

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 BK222369

Edition date 26.10.2021

- This official copy shows the entries on the register of title on 06 OCT 2022 at 16:34:31.
- 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 06 Oct 2022.
- 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.

READING

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 80 Caversham Road, Reading (RG1 8JG).
- 2 The land edged and numbered 1 in blue on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 22 August 1984 referred to in the Charges Register.

NOTE: The mines and minerals so excepted are excluded from this registration.

- 3 The Conveyance dated 22 August 1984 referred to above contains a provision as to fencing and a declaration as to quiet enjoyment.

- 4 The mines and minerals are excepted.

- 5 (29.06.2011) A deed dated 24 June 2011 made between (1) Network Rail Infrastructure Limited and (2) Royal Mail Estates Limited relates to land at Reading Railway Station.

NOTE: Copy deed filed.

- 6 (25.05.2012) The land has the benefit of the rights reserved by but is subject to the rights granted by the Transfer dated 24 June 2011 referred to in the Charges Register.

- 7 (26.10.2021) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (27.06.2016) PROPRIETOR: HPUT A LIMITED (Co. Regn. No. 09389098) and HPUT B LIMITED (Co. Regn. No. 09389118) of 250 Bishopsgate, London EC2M 4AA and of 150 Cheapside, London EC2V 6ET.

B: Proprietorship Register continued

- 2 (07.12.2012) The price stated to have been paid on 23 November 2012 was £12,400,000.
- 3 (07.12.2012) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the provisions of clause 12.1 of an Agreement dated 23 November 2012 made between (1) Royal Mail estates Limited (2) Network Rail Infrastructure Limited and (3) Reading Borough Council have been complied with or that they do not apply to the disposition.
- 4 (27.06.2016) 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.
- 5 (27.06.2016) A transfer dated 23 November 2012 made between (1) Royal Mail Estates Limited and (2) HSBC Bank Plc contains purchaser's personal covenants.
- The Transfer to the present proprietor contains a covenant to observe and perform the aforesaid covenants and of indemnity in respect thereof.
- NOTE:-Copy filed.*
- 6 (15.02.2018) The proprietor's address for service has been changed.
- 7 (08.08.2019) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 The land tinted pink on the title plan is subject to a perpetual yearly rentcharge of £340 created by a Conveyance thereof and other land dated 6 August 1878 made between (1) Edward Saunders and others (2) Ellen Elizabeth Ellis (3) Susan Weldale (4) The Great Western Railway Company and (5) Thomas Challen Greenfield.
The said Deed also contains covenants.
- NOTE 1: By the Conveyance dated 22 August 1984 referred to below the land edged and numbered 1 in blue on the title plan was informally exonerated from this rentcharge.
- NOTE 2: The Conveyance dated 28 April 1988 referred to below contains covenants indemnifying the land edged and numbered 2 in blue on the title plan from the said rentcharge.
- NOTE 3: Original filed.*
- 2 The land tinted blue on the title plan is subject to a perpetual yearly rentcharge of £25 created by a Conveyance thereof dated 7 December 1899 made between (1) Edward Saunders and others (2) Georgina Ellen Cookes (3) Thomas Challen Greenfield and (4) Great Western Railway Company.
- NOTE 1: By the Conveyance dated 22 August 1984 referred to in Entry No. 3 below the land in this title was informally exonerated from this rentcharge.
- NOTE 2: Copy filed.*
- 3 A Conveyance of the land edged and numbered 1 in blue on the title plan dated 22 August 1984 made between (1) British Railways Board and (2) Post Office contains restrictive covenants.
- NOTE: Original filed.*
- 4 Lease dated 10 June 1986 of an electricity sub station site at 80 Caversham Road and has been edged and numbered 1 in brown on the title plan to Southern Electricity Board for 99 years from 10 June 1986 at the rent of £1

C: Charges Register continued

NOTE 1: The lease grants the following rights:-

"Together with the rights for the Lessee its servants and licensees

(a) Subject to Clause 2(c) hereof from time to time to install and during the continuance of the term hereby granted to maintain work use alter and remove on and from the demised premises transforming and other associated plant and apparatus

(b) To obtain access to and egress from the demised premises for the purpose aforesaid (in common with the Post Office and all other persons now or at any time hereafter having the like right) with or without vehicles over along and across the land and premises coloured green on the said Drawing at all reasonable times in the day time and at any time in the case of emergency subject to the Lessee their servants or agents in no way obstructing any of the car parking spaces or interfering with the free flow of traffic thereon."

