

These are the notes referred to on the following official copy

Title Number BK525030

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Land Registry

Transfer of part of registered title(s)

TP1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

1	Title number(s) out of which the property is transferred: BK361088
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property:</p> <p>Land at STANBURY VIEW, PARKLANDS</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown edged red (the Plan)</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
4	Date: 23-05-2025
5	<p>Transferor:</p> <p>TAYLOR WIMPEY UK LIMITED</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 1392762</p> <p><u>For overseas entities</u> (a) Territory of incorporation or formation: (b) Overseas entity ID issued by Companies House, including any prefix: (c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:</p>
6	<p>Transferee for entry in the register:</p> <p>DAVID OWEN REED & LORNA ELIZABETH JONES</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix</p> <p><u>For overseas entities</u> (a) Territory of incorporation or formation: (b) Overseas entity ID issued by Companies House, including any prefix: (c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:</p>

7	Transferee's intended address(es) for service for entry in the register: 11 Mayflower Meadow, Spencers Wood, Berkshire, RG7 IYD
8	The transferor transfers the property to the transferee
9	Consideration <input type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): £5,000.00 (Five Thousand Pounds) <input type="checkbox"/> Insert other receipt as appropriate:
10	The transferor transfers with <input checked="" type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee
11	Declaration of trust. The transferee is more than one person and <input checked="" type="checkbox"/> they are to hold the property on trust for themselves as joint tenants <input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares <input type="checkbox"/> they are to hold the property on trust:
12	<div style="border: 1px solid black; padding: 5px;"> <p>Additional provisions</p> <p>In these provisions the following definitions shall apply:-</p> <p>Definitions</p> <p>Transfer means the Transfer dated 31 October 2022 made between (1) Taylor Wimpey UK Limited and (2) David Owen Reed & Lorna Elizabeth Jones</p> <hr/> <p>Rights granted for the benefit of the Property</p> <p>The rights granted as contained in the Transfer in so far as they affect the Property hereby transferred are repeated</p> <hr/> <p>Rights reserved for the benefit of other land</p> <p>The rights reserved as contained in the Transfer in so far as they affect the Property hereby transferred are repeated</p> </div>

Covenants by the Transferee

1. The restrictive covenants as contained in the Transfer in so far as they affect the Property hereby transferred are repeated
2. The Transferee when carrying out the installation of block paving to extend the driveway of the Property shall not cause any damage to the adjacent land owned by the Transferor and shall make good any damage caused to the reasonable satisfaction of the Transferor.
3. Not to cause permit or suffer to be done on the land retained by the Transferor (or their successors in title) which is adjacent to the Property anything that may be likely to cause damage and to take all reasonable precautions to prevent any such damage.

Agreements and Declarations

The Agreements and Declarations as contained in the Transfer in so far as they affect the Property hereby transferred are repeated

The Transferee applies to the Registrar for the land now transferred to be amalgamated with the land comprised in title number BK525030 under a single number

13 Execution

**EXECUTED as a Deed by TAYLOR
WIMPEY UK LIMITED acting
By its attorney Gina Hazell
in the presence of:-**



Witness Signature:



Witness Name **GEMMA COLLETT**

Address c/o

Colvedene Court, Wessex Business Park, Colden Common, SO21 1WP

SIGNED AS A DEED by the)
TRANSFEREE DAVID OWEN REED
in the presence of:-)

Witness to Signature of the TRANSFEE

Signature

Occupation

SIGNED AS A DEED by the)
 TRANSFEREE LORNA ELIZABETH JONES
 in the presence of:-)

Witness to Signature of the TRANSFEREE

Signature

Name (Block Capitals).....

Address

Occupation

WARNING

WARNING
If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

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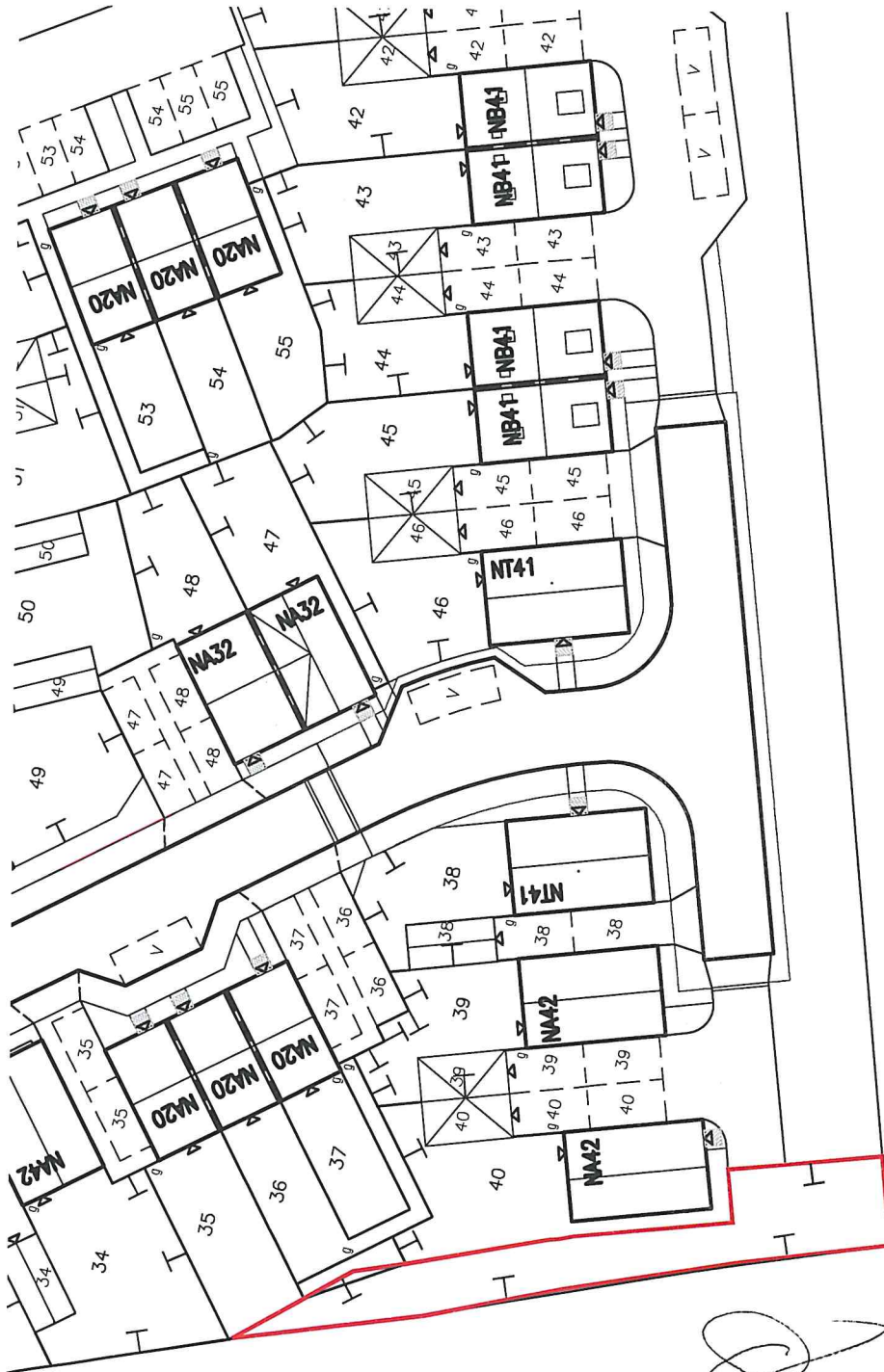
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Rev	Date	Drawn	Checked
P	10/10/23	RJB	

