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 BK250463 | Edition date 19.09.2024

- This official copy shows the entries on the register of title on 14 AUG 2026 at 10:27:17.
- 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 14 Aug 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.

BRACKNELL FOREST

1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 44 Mendip Road, Bracknell (RG12 0XD).

2 The Transfer dated 5 November 1984 referred to in the Charges Register also contains the following agreement and declaration:-

"It is hereby agreed and declared that:-

Croudace and the persons deriving title under it shall not be entitled to any right of light or air which may restrict or interfere with the free use of Lovells' property or the retained land for building or other purposes and the access and use of light and air to and for the Croudace's Property and for any dwellinghouse erection or building for the time being erected and standing thereon from and over Lovells' Property and the retained land is enjoyed under the express consent of Lovells and the Consortium respectively and Lovells and the persons deriving title under them may from time to time and at any time interfere with or destroy the access of light and air to Croudace's Property and the said dwellinghouse erection or building by erecting new buildings or altering existing buildings on Lovells' Property and the retained land respectively without any formal revocation of such consent."

NOTE: Lovell's Property lies to the south and east of the land in this title and the retained land is the land remaining in Title BK185875 other than the said Lovell's Property referred to.

3 (24.02.1987) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 19 December 1986 referred to in the Charges Register.

4 (24.02.1987) The Transfer dated 19 December 1986 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 [redacted]

3 (19.09.2024) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

4 (19.09.2024) A transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Property Register and of indemnity in respect thereof.

C: Charges Register

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

1 A Conveyance of the land in this title and other land dated 14 August 1980 made between (1) The Queen's Most Excellent Majesty (2) The Crown Estate Commissioners and (3) Bracknell District Council (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 A Transfer of the land in this title and other land dated 30 March 1981 made between (1) Bracknell District Council (Council) (2) Essex and Suffolk Properties Limited and (3) Croudace Limited (Consortium) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

3 A Transfer of the land in this title and other land dated 5 November 1984 made between (1) Essex & Suffolk Properties Limited (2) Croudace Limited (the Consortium) and (3) Croudace Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.

4 The parts of the land affected thereby are subject to the following rights granted by a Deed dated 7 October 1986 made between (1) Croudace Limited (Grantor) and (2) The Southern Electricity Board (Board):-

"FULL RIGHT AND LIBERTY for the Board their servants workmen and others authorised by them to lay use and thereafter from time to time inspect maintain repair renew replace relay supplement and remove low voltage underground electric cables for the transmission and distribution of electricity and the necesssary ducts pipes and other apparatus appurtenant thereto (hereinafter referred to as "the electric cables") in positions to be selected by the Board after consultation with the Grantor in and under the land comprised in the Title above mentioned (hereinafter called "the Estate") PROVIDED THAT the electric cables shall not be laid under the sites of buildings erected or proposed to be erected by the Grantor on the Estate TOGETHER WITH FULL RIGHT AND LIBERTY for the Board their servants workmen and others authorised by them to enter upon the Estate at all reasonable times for all or any of the purposes aforesaid and to break up and excavate so much of the land as may from time to time be necessary making good and restoring the surface on each occasion."

The said Deed also contains the following covenants:-

"THE Grantor with intent to bind the Estate and each and every part thereof into whosesoever hands the same may come and for the benefit and protection of the Board's statutory electricity undertaking and the electric cables HEREBY COVENANTS with the Board that the Grantor and those deriving title under it will not at any time hereafter wilfully do or permit or suffer to be done anything upon the Estate which may

C: Charges Register continued

cause damage to the electric cables or interfere with or prevent the free access thereto by the Board PROVIDED THAT neither the grantor nor those deriving title under the Grantor shall be personally liable for a breach of such covenant which may occur on or in respect of the Estate or any part or parts thereof after it or they shall have parted with all interest therein.

5 (24.02.1987) A Transfer of the land in this title dated 19 December 1986 made between (1) Croudace Limited and (2) Nigel Benson and Janice Fiona Doris contains restrictive covenants.

NOTE: Original filed.

6 (19.09.2024) REGISTERED CHARGE dated 30 August 2024.

7 [redacted]

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 14 August 1980 referred to in the Charges Register:-

"THE Purchaser hereby covenants with Her Majesty and Her Successors and as a separate covenant with the Commissioners to the intent and so as to bind (so far as possible) the property and every part thereof into whosesoever hands the same may come and to benefit and protect the protected land

(i) ......

(ii) ......