NOTE 2: The land coloured green referred to is hatched blue on the title plan.

NOTE 3: Lessee's Title registered under BK242911.

- 5 Agreement dated 22 April 1988 under Sections 38 and 278 Highways Act 1980 relates to works to Vastern Road.

NOTE: No copy of the deed referred to is held by Land Registry.

- 6 The land is subject for a term of 199 years from 28 April 1988 to the rights granted by a Lease of Easement dated 28 April 1988 made between (1) Post Office (2) City Grove Retail Estates Limited and (3) City Grove Developments Limited.

- 7 The land edged and numbered 2 in blue on the title plan is subject to the rights exceptions and reservations a contained in Conveyance thereof dated 28 April 1988 made between (1) British Railways Board and (2) The Post Office

NOTE: Original filed.

- 8 (30.10.2009) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto. The leases grant and reserve easements as therein mentioned.

- 9 (29.06.2011) By a deed dated 24 June 2011 made between (1) Royal Mail Estates Limited and (2) Network Rail Infrastructure Limited the terms of the Conveyance dated 22 August 1984 referred to above were varied as therein mentioned.

NOTE: Copy deed filed.

- 10 (25.05.2012) A Transfer which included the land edged and numbered BK449855 in green on the title plan dated 24 June 2011 made between Network Rail Infrastructure Limited contains the restrictive covenants by the Transferee.

NOTE: Copy filed under BK449855.

- 11 (06.09.2012) The land is subject to the rights granted by a Deed dated 29 August 2012 made between (1) Royal Mail Estates Limited (2) Southern Electric Power Distribution Plc and (3) Network Rail Infrastructure Limited .

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 12 (10.12.2012) UNILATERAL NOTICE in respect of an estate contract contained in an Agreement dated 23 November 2012 made between (1) Royal Mail Estates Limited (2) Network Rail Infrastructure Limited and (3) Reading Borough Council.

- 13 (10.12.2012) BENEFICIARY: Network Rail Infrastructure Limited (Co. Regn. No. 2904587) care of The Company Secretary of Kings Place, 90 York Way, London, N1 9AG.

C: Charges Register continued

14 (24.03.2015) By a Deed dated 19 March 2015 made between (1) HSBC Bank Plc and (2) Network Rail Infrastructure Limited the terms of the lease dated 24 June 2011 of land adjoining Reading Station referred to in the schedule of leases hereto were varied.

NOTE: Copy Deed filed under BK448747.

15 (24.03.2015) By a Deed dated 19 March 2015 made between (1) HSBC Bank PLC and (2) Network Rail Infrastructure Limited the terms of the Conveyance dated 22 August 1984 and Deed of Variation dated 24 June 2011 referred to above were varied as therein mentioned.

NOTE: Copy filed.

16 (07.03.2016) The land is subject to the easements granted by a lease dated 23 December 2015 of the former Reading Mail Centre, Caversham Road, Reading for a term commencing on and including 1 January 2016 and ending on 31 December 2018.

NOTE: Copy filed

17 (26.10.2021) The land tinted mauve on the title plan is subject to any equitable rights that are granted by a Deed dated 21 October 2021 made between (1) HPUT A Limited and HPUT B Limited and (2) Network Rail Infrastructure Limited and affect the registered land.

NOTE:-Copy filed.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	19.03.2012 Edged and numbered 2 in brown	Land adjoining Reading Station	24.06.2011 999 years commencing on and including 24/06/2011	BK448747

NOTE: See entry in the Charges Register relating to a Deed of variation dated 19 March 2015.

End of register