DRAWING ADAPTED FROM DRAWING NO.
30695/CON/01.40. FOR ADDITIONAL LAND.
CLIENTS COMMENTS DATED 10/10/23 ADDED

Legend

	Plot Boundary.
	Shared Access Ways
	Plot Boundary Responsibility
	Visitors Parking Space



PLOT CONVEYANCE PLAN

1:500 0 5 10 20 35 50.M.
@ A4

Project:
PARKLANDS
BASINGSTOKE ROAD
SPENCERS WOOD

Drawing Title:
OM PLOT 40 (ADDITIONAL LAND)
CONVEYANCING LAYOUT
PARKLANDS

Taylor Wimpey

carlton
design partnership
Selwyn House, 32a Castle Way, Southampton, SO14 2AW
023 8011 8866 www.carltondesignpartnership.com

AS AS SHOWN
Drg No: 30695/CON/01.40.A Rev: P

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1	Title number(s) out of which the property is transferred: BK361088 & BK380358
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property:</p> <p>Plot Number 040 on the Stanbury View, Parklands Estate TOGETHER WITH the dwelling erected thereon (Postal address: 11 Mayflower Meadow Spencers Wood Berkshire RG7 1YD)</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached Plan 1 and shown: edged red</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
4	Date: <u>31st October 2022</u>
5	<p>Transferor:</p> <p>Taylor Wimpey UK Limited whose registered office is at Gate House Turnpike Road High Wycombe Buckinghamshire HP12 3NR</p> <p><u>For UK incorporated companies/LLPs</u></p> <p>Registered number of company or limited liability partnership including any prefix: 1392762</p> <p><u>For overseas companies</u></p> <p>(a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
6	<p>Transferee for entry in the register:</p> <p>DAVID OWEN REED and LORNA ELIZABETH JONES</p> <p><u>For UK incorporated companies/LLPs</u></p> <p>Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u></p> <p>(a) Territory of incorporation:</p> <p>(b) Registered number in England and Wales including any prefix:</p>
7	<p>Transferee's intended address(es) for service for entry in the register:</p> <p>11 Mayflower Meadow Spencers Wood Berkshire RG7 1YD</p>
8	The transferor transfers the property to the transferee

9	Consideration
	<input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): FIVE HUNDRED AND FORTY FIVE THOUSAND POUNDS (£545,000.00)
	<input type="checkbox"/> The transfer is not for money or anything that has a monetary value
	<input type="checkbox"/> Insert other receipt as appropriate:
10	The transferor transfers with
	<input checked="" type="checkbox"/> full title guarantee
	<input type="checkbox"/> limited title guarantee
11	Declaration of trust. The transferee is more than one person and
	<input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants
	<input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares
	<input type="checkbox"/> they are to hold the property on trust:
12	Additional provisions
	Definitions
	(i) In these provisions the following definitions shall apply:-
	<p>"Buildings" any buildings or other structures (and any ancillary structures incidental to the user thereof) and any Service Installations now or hereafter constructed within the Estate</p> <p>"Deed of Covenant" a Deed of Covenant substantially in the form contained in the Eighth Schedule</p> <p>"Estate" all land (excluding the Property) in respect of which the Transferor is or was the registered proprietor under the Title Number(s) above referred to in Panel 1 and the Buildings on that land</p> <p>"Estate Sewers" all main foul water sewers now or hereafter constructed within the Estate or the Property which are intended to become sewers maintainable at the public expense</p> <p>"Hoggin Path" the path shown coloured yellow on Plan 2 which is maintainable at local authority expense</p> <p>"Maintenance Charge" a sum equal to the total amount spent or to be spent by the Management Company on the matters specified in Part II of the Fifth Schedule as estimated or adjusted in accordance with Part I of the Fifth Schedule divided by the number of dwellings benefiting or intended to benefit from the rights and covenants in relation to the Managed Facilities similar to those contained in this Transfer</p> <p>"Managed Accessways" any entrances private roadways pedestrian ways forecourts or driveways now or hereafter constructed on the surface of the land shown coloured purple on Plan 2 and which are intended to remain private (excluding the Visitors Parking Spaces)</p> <p>"Managed Facilities" the Managed Accessways the Visitor Parking Spaces the SUDS including any attenuation areas, swales, ditches, water courses and culverts. There shall also be included any other land shown coloured light green on Plan 2 including any structures and walls erected therein serving and for the benefit of the Property and the Estate</p>

	and subject to such variations as the Transferor shall consider reasonable.
"Management Company"	STANBURY VIEW (PARKLANDS) MANAGEMENT COMPANY LIMITED (Company Registration No. 13222224) whose registered office is Gate House, Turnpike Road, High Wycombe, Buckinghamshire, United Kingdom, HP12 3NR
"Nominated Insurer"	such insurance company as the Management Company shall from time to time nominate
"Open Spaces"	the open spaces and amenity lands which are to be transferred to the local authority to maintain and are shown coloured dark green on Plan 2 but are subject to such minor changes as the Transferor may decide and for the avoidance of doubt including any structure or equipment therein (if any) and the Hoggin Path
"Plan 1 "	means the plot Plan attached to this Transfer Deed and numbered accordingly
"Plan 2"	means the Plan attached to this Transfer Deed and numbered accordingly
"Private Accesses"	all entrances driveways footpaths forecourts or access intended to serve more than one property shown coloured brown on Plan 1 and /or 2 (if any)
"Service Installations"	all drains channels sewers attenuation ponds (excluding the Estate Sewers) pipes wires cables watercourses gutters and other conducting media whatsoever (and any ancillary structures incidental to the user thereof) now or hereafter constructed within the Estate
"SUDS"	the sustainable surface drainage facilities on the Estate shown coloured light green that are to remain private and shall include any accompanying un-adopted pipes channels drains gullies watercourse gutters or similar features
"Visitors Parking Spaces"	the parking spaces intended to serve more than one property and marked "V" on Plan 2 (subject to adoption by the local authority (where relevant))
(i)	<p>The Transferor:-</p> <p>(a) transfers the Property together with the benefit of the rights granted in the First Schedule but subject to the rights reserved in the Second Schedule and</p> <p>(b) assigns to the Transferee (so far as the Transferor is able so to do) the benefit of all covenants attaching to the Property</p>
ii)	The Transferee covenants with the Transferor and the Management Company and also as a separate covenant with every other person who is the registered proprietor of any part of the Estate (for the benefit of the Estate and each and every part thereof and with the intention of binding the Property) in the terms specified in the Third Schedule
(iii)	The Management Company covenants with the Transferor and the Transferee in the terms specified in the Fourth Schedule
(iv)	The Management Company and the Transferee each covenant with the other and the Transferor in the terms specified in Part I of the Fifth Schedule

