Phase 1 Transferor and/or the Phase 2 Transferor to observe and perform the matters referred to in Clause (j)(i) and the covenant

Schedule of restrictive covenants continued

in this Clause j(ii) such deed to be in the terms of Clauses (j) (i) and (j) (ii) (substituting a reference to the relevant transferee for the reference to the Transferee)

THE SCHEDULE

1. (Clause 5) Substation Transfer dated 3rd November 1992 (see letter dated 13th August 1990)

2. In respect of the Phase 1 Agreement dated 21 February 1986 made between Sydney Wylie Samuelson and Ors (1) Wokingham District Council (2) and Berkshire County Council (3)

3. In respect of the Phase 2 Agreement as in 2 above and 6th April 1988 made between Laing Land Limited (1) Laing Homes Limited (2) and Wokingham District Council (3)

4. Deed of Grant dated 21 November 1986 made between Laing Land Limited (1) and Laing Homes Limited (2)

5. The Phase 1 Agreement

6. The Phase 2 Agreement

NOTE: The Transfer contains the following definitions:-

"THE PHASE 1 TRANSFEROR" "THE PHASE 2 TRANSFEROR" and "THE TRANSFEREE" shall include persons respectively deriving title under them

"THE LAND" shall mean where the context so admits the land forming part of the land comprised in the above mentioned Title Numbers and shown edged red on the plan annexed hereto ("the Plan") being Phase 1 and Phase 2 on the Estate and as to Phase 1 being part of the land and buildings on the north east side of Glebelands Road Wokingham Berkshire and as to Phase 2 being part of Glebelands Farm Glebelands Road Wokingham Berkshire together with the buildings erected thereon and appurtenant areas and such expression shall mean all and any part of the land hereby transferred as the context shall permit

"PHASE 1" shall mean the flats and bungalows and two warden's flats comprising Plots 1-99 (Plots 84 and 85 not built) with communal areas relating thereto being part of the Land

"PHASE 2" shall mean the flats and one warden's flat comprising Plot 101-134 (Plot 100 not built) with communal areas and appurtenant areas relating thereto being part of the Land

"THE PHASE 1 AGREEMENT" shall mean the Agreement dated 28 November 1986 made between Laing Homes Limited (1) and Warden Housing Developments Limited (2) ("Warden") relating inter alia to the transfer of Phase 1 to Warden

"THE PHASE 2 AGREEMENT" shall mean the Agreement dated 16 September 1988 made supplemental to the Phase 1 Agreement and made between Laing Homes Limited (1) Laing Retirement Homes Limited (2) and Warden (3) relating inter alia to the transfer of Phase 2 to Warden

"THE TRANSFER OF ENGAGEMENTS" shall mean the Transfer of Engagements made by Warden to the Transferee and dated 24th April 1998

"THE PHASE 1 TRANSFEROR" shall mean LAING HOMES LIMITED whose Registered Office is at Page Street, London, NW7 2ER.

"THE PHASE 2 TRANSFEROR" shall mean LAING LAND LIMITED whose Registered Office if at Page Street aforesaid and LAING HOMES LIMITED of Page Street aforesaid

"LAING" shall mean in respect of Phase 2 only LAING RETIREMENT HOMES LIMITED whose Registered Office is at Page Street aforesaid

"THE ESTATE" means the land now or formerly comprised in the above mentioned Title Numbers and the land now or formerly comprised in Title

Schedule of restrictive covenants continued

Number BK244211 being the non-retirement homes development carried out by Laing Homes Limited as shown for illustrative purposes only on Plan Number 2 annexed

"THE BENEFITTED LAND" means land adjacent to or adjoining the land or buildings comprised in Title Numbers BK245790 BK154781 and BK244211 and such land as the Phase 1 Transferor and/or the Phase 2 Transferor may from time to time within the period of Twenty-one years from the date hereof acquire whether registered under the same title numbers or not as intended to have the benefit of all or any of the rights excepted and reserved by this Transfer PROVIDED THAT such rights may only be exercised in relation to the Benefited Land so far as authorised in writing by the Phase 1 Transferor and/or the Phase 2 Transferor

"THE COMMON AREAS" means those vehicular and pedestrian ways and other areas as are designated on the Plan and as are intended for use by occupiers of the Land in common with others.

End of register