(iii) Not to do or suffer to be done on the property anything which in the opinion of the Commissioners may be or become a public or private nuisance or an annoyance grievance or inconvenience to Her Majesty or Her Successors or the Commissioners or the tenants or occupiers for the time being of the protected land or which may lessen the value of the protected land

(iv) Not to use the property for any industrial purpose which may be injurious to the timber on the protected land

(v) ......

(vi) To connect all existing pipes drains and culverts carrying water from the adjoining Crown Estate into Bull Brook to any new surface water drainage constructed by the Purchaser on the property so as not to interfere with the reservations of such right of passage of water hereinbefore contained

PROVIDED that Her Majesty and Her Successors or the Commissioners or other the owners for the time being of the protected land shall have power from time to time to waive or release in whole or in part any of the said stipulations and restrictions by deed or writing under hand.

2 The following are details of the covenants contained in the Transfer dated 30 March 1981 referred to in the Charges Register:-

"The Consortium to the intent and so as to bind (so far as practicable) the Consortium Property and each and every part thereof into whosesoever hands the same may come and to benefit and protect the remainder of the land now comprised in the title above mentioned (hereinafter called "the Council Property and each and every part thereof hereby jointly and severally covenant with the Council to observe and perform the restrictions and stipulations set out in the Third Schedule hereto

THE THIRD SCHEDULE

1. Not to do or cause or permit to be done anything calculated or likely or which shall or may cause any damage or injury to any pipes

Schedule of restrictive covenants continued

mains wires cables gas mains water mains sewers drains telephone leads conduits pipes or other easements or services shall not or which may at any time during the perpetuity period be in under through over or on the Council Property or serve the Council Property and all buildings which are now or may at any time during the perpetuity period be erected on the same and to take all reasonable precautions to prevent any such damage or injury and to make good forthwith any such damages or injury as may be done caused or permitted by the Consortium and to indemnify and keep indemnified the Council and its successors in title and assigns from all or any costs claims demands expenses and liability whatsoever arising out of any such damage or injury so caused or permitted

2. Not to use or permit or suffer the Consortium Property or any part thereof to be used for any offensive noxious noisy or dangerous trade or business or purpose whatsoever

3. Not to do or permit or suffer to be done or remain upon the Consortium Property or any part thereof anything which may become or cause a nuisance annoyance disturbance inconvenience injury or damage to the Council or its successors in title or to its tenants or lessees or to the occupiers of the Council Property or any buildings now or at any time during the perpetuity period constructed thereupon and each and every part thereof or to the public local or any other authority or which may be or become detrimental to the neighbourhood

4. To permit the Council and its successors in title and assigns owners and occupiers for the time being of the Council Property and/or of all buildings now or within the perpetuity period constructed thereupon to enter the Consortium Property for the purpose of constructing connecting to maintaining servicing and (where necessary) replacing any conduits upon the property as may be required for the passage and running of water soil electricity gas telephone and other services from and to the Council Property and all buildings now or at any time within the perpetuity period to be constructed thereupon

5. To maintain repair and renew all conduits now or at any time during the perpetuity period constructed upon the Consortium Property

6. To pay a due proportion of the cost of maintaining repairing and (where necessary) renewing the conduits and all roads passages and ways which are now or may at any time during the perpetuity period be constructed upon the Council Property the amount of such proportion to be determined by an independent Surveyor appointed in default of agreement by the President for the time being of the Royal Institution of Chartered Surveyors having regard to the nature and extent of the user of such conduits roads ways and passages by the Consortium and its successors in title assignees licensees visitors and lessees."

3 The following are details of the covenants contained in the Transfer dated 5 November 1984 referred to in the Charges Register:-

"Croudace to the intent and so as to bind (so far as practicable) Croudace's Property and each and every part thereof into whosesoever hands the same may come and to benefit and protect Lovells' Property and Lovells' Previous Property and the retained land and each and every part of all of them hereby covenants with Lovells and as a separate covenant with the Consortium to observe and perform the restrictions and stipulations set out in the Fifth Schedule hereto Provided that Croudace shall not be liable for the non observance or non performance of the restrictions and stipulations set out in paragraphs 1 2 and 3 of that Schedule occurring after it shall have parted with all interest in the land in respect of which such non observance or non performance shall occur or shall have granted a lease for a term of more than fifty years in respect of such land

FIFTH SCHEDULE

1. Not to do or cause to be done anything calculated or likely or which shall or may cause any damage or injury to any service conduits which shall now or may at any time during the perpetuity period be in under through over or on Lovells' Property or Lovells' Previous Property or the retained land or serve Lovells' Property or Lovells