	<p>(v) The Transferor covenants with the Transferee in the terms specified in the Sixth Schedule</p> <p>(vi) The Transferor and the Transferee agree and declare:-</p> <p>(a) in the terms specified in the Seventh Schedule and</p> <p>(b) that all the said Schedules are imported into the operative part of this Transfer</p> <p>(vii) The parties hereby apply to the Chief Land Registrar to enter a restriction on the register of the title to this Transfer in the following terms:-</p> <p>“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 STANBURY VIEW (PARKLANDS) MANAGEMENT COMPANY LIMITED (Company Registration Number 13222224) whose registered office is Gate House, Turnpike Road, High Wycombe, Buckinghamshire, United Kingdom, HP12 3NR that the provisions of Clause 12 of the Third Schedule to the Transfer Deed have been complied with”</p>
	<p style="text-align: center;">FIRST SCHEDULE Rights granted for the benefit of the Property</p> <p>The right for the Transferee and all persons authorised by the Transferee (in common with all other persons having a similar right):-</p> <p>(a) to go pass and repass with or without vehicles for all reasonable purposes along the Managed Accessways and any roads or accesses which provide access to the Property and any Visitors Parking Spaces (if any) intended for vehicular use and on foot only over any parts intended for pedestrian use</p> <p>(b) to use and connect to the Estate Sewers for the passage of sewage and also to use the SUDS for the passage of surface water</p> <p>(c) to use the Service Installations for the passage of water sewage gas electricity and other services</p> <p>(d) to retain in place and use any parts of the Buildings on the Property which overhang or protrude into the Estate</p> <p>(e) to have the Buildings comprised in the Property supported and protected by the adjoining Buildings comprised in the Estate</p> <p>(f) to enter upon the Estate at all reasonable times (and at any time in an emergency) so far as may be necessary for the purposes of inspecting maintaining repairing and renewing the Buildings on the Property and the Service Installations</p> <p>(g) to enter upon the Estate and more particularly any adjacent properties at all reasonable times (and at any time in an emergency) so far as may be necessary for the purposes of reading any gas, electric or water meter serving the Property</p> <p>(h) where the Property hereby transferred is at the date of this Transfer link detached semi-detached or part of a terrace the right to tie in the dwelling erected or to be erected on the Property to:-</p> <p>(i) the gable wall of the link detached dwelling or</p> <p>(ii) the central dividing wall of the semi-detached dwelling or</p> <p>(iii) the dividing wall or walls of the terraced dwelling or dwellings</p> <p>as appropriate erected or to be erected on the adjoining land on the Estate so that such walls dividing such dwellings will become party walls and repairable as such the Transferee doing as little</p>

	<p>damage as possible and forthwith making good any damage thereby occasioned</p> <p>(i) to go pass and repass with or without vehicles or on foot only (as appropriate) at all times over and along such parts of the Private Accesses (if any) not included in the Property which serve the Property</p> <p>(j) to use on a first come first served basis and for the purpose of temporary parking of private motor cars in the ownership of visitors to the Property only the Visitors Parking Spaces (if any) subject always to availability</p> <p>(k) to use for the purposes of quiet recreation such parts of the Managed Facilities and Open Spaces which are ordinarily capable of being put to such use</p> <p>Provided Always that none of the rights hereinbefore granted shall apply to or be exercised over any electricity sub-station site or sites or similar installations included in the Estate</p>
	<p style="text-align: center;">SECOND SCHEDULE Rights reserved for the benefit of other land</p> <p>1. The rights (which so far as not already created are hereby reserved) of the Transferor (in common with the Transferee) and all persons authorised by the Transferor including where appropriate the local authority, statutory undertaker, drainage authority and service companies responsible for the supply of water gas electricity street lighting and communication services, the owner of any other parts of the Estate and the Management Company:-</p> <p>(a) to use the Service Installations and SUDS (if any) comprised in the Property for the passage of water sewage gas electricity and other services</p> <p>(b) to retain in place and use any parts of the Buildings comprised in the Estate which overhang or protrude into the Property</p> <p>(c) to have the adjoining Buildings comprised in the Estate supported and protected by the Buildings comprised in the Property</p> <p>(d) to enter upon the Property at all reasonable times (and at any time in an emergency) with or without workmen equipment and materials so far as may be necessary for the purposes of constructing inspecting maintaining repairing renewing rectifying cleansing decorating relaying replacing altering enlarging and removing any part of the Estate the Buildings comprised in the Estate the Service Installations comprised in the Property the Estate Sewers Managed Facilities (if any) or any part thereof (together with the right to erect temporary scaffolding on the Property)</p> <p>(e) to make connections to any Estate Sewers and Service Installations comprised in the Property</p> <p>(f) to go pass and repass with or without vehicles or on foot only (as appropriate) at all times over and along that part of the Private Accesses (if any) included in the Property</p> <p>(g) where the Property hereby transferred is at the date of this Transfer link detached semi-detached or part of a terrace the right to tie in the dwelling erected or to be erected on the adjoining land on the Estate to:-</p> <p>(i) the gable wall of the link detached dwelling</p> <p>(ii) the central dividing wall of the semi-detached dwelling or</p> <p>(iii) the dividing wall or walls of the terraced dwelling or dwellings</p> <p>as appropriate erected or to be erected on the Property so that such walls dividing such dwellings will become party walls and repairable as such, the Transferor doing as little damage</p>

	<p>as possible and forthwith making good any damage thereby occasioned</p> <p>(h) to construct any Buildings on the Estate to the boundaries of the Property (including the right to erect temporary scaffolding on the Property) such that the eaves gutters downspouts foundations or other similar protrusions may protrude into the Property</p> <p>(i) to plant trees or shrubs or to carry out landscaping operations or to fulfill the requirements of the competent authority or to execute other works required by them under planning conditions or otherwise</p> <p>(j) to keep the front garden of the Property in a neat and tidy condition should the Transferee fail to do so in accordance with the requirements of this transfer</p> <p>(k) of entry upon the Property for the exercise of the above rights</p> <p>2. The right for the Transferor and the Management Company and all persons authorised by it or them to enter upon the Property at all reasonable times (and at any time in an emergency) in order to carry out any outstanding works on the Estate and to lay construct inspect maintain repair and renew any drains channels sewers pipes wires cables watercourses and other Service Installations whatsoever (and any structures incidental to the user thereof) within the Property so far as the same may be required so as to comply with any planning statutory or other consent or requirement in respect of the Estate or if necessary to comply with the Transferor's obligations in relation to the construction of the Estate</p> <p>3. The right for the Management Company and all persons authorised by it to enter upon the Estate and Managed Facilities at all reasonable times (and at any time in an emergency) in order to lay construct inspect maintain repair and renew any wires cables and other conducting media whatsoever (and any structures incidental to the user thereof) thereunder so far as the same may be required so as to maintain in good order the Managed Facilities in accordance with the covenants on the part of the Management Company contained in the Fourth Schedule Part I</p> <p>4. For the benefit of the Transferor or other the owner or owners for the time being of any part or parts of the Estate intended to be benefited and all others entitled to the benefit thereof all easements wayleaves licences rights and privileges granted or to be granted by the Transferor in connection with the services usually provided or maintained for the benefit and advantage of the Estate and any part thereof</p>
	<p style="text-align: center;">THIRD SCHEDULE Covenants by the Transferee</p> <p>THE Transferee hereby covenants so as to bind the Property into whomsoever hands the same may come with the Transferor and also (subject to the power of the Transferor to release or vary as hereinafter contained) as a separate covenant with every other person who is now or may become the owner of any part of the Estate that he the Transferee will at all times hereafter observe and perform the covenants as set out below</p> <p>1. To pay a reasonable proportion of the expense of repairing replacing renewing and cleansing all Service Installations and the Private Accesses (if any) and other things the use of which is common to the Property and any adjoining land on the Estate (so far as the same are not maintainable by any local or other authority) such proportion in the case of dispute to be conclusively determined by the Transferor and not at any time to cause damage to any of the said Service Installations or things used in common</p>

