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Official copy of register of title

Title number BK379301

Edition date 06.01.2021

- This official copy shows the entries on the register of title on 27 JAN 2025 at 13:54:41.
- 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 27 Jan 2025.
- 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.

WEST BERKSHIRE

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land at Theale, Reading.
- 2 (03.12.2002) The land has the benefit of the rights reserved by but is subject to the following rights granted by a Conveyance of M4 Motorway dated 14 April 1976 made between (1) W. Cumber & Son (Theale) Limited (Vendor) and (2) The Secretary of State for The Environment (Purchaser):-

"grants unto the Purchaser the rights (hereinafter called "the said rights") specified in the Second Part of the First Schedule hereto to the intent that the said rights may be appurtenant to the road (hereinafter referred to as "the Motorway") known as the London-South Wales Motorway (M4) (including the said land) EXCEPTING AND RESERVING in fee simple to the Vendor and its successors in title owners and occupiers of the land benefitted thereby the rights specified in the Second Schedule hereto

FIRST SCHEDULE

SECOND PART THE SAID RIGHTS

The right for the Purchaser his successors and assigns owner or owners for the time being of the said land from time to time and at all times hereafter with workmen and others and all necessary materials to enter upon the adjoining land of the Vendor for the purpose of erecting (so far as not already erected) and thereafter maintaining any fence hedge or wall referred to in Clause 4 hereof

THE SECOND SCHEDULE

The right to drain running water through the uncovered tile drainage system in the Vendors fields adjoining the Motorway to the Purchasers Motorway drainage system"

NOTE: The fence hedge or wall referred to in Clause 4 referred to above was described as "a timber post and four rail fence with two strands of barb wire" or "another fence or hedge or wall sufficient for the purpose

A: Property Register continued

of separating the Motorway from the adjoining land of the Vendor and preventing cattle (as defined in Section 84 of the Diseases of Animals Act 1950) and sheep of the owner or occupiers of such adjoining land from straying thereout to the Motorway"

- 3 The land tinted pink on the filed plan has the benefit of the following rights granted by a Transfer of the land in this title dated 10 April 1991 made between (1) Arlington Business Parks Limited and Abacas Developments Ltd (Transferor) and (2) W. Cumber & Son (Theale) Limited (Transferee):-

"Together with the following rights for the benefit of the land hereby transferred and the transferees adjoining or neighbouring land over the land retained by the transferors in the title above mentioned and not for the time being dedicated as part of the public highway ("the retained land") that is to say the right within the perpetuity period of 80 years from the date hereof to enter on the retained land and to construct or lay roads footpaths drains sewers pipes wires cables and other things and the right at all times thereafter to use maintain repair and replace them."

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 PROPRIETOR: W CUMBER & SON (THEALE) LIMITED of Manor Farm, Marcham, Abingdon, Oxon OX13 6NZ.
- 2 (02.09.2013) RESTRICTION: No disposition of the part of the registered estate shown hatched blue on the title plan 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 written consent signed by the proprietor for the time being of the Charge dated 14 August 2013 in favour of Lloyds Bank PLC referred to in the Charges Register
- 3 (10.05.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the provisions of Clause 15.1 of an Agreement for sale dated 16 April 2019 made between (1) W Cumber & Son (Theale) Limited and (2) LU UK VIII S.A.R.L have been complied with or that they do not apply to the disposition.

C: Charges Register

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

- 1 (02.09.2013) REGISTERED CHARGE of the land hatched blue on the title plan dated 14 August 2013.
- 2 (02.09.2013) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.
- 3 (06.01.2021) UNILATERAL NOTICE in respect of an Agreement for Sale dated 20 November 2020 made between (1) W Cumber & Son (Theale) Limited and (2) LU UK VIII S.A.R.L.
- 4 (06.01.2021) BENEFICIARY: LU UK VIII S.A.R.L of 24-28 Rue Gothe, L 1637 Luxembourg.

End of register