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Official copy of register of title

Title number BK526314

Edition date 30.01.2023

- This official copy shows the entries on the register of title on 11 SEP 2026 at 11:55:51.
- 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 11 Sep 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 (20.03.2002) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 17 Hodgkin Way, Wokingham (RG40 5SQ).
- 2 (25.11.2021) The land has the benefit of any legal easements granted by the Transfer of The Barns dated 20 September 2021 referred to in the Charges Register.
- 3 (25.11.2021) The land has the benefit of any legal easements granted by a Transfer of the land in this title and other land dated 21 September 2021 made between (1) Margaret Patricia Stockwell, Penelope Anne Sheffield and Stephen Elliott Thompson and (2) BDW Trading Limited.

NOTE: Copy filed under BK518327.

- 4 (25.11.2021) The Transfer dated 21 September 2021 referred to above contains a provision relating to the passing of easements as therein mentioned.
- 5 (30.01.2023) The land has the benefit of any legal easements granted by the Transfer dated 25 November 2022 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land.
- 6 (30.01.2023) The Transfer dated 25 November 2022 referred to above contains a provision as to light or air, boundary structures and a provision relating to the creation and/or passing of easements.

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 (30.01.2023) PROPRIETOR [REDACTED] of 17 Hodgkin Way, Wokingham RG40 5SQ.

B: Proprietorship Register continued

- 2 (30.01.2023) The price stated to have been paid on 25 November 2022 was £594,995.
- 3 (30.01.2023) RESTRICTION: No disposition of the registered estate (other than a charge) 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 Ashridge Grange (Wokingham) Management Comapny Limited (Co. Regn. No. 13687830) of Vantage Point, 23 Mark Road, Hemel Hempstead, Hertfordshire HP2 7DN or their conveyancer that the provisions of clause 16.1.17 of the Transfer dated 25 November 2022 referred to in the Charges Register have been complied with.

C: Charges Register

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

- 1 (05.10.2021) A Transfer of the Barns dated 20 September 2021 made between (1) Margaret Patricia Stockwell and Penelope Anne Sheffield and (2) Red Rose Developments Limited contains restrictive covenants by the transferor.

NOTE: Copy filed under BK517314.
- 2 (30.01.2023) A Transfer of the land in this title dated 25 November 2022 made between (1) BDW Trading Limited (2) [REDACTED] and (3) Ashridge Grange (Wokingham) Management Company Limited contains restrictive covenants.

NOTE: Copy filed.
- 3 (30.01.2023) The Transfer dated 25 November 2022 referred to above contains a covenant as to the grant of rights in the events therein mentioned.

End of register