2. Not to erect any building or structure on the Property nor to erect or make any extension or alteration to the exterior of the dwelling thereon without having first obtained:-
 - (a) the consent of the local authority under the Town and Country Planning Acts and Building Regulations for the time being in force (if required) and
 - (b) the consent of the relevant local authority or statutory undertaker within whose area the same is located in respect of land within three metres measured horizontally from the centre line of an adopted or adoptable sewer (if required) and
 - (c) the approval of the Transferor to the plans elevations and specification of any such building structure extension or alteration to be carried out within five years of the date hereof and in any event not to erect upon the Property or part thereof any additional dwelling house (the application for approval to be accompanied by the appropriate fee set from time to time by the Transferor in respect of such application)
3. Not to use the Property except as a single private dwellinghouse
4. To maintain in good repair and condition any existing gates boundary walls and fences (if any) marked with a letter "T" inwards on The Plan and any other fence or wall erected or to be erected by the Transferor within the boundaries of the Property and when necessary to replace and renew the same
5. To maintain any part or parts of the Property which lie in front of the building line of the dwelling and/or outside the screen fence erected or to be erected on the Property as garden entrance driveway and accessway (as appropriate) and not without the previous consent in writing of the Transferor and the local planning authority to:-
 - (a) erect or place thereon any building walls fences hedges or posts
 - (b) cut down or damage or allow or permit to be damaged or except in the course of good husbandry to cut lop or trim any tree now growing or to be planted by the Transferor upon the Property or on any adjoining land on the Estate
 - (c) move any screen fence or wall erected by the Transferor
6. Not to carry on any trade or business on the Property provided that working from home shall not constitute a breach of this covenant where such working from home is not inconsistent with residential occupation
7. To keep any land drains and silt chambers in or under the Property in good working order free from obstruction
8. To ensure that nothing shall at any time be done on the Property or the Estate that shall be or become a nuisance annoyance disturbance or injury to any part of the Estate or its occupiers
9. Not to obstruct place allow any obstruction to remain on or to render access or maintenance more difficult to the Estate Road Managed Accessways (if any) or the Private Accesses (if any)
10. Not to do anything in or upon the Property which would contravene any relevant conditions contained in any planning permission granted to the Transferor to enable the Transferor to develop the Estate including without prejudice to the generality of the foregoing any landscaping scheme carried out or to be carried out by the Transferor pursuant thereto

11. Not without the prior consent in writing of the Transferor to erect place exhibit or display any notice sign board hoarding or similar device for or relating to the sale or letting of the land and/or dwelling hereby transferred until the last plot on the Estate has been sold and if any notice sign board hoarding or similar device is erected placed exhibited or displayed the Transferor reserves the right to re-enter the Property to remove the same and shall not be liable for any damage so caused
12. That upon the transfer of the Property or any part thereof the Transferee will forthwith thereafter:
 - (a) provide to the Management Company notice in writing thereof with full particulars within one month of legal completion
 - (b) procure that the incoming transferee becomes a member of the Management Company and enters into a Deed of Covenant with the Management Company in the format laid out in the Eighth Schedule
 - (c) pay such reasonable fee as shall be prescribed by the Management Company from time to time with VAT thereon for the registration of such notice (no fee being payable for notice of this Transfer or any charge contemporaneous with it)
13. From Practical Completion of each dwelling on the Property to pay the Maintenance Charge to the Management Company in accordance with the Fifth Schedule Part 1
14. To indemnify and keep indemnified the Transferor against all damages costs and any other liabilities resulting from any non-observance or non-performance by the Transferee of the obligations and other matters contained or referred to in the registers of the title above referred to so far as the same relate to the Property and are enforceable
15. In the event that an Estate Sewer passes through or within three metres of the Property (measured horizontally from the centre line of such Estate Sewer) no Buildings shall be erected or constructed on over or within three metres (measure as aforesaid) thereof unless the prior written consent of the relevant water company has been obtained
16. The Transferee shall if necessary and at the proper and reasonable cost of the Transferor grant to the relevant local authority statutory undertaker drainage authority or service company such easements wayleaves licences rights and privileges and enter into such covenants as they shall require in connection with the provision and maintenance of services usually provided or maintained for the benefit and advantage of the Estate and any part thereof
17. If the Transferor exercises the right to keep the front garden of the Property in a neat and tidy condition to pay on demand to the Transferor the proper and reasonable costs incurred by the Transferor in carrying out such works.
18. Not to use the Private Accesses (if any) or the Visitors Parking Spaces (if any) for the repair or maintenance of motor vehicles (with the exception of day to day repairs, for example changing a tyre or checking oil levels) and not to use the Private Accesses (if any) or the Visitors Parking Spaces (if any) for the storage repair or maintenance of any caravan house on wheels boat or trailer whatsoever
19. Notwithstanding the provisions of clause 2 of this Schedule not at any time to erect upon the Property or any part thereof any additional dwelling house whatsoever without the consent of the Transferor