Schedule of restrictive covenants continued

Previous Property or the retained land and all buildings which are now or may at any time during the perpetuity period be erected on any of them and to take all reasonable precautions to prevent any such damage or injury and to make good forthwith any such damage or injury as may be done or caused by Croudace and to indemnify and keep indemnified Lovells and the Consortium and their respective successors in title and assigns from all or any costs claims demands expenses and liability whatsoever arising out of any such damage or injury so caused

2. Not to use or permit or suffer Croudace's Property or any part thereof to be used for any offensive noxious noisy or dangerous trade or business or purpose whatsoever

3. Not to do or permit or suffer to be done or remain upon Croudace's Property or any part thereof anything which may become or cause a nuisance annoyance disturbance inconvenience injury or damage to Lovells or the Consortium or their respective successors in title or to their respective tenants or lessees or to the occupiers of Lovells' Property or Lovells Previous Property or the retained land or any part of any of them or any buildings now or at any time during the perpetuity period constructed on any of them or to the public local or any other authority or which may be or become detrimental to the neighbourhood

4. (a) Except as is provided in sub paragraph (b) hereof this paragraph shall apply to any Service Conduit to be constructed by Croudace through over or along:-

(i) Croudace's Property or Croudace's Previous Property or

(ii) Lovells' Property or Lovells' Previous Property or

(iii) The retained land

(b) This paragraph shall not apply to any Service Conduit to be constructed:-

(i) after the expiration of eight years from the date of this Deed or

(ii) within a dwellinghouse or its curtilage for the purpose of serving only that dwellinghouse or

(iii) within a block of flats or maisonettes or the curtilage of the block or the curtilage of any flat or maisonette forming part of that block for the purpose of serving only that block or part thereof

(c) Prior to constructing any Service Conduit to which this paragraph applies Croudace shall supply details thereof to Lovells including (so far as is practicable) the proposed capacity specification and design thereof

(d) If within 28 days of receiving the details Lovells shall inform Croudace that it requires the Service Conduit also to serve Lovells' Property or Lovells Previous Property or the retained land and shall state the estimated number of dwellings that it wishes to be served by such Service Conduit Croudace shall (subject to obtaining the approval of the appropriate Authority or Statutory Undertaker) proceed to construct the Service Conduit so that it has the capacity specification and design to serve the said extra number of dwellings

(e) As soon as possible after Croudace has constructed the said Service Conduit in accordance with Lovells' requirements made in accordance with the last preceeding sub paragraph it shall supply to Lovells full details of the extra construction cost reasonably incurred by Croudace in meeting such requirements

(f) Within 28 days of receiving the details specified in the last preceeding sub paragraph Lovells shall pay to Croudace the said extra cost Provided That if the parties are unable to agree the amount thereof Lovells shall within the said period of 28 days pay to Croudace such amount as Lovells reasonably considers to be the extra cost incurred by Croudace and the amount in dispute shall be settled by an independent Quantity Surveyor to be appointed (in default of agreement

Schedule of restrictive covenants continued

by the parties) by the President for the time being of the Royal Institution of Chartered Surveyors The said independent Quantity Surveyor shall have the right to require his costs to be paid by either party but in default of exercising such right his costs shall be paid by the parties in equal shares

(g) Within 14 days of being notified of the decision of the said independent Quantity Surveyor Lovells shall pay to Croudace any underpayment in the amount of the said extra construction cost or Croudace shall repay to Lovells any overpayment made by Lovells (as the case may be) in each case with interest at the specified rate for the period from the expiry of the period of 28 days referred to in sub paragraph (f) hereof until the date of payment

5. To pay a due proportion of the cost of maintaining repairing and (where necessary) renewing all Common Service Conduits the amount of such proportion to be determined by an independent Surveyor appointed (in default of agreement by the parties) by the President for the time being of the Royal Institution of Chartered Surveyors having regard to the nature and extent of the user of such Common Service Conduits by Croudace Lovells and the Consortium and their respective successors in title assignees licensees visitors and lessees Provided that following the transfer or lease for a term of more than fifty years of each dwelling on Croudace's Property to the purchaser or lessee thereof Croudace shall cease to be personally liable under this covenant for the contribution payable hereunder in respect of such dwelling."

NOTE: Lovells property referred to lies to the south and east of the land in this title, their previous property to the south and the retained land referred to is the land remaining in title BK185875 other than the said Lovells property referred to.

End of register