FOURTH SCHEDULE
Covenants by the Management Company

1. To manage maintain uphold cleanse repair and renew the Managed Facilities and any facilities situate therein in accordance with a scheme determined by the Transferor or the Management Company
2. To maintain tidy and cultivate any verges or other floral areas within the Managed Facilities
3. To keep clean the Managed Accessways and any lamps provided for the illumination thereof and all tools electrical and other equipment and apparatus including any gates barriers or other security equipment provided or obtained for the use of the Management Company in connection with its obligations
4. To maintain properly repaired renewed replaced and cleansed
 - (a) any parking spaces drives Managed Accessways footpaths and any other hard landscaping areas which form part of the Managed Facilities and which are not maintained at the public expense
 - (b) any boundary walls railings or fences on the Managed Facilities (whether on the boundaries or otherwise)
 - (c) any sewage pumps and SUDS included within the Managed Facilities including all mechanical and other apparatus and the outlet pipes or drains connecting the same to the public sewer
 - (d) any doors gates pillars and posts within the Managed Facilities including any such door and gates which shall be electrically operated
 - (e) any Service Installations serving the Managed Facilities and any facilities situate therein
5.
 - (a) To keep the Managed Facilities insured against all risks including public and third party liability from time to time included in the Nominated Insurer's comprehensive policy (including subsidence and heave) and such other risks as the Management Company shall in its absolute discretion deem necessary
 - (b) To make all payments necessary for the above purpose within seven days after the same shall become due
 - (a) To produce to the Transferee a copy of the policy of such insurance and the receipt for each such payment
 - (d) To cause all monies received by virtue of such insurance to be forthwith expended in rebuilding and reinstating the Managed Facilities or for the payment of any claim arising from public and third party liability and
 - (e) To make up out of the Management Company's own monies any deficiency in the monies required to complete such rebuilding and reinstatement of the Managed Facilities or claim arising from the public and third party liability
6. To pay all rates taxes assessment and outgoings charged imposed or assessed in respect of the Managed Facilities
7. Upon receipt of a properly executed and completed Deed of Covenant and an application made pursuant to paragraph 12 of the Third Schedule Part 1 to consent immediately in writing to the registration of the person named therein as proprietor at H. M. Land Registry

	<ol style="list-style-type: none"> 8. To comply with the covenants by the Management Company in any transfer of the Managed Facilities now or hereafter made 9. To provide any other services which the Transferor or the Management Company (acting reasonably and in accordance with the principles of good estate management) wishes to provide for the owners of all the dwellings on the Estate and the Property 10. To create such reserves by way of reasonable provision for anticipated expenditure as the Transferor or the Management Company may in their absolute discretion (acting reasonably) determine 11. Not to make an application on behalf of the Management Company to the local authority or petition the local authority to procure adoption of the Managed Accessways as highways maintainable at the public expense.
	<p style="text-align: center;">FIFTH SCHEDULE PART I</p> <p><u>(Covenants by the Management Company and the Transferee in respect of the Maintenance Charge)</u></p> <ol style="list-style-type: none"> 1. The Management Company shall as soon as practicable after the 1st day of January in each year prepare estimates of the sums to be spent by it on the matters specified in Part II of this Schedule ("Estimated Management Costs") and shall forthwith thereafter notify the Transferee of such Estimated Management Costs 2. The Transferee shall within 14 days of receipt of demand therefor pay to the Management Company the Maintenance Charge PROVIDED THAT in respect of the Maintenance Charge year current on the date of Practical Completion of a dwelling on the Property, the Maintenance Charge shall be that amount payable for the unexpired term of the said current Maintenance Charge year as is applicable to that particular dwelling 3. That in the event of the Maintenance Charge (or any part thereof) remaining unpaid seven days after the same shall have become due (whether formally demanded or not) the Transferee shall pay interest at the rate of 4 per cent per annum above the Base Rate of National Westminster Bank plc prevailing from time to time upon the amount remaining unpaid from the date upon which it become due to the date of payment thereof and if not so paid shall be deemed to be a debt due to the Management Company and recoverable by action and the Transferee shall pay all proper and reasonable expenses (including solicitors' costs and surveyors' fees) incurred by the Transferor and/or the Management Company in the recovery of any arrears of Maintenance Charge 4. The Management Company shall in respect of each calendar year keep accounts of the sums spent by it on the matters specified in Part II of this Schedule ("Actual Management Costs") and shall as soon as practicable after the end of each calendar year notify the Transferee of the Actual Management Costs incurred during such year and the amount of the Estimated Management Costs for the current year notified to the Transferee in accordance with paragraph 1 hereof shall be amended (whether by addition or subtraction) to take into account any excess or deficiency in the Actual Management Costs incurred in the preceding year 5. If any dispute difference or question shall arise between the Transferee and the Management Company in relation to the provisions of Parts I and II of this Schedule then such dispute difference or question shall be referred by either party thereto to the determination and award of a Chartered Surveyor acting as an expert to be chosen by the said parties (or in default of an agreement to be nominated by the President for the time being of the Royal Institution of Chartered Surveyors) whose determination and award shall be final and binding on both parties and whose fees and expenses shall be borne by the parties in such proportion as the said Chartered Surveyor shall determine

PART II

(Expenditure to be recovered by means of the Maintenance Charge)

1. The sums spent by the Management Company in and incidental to the observance and performance of the covenants on the part of the Management Company contained in the Fourth Schedule Part I and Part I of this Schedule
2. All fees charges expenses salaries wages and commissions paid to any auditor accountant surveyor valuer architect solicitor or any other agent contractor or employee whom the Management Company may employ in connection with the carrying out of its obligations under this Transfer including the costs of and incidental to the preparation of the estimates notices and accounts referred to in Part I of this Schedule
3. The costs of effecting and maintaining in force the insurance policy referred to in the Fourth Schedule and any other insurance policy which the Management Company may effect in respect of the Managed Facilities
4. All rates taxes assessments and any other outgoings payable in respect of the Managed Facilities
5. All sums paid by the Management Company for the repair maintenance cleaning lighting security and managing of the Managed Accessways and any other structures comprised therein whether or not the Management Company was liable to incur the same under its covenants herein contained
6. Any tax (including Value Added Tax) paid or payable by the Management Company in connection with its obligations under this Transfer to the extent that the same is not recoverable by the Management Company
7. Any interest or other charges incurred by the Management Company in borrowing money (including the cost of procuring any guarantee or bond for repayment) for the purpose of any of the matters referred to in this Schedule
8. The costs incurred by the Management Company in bringing or defending any actions or other proceedings against or by any person whomsoever
9. The costs of administering the Management Company including the costs of preparing and auditing accounts the expenses of the Directors and the Secretary the printing and sending out of notices circulars reports or accounts the holding of meetings and all fees payable to any statutory body or any other body
10. Such sum as the Management Company shall determine as desirable to be set aside in any year towards a reserve fund to make provision for expected future substantial capital expenditure including (without prejudice to the generality of the foregoing) the re-surfacing of the Managed Accessways
11. The costs incurred by the Management Company in the recovery of any arrears of Maintenance Charge payable pursuant to this Transfer whether as a result of court proceedings or otherwise

SIXTH SCHEDULE Covenants by the Transferor

1. To complete or procure the completion to the requirement of the appropriate authority the Estate Sewers serving the Property intended to be adopted and to indemnify the Transferee (and its mortgagees and successors in title) against all costs charges claims and demands in respect of the same and the maintenance thereof until such time as the same shall become maintainable at the public expense

2. To complete or procure the completion of the Managed Accessways as per the specification and plans provided to the highway authority so as to give access to the Property or to which the Property abuts and to indemnify the Transferee (and its mortgagees and successors in title) in respect of the the maintenance thereof until such time as the Managed Accessways shall be transferred to the Management Company and become maintainable by the Management Company.
3. To impose in the transfers and leases of any other dwelling comprised in the Estate covenants in relation to the Managed Facilities similar to those contained in this Transfer in the Fifth and Sixth Schedule
4. To impose in the transfers and leases of any other dwelling comprised in the Estate covenants in terms similar to those contained in the Third Schedule of this Transfer subject to the power of the Transferor to release or vary the same as herein contained

SEVENTH SCHEDULE
Agreements and Declarations

1. The rights specified in the First and Second Schedules are subject to the persons exercising the same
 - (a) As to the rights of entry:-
 - (i) giving reasonable notice
 - (ii) causing as little damage as possible and
 - (iii) making good to the reasonable satisfaction of any person thereby affected any damage caused
 - (b) As to the rights to use the Service Installations and the Private Accesses (if any), paying any expense necessarily incurred in inspecting maintaining repairing and renewing the relevant Service Installations and the Private Accesses (if any) PROVIDED THAT such sums are not already recoverable under other provisions of this Transfer
 - (c) As to the rights of support and protection, observing and performing the covenants specified in the Third Schedule
 - (d) As to the rights to use the Managed Facilities, paying the Maintenance Charge in relation thereto
 - (e) As to the rights to use the Estate Sewers (until such time as the same shall become maintainable at the public expense) to enter at the proper and reasonable cost of the Transferor into any wayleave or easement with the relevant statutory undertaker as may reasonably be required to enable future access for maintenance purposes following their adoption as highways/sewers maintainable at the public expense PROVIDED THAT such wayleave or easement does not materially adversely affect the beneficial use and enjoyment of the Property
2. Where the context so admits "Transferor" "Management Company" and "Transferee" shall include the successors in title of the Transferor Management Company and the Transferee respectively the singular shall include the plural and the masculine shall include the feminine and vice versa
3. That nothing herein contained shall be deemed to create or evidence a building scheme for the Estate or any part or parts thereof and the Transferor shall be at liberty to sell or otherwise dispose of or deal with any part of the Estate for the time being unsold for such purpose and upon and subject to or free from such covenants restrictions stipulations provisions or conditions as it shall in its absolute discretion determine and as regards all or any part of the Estate which may already have been sold disposed of or dealt with by the Transferor named in this Transfer or any person or body to whom this right shall have been expressly assigned shall be at liberty without the necessity of obtaining the consent of the Transferee to release or vary all or any of the covenants restrictions stipulations provisions or conditions imposed by the Transferor on the occasions of such sale or other

disposition thereof

4. The Transferee shall not be or become entitled to any right or easement of light or air which would in any way restrict interfere with or prejudicially affect the free use of any land on the Estate for building or any other purposes
5. Reference to doing any action shall include a reference to permitting or allowing such act and any covenant by the Transferee not to do any act is to be deemed to include an obligation that the Transferee will not suffer or allow or permit any such act or thing to be done by another person
6. The Transferor is not to be liable to the Transferee for any breaches of covenants or conditions committed by the purchasers or lessees of any other plot on the Estate. The Transferor is not obliged to take any action to enforce those covenants restrictions stipulations and conditions.
7. The provisions of Section 6 of the Party Wall etc Act 1996 shall not need to be observed by the Transferor before it carries out any works after today's date in connection with the construction of any dwelling or ancillary building or the carrying out of any other works on any land adjoining or adjacent to the Property to the intent that the rights reserved in this Transfer to the Transferor shall override the said Act and such rights can be enjoyed without serving notices and going through the procedures in the said Act.
8. Unless the contrary appears on Plan 1 by "T" marks any retaining wall erected along the boundary of the Property or any wall dividing any Buildings comprised in the Property from the adjoining Buildings or any hedges and fences separating the Property from the adjoining plots on the Estate shall be party walls fences and hedges and be repairable and maintainable as such.
9. The panel and clause headings do not form part of this transfer and shall not be taken into account in its construction or interpretation.
10. Any reference to a colour or letter is to be a reference to a colour or letter on Plan 1 and Plan 2 but if there is no such colour or letter on the Plan 1 or Plan 2 then any such reference shall not be taken into account in the construction or interpretation of this transfer
11. Outgoing Management Company
 - (a) If after the elapse of three (3) years following the sale and purchase of the last dwelling on the Estate a majority of more than 50% of the transferees or lessees thereof (on the basis of one vote per dwelling) shall serve notice on the Management Company ("the Outgoing Management Company") requiring the obligations of the Outgoing Management Company under the terms and conditions of the plot transfers and plot leases of the Estate and the Property to be undertaken by a party ("the Nominee") other than the Outgoing Management Company or its managing agent (such notice to be accompanied by written evidence of the votes cast by the said transferees or lessees with regard to the substitution) then the Outgoing Management Company shall as soon as reasonably practicable procure that the Nominee shall undertake the management of the Managed Facilities and other areas which are to be maintained by the Outgoing Management Company under the terms of the leases of the leasehold dwellings and transfers of the freehold dwellings and shall transfer to the Nominee any management lease and/or, in the event that the freehold interest in the Managed Facilities has been transferred to the Outgoing Management Company, the Outgoing Management Company shall transfer to the Nominee the freehold of the Managed Facilities, firstly for the consideration of ONE POUND (£1.00) and secondly in return for all the reasonable and proper costs and disbursements incurred by the Outgoing Management Company in any such transfer and such transfer shall contain a covenant on the part of the Nominee to perform all the covenants on the part of the Outgoing Management Company herein contained and to indemnify the Outgoing Management Company against all costs actions claims and demands made against the Outgoing Management Company in respect of any breach non-performance or non-observance of such covenants
 - (b) If a Nominee is appointed pursuant to clause 11(a) above then the Transferee agrees to join in with the transferees and lessees of the other dwellings on the Estate in arranging for the

substitution of the Outgoing Management Company by the Nominee including (without limitation) entering into a deed of covenant whereby firstly the Nominee agrees to observe and perform the covenants and obligations of the Outgoing Management Company within this Transfer and the Transferee agrees to observe and perform the covenants and obligations of the Transferee within this Transfer and secondly (if called upon to do so) the Transferee will enter into a separate deed of release with the Outgoing Management Company to indemnify the Outgoing Management Company against any claims demands damages or costs arising from any non-performance on the part of the Nominee as successor to the Outgoing Management Company in the management of the Estate and the Property

- (c) The Transferor or the Outgoing Management Company may, at any time, and from time to time at their reasonable discretion but in accordance with the principles of good estate management, determine that any land or facility forming part of the Managed Facilities shall cease to be part of the Managed Facilities and/or that any land or facility not now being included in the Managed Facilities shall become part of the Managed Facilities

12. In the event of the location or extent of the Managed Facilities being at any time or times varied then the rights granted to the Transferee in this Transfer shall be extinguished in respect of any land or facility which shall cease to be part of the Managed Facilities and the rights granted to the Transferee in this Transfer shall extend over any land or facility which shall become comprised in the Managed Facilities provided that nothing in this or the preceding sub-clause shall in any way adversely affect the exercise of the Transferee's rights over the Managed Accessways or Private Accesses

13. The parties agree that the Maintenance Charge shall not be intended to be a rent charge for the purposes of the Rent Charge Act 1977 and to the extent that the obligation to make payment of such sums is deemed to be a rent charge the provisions of Section 121 of the Law of Property Act 1925 are excluded from this Transfer and the Transferor is not entitled to exercise any of the remedies contained therein

EIGHTH SCHEDULE Deed of Covenant

THIS DEED OF COVENANT is made the day of 20

BETWEEN

(1) of
("the Seller")

(2) of
("the Management Company")

(3) of
("the Buyer")

WHEREAS:

(A) BY a Transfer ("the Transfer") dated the [] day of [] 20[] made between [

] Limited ("the Company") (1) the Management Company (2) and [
] ("the Original Buyer") (3) the Company transferred the Property known as
No. [] to the Original Buyer for an estate in fee simple subject as therein contained and subject
to the payment of the Maintenance Charge upon the terms and conditions herein contained;

- (B) THE Transfer contains a covenant by the Original Buyer not to transfer the Property without simultaneously obtaining the execution of a Deed of Covenant by the Buyer with the Management Company in the form of this Deed of Covenant

NOW THIS DEED WITNESSETH as follows:-

1. DEFINITIONS AND INTERPRETATION

In this Deed unless the context so admits the definitions interpretations agreements and declarations contained in the Transfer shall mutatis mutandis apply hereto as though they were set out in full herein

2. COVENANT

The Buyer(s) hereby covenant(s) with the Seller and the Management Company that as from the date of the transfer to the Buyer(s) of the Property the Buyer(s) will pay the Maintenance Charge thereby reserved and observe and perform the covenants and conditions on the part of the Original Purchaser therein contained

3. MEMBERSHIP OF MANAGEMENT COMPANY

The Buyer(s) hereby apply/applies to the Management Company for membership of the Management Company

EXECUTED as a Deed by affixing the
COMMON SEAL of the Managing Agents
in the presence of:-

Director

Secretary/Authorised Signatory

SIGNED AS A DEED by the said)
[])
in the presence of:-)

Witness to Signature of the BUYER

Signature

Name (in BLOCK CAPITALS).....

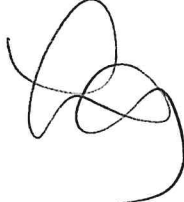
Address

13

Execution

(ESV)
~~EXECUTED~~


Signed as a deed by the Transferor
Acting by its Attorney Gina Hazell/Lisa Guelfi/
James Macdonald



Lisa Guelfi
Attorney

Attorney

in the presence of:-

Signature of witness.....

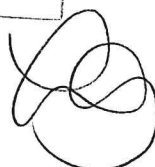
Name (in BLOCK CAPITALS).....GEMMA COLLETT.....

Occupation.....ESTATE CONVEYANCER.....

Address:

Colvedene Court Wessex Business Park
Colden Common Winchester SO21 1WP

EXECUTED as a Deed by the Attorney
Of the Management Company
in the presence of:-



Lisa Guelfi
Attorney

Signature of witness.....

Name (in BLOCK CAPITALS).....GEMMA COLLETT.....

Occupation.....ESTATE CONVEYANCER.....

Address:

Colvedene Court Wessex Business Park
Colden Common Winchester SO21 1WP

Signed as a deed by the Transferee
DAVID OWEN REED

Sign here

in the presence of:-

Signature of witness.....

Name (in BLOCK CAPITALS).....

Address.....

Occupation.....

Signed as a deed by the Transferee
LORNA ELIZABETH JONES

Sign here

in the presence of:-

Signature of witness.....

Name (in BLOCK CAPITALS).....

Address.....

Occupation.....

WARNING


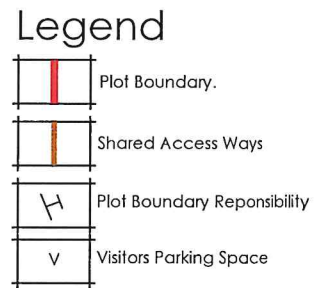
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Rev	Date	Drawn	Checked
P	16/06/21	RJB	
PRELIMINARY ISSUE			



Plan 1

Project:
PARKLANDS
BASINGSTOKE ROAD
SPENCERS WOOD

Drawing Title:
OM PLOT 40
CONVEYANCING LAYOUT
PARKLANDS

Taylor Wimpey

carlton
design partnership
Selwyn House, 32a Castle Way, Southampton, SO14 2AW
023 8011 8866 www.carltondesignpartnership.com

AS	AS SHOWN	
Drg No: 30695/CON/01.40		Rev: P

PLOT CONVEYANCE PLAN

1:500
@ A4

0 5 10 20 35 50.M.

1A. CURRENT PROJECTS/ANALYSIS - TWENTY (20) PARCELS: SPENCER'S WOOD CONVIYANCE PLANS (17W11U-51-C51-5000) CONVIYANCE PLAN 26-25-21

~~This official copy is incomplete without the preceding notes page.~~

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Rev	Date	Drawn	Checked
P	14/07/2020	LAD/RB	
PRELIMINARY ISSUE			
F1	20/07/2020	LAD	
REVISED IN LINE WITH CLIENT COMMENTS RECEIVED 14/07/20			
F2	20/07/2020	LAD	
SERVICE AGREEMENT TO PLOTS OF A, B, AND C, ADVISED.			
F3	04/12/2020	R/B	
AREA OF SANGS INDICATED			
F4	07/12/20	R/B	
EIGHTEEN BASE PLAN UPDATED, SECTION 278 REVISED.			
F5	24/01/21	J/P	
DRAWINGS UPDATED TO CLIENT COMMENTS			
F6	03/02/21	J/P	
DRAWINGS UPDATED TO CLIENT COMMENTS			
F7	11/02/21	R/B	
BASEMENT ADDED FOR 800V CABLE AS REQUESTED BY CLIENT.			
F8	04/02/21	R/B	
SOUTHERN BOUNDARY ADJUSTED AS CLIENTS EMAIL DATED 22/01/21. SW DRAINAGE ADDED, BT EASTERN COVERED, 40V CABLE BASEMENT ADDED, 300V WITHIN SANGS TRANSFERRED TO MANAGEMENT COMPANY.			
F9	11/02/21	R/B	
LINE BETWEEN ROAD AND RIGHT OF WAY CHANGED TO TARIAC			
F10	18/02/21	R/B	
SW DRAINAGE REMOVED AS CLIENTS REQUEST			

[Handwritten signature]

Legend

- Site Boundary.
- Boundary of SANG Area.
- Plot Boundary.
- HA Plot Boundary.
- Reciprocal Right Of Way
- Public Right Of Way
- HA Area
- SANG Area
- Hard Landscaped Communal Areas (Management Company)
- Soft Landscaped Communal Areas (Management Company)
- Hoggin Path
- Route of existing HV cable within 200mm OJA wide assessment zone.
- E.S.S. Electrical Sub-Station

[Handwritten signature]

Project:
PARKLANDS
BASINGSTOKE ROAD
SPENCERS WOOD

Drawing Title:
OVERALL SITE LAYOUT
CONVEYANCING LAYOUT

Taylor Wimpey

carlton
design partnership

www.carltondesignpartnership.co.uk
01223 331111
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

1:500 0 5 10 15 20 25m
A4
Dwg No: 3005 / 14 Rev: P10



These are the notes referred to on the following official copy

Title Number BK525030

The electronic official copy of the document follows this message.

This copy may not be the same size as the original.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Mortgage Deed

Date: 31/10/2022

We (us) are: Nationwide Building Society, Nationwide House, Pipers Way, Swindon, SN38 1NW

You, the Borrower are: DAVID OWEN REED
LORNA ELIZABETH JONES

The Mortgage Conditions are Nationwide Building Society General Mortgage Conditions 2019

The Property is: 11 MAYFLOWER MEADOWS
SPENCERS WOOD
READING BERKSHIRE
RG7 1YD

Postcode: RG7 1YD Title No: FIRST REGISTRATION

1. The Mortgage Conditions form part of this mortgage. You confirm receipt of a copy of the Mortgage Conditions.
2. You charge the Property by way of legal mortgage with payment of all the money payable to us under the Mortgage Conditions. This mortgage is made with full title guarantee.
3. This mortgage secures further advances.

SIGNED AS A DEED by:

(Signature of the borrower)
(Each signature to be separately witnessed)

D. Owen Reed

L. Jones

(Signature, name (in BLOCK CAPITALS)
and addresses of each witness)

In the presence of

Julian Robinson
JULIAN ROBINSON
THE COACH HOUSE, RG10 9XR

(Signature, name (in BLOCK CAPITALS)
and addresses of each witness)

In the presence of

Julian Robinson
JULIAN ROBINSON
THE COACH HOUSE, RG10 9XR

(Signature, name (in BLOCK CAPITALS)
and addresses of each witness)

In the presence of

(Signature, name (in BLOCK CAPITALS)
and addresses of each witness)

In the presence of

Form of charge filed at H M Land Registry under reference MD921T

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

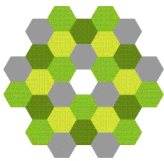
This official copy is issued on 15 November 2025 shows the state of this title plan on 15 November 2025 at 14:44:06. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Gloucester Office .

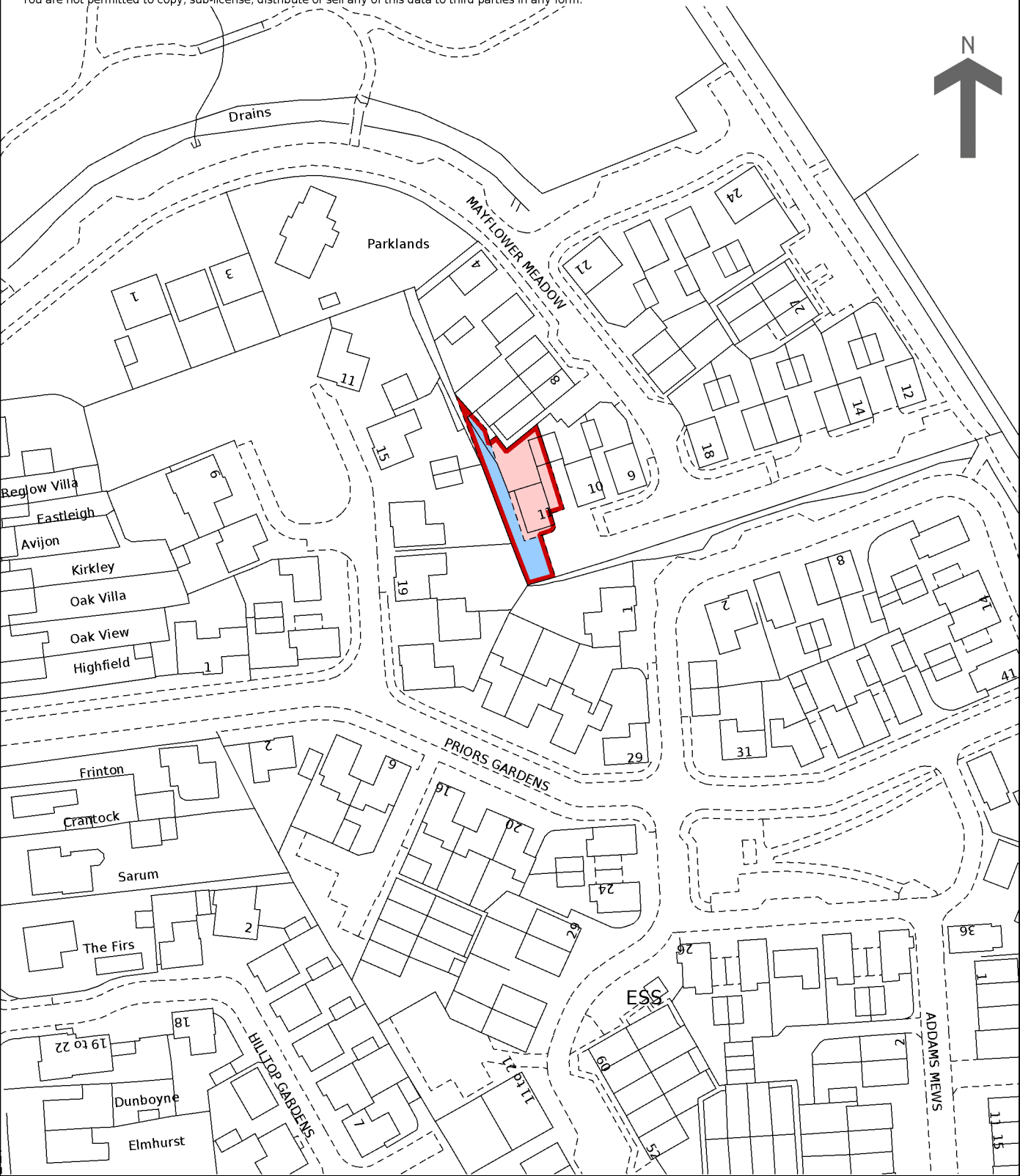
HM Land Registry

Official copy of title plan

Title number **BK525030**
Ordnance Survey map reference **SU7167SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Wokingham**



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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 BK525030

Edition date 05.11.2025

- This official copy shows the entries on the register of title on 15 NOV 2025 at 14:44:06.
- 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 15 Nov 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.

WOKINGHAM

- 1 (14.02.2020) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 11 Mayflower Meadow, Spencers Wood, Reading (RG7 1YD).
- 2 (30.10.2020) A Transfer of the land in this title and other land dated 16 October 2020 made between (1) Darrell John Beasley and Beverley Jayne Beasley and (2) Taylor Wimpy UK Limited contains a provision relating to the creation and/or passing of easements.
NOTE: Copy filed under BK361088.
- 3 (21.11.2022) The land tinted pink on the title plan has the benefit of any legal easements granted by the Transfer dated 31 October 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.
NOTE: The rights granted in respect of the Managed facilities and open spaces are included in this registration only in so far as they are granted over the land coloured purple, light green and dark green on plan 2 to the above transfer.
- 4 (21.11.2022) The Transfer dated 31 October 2022 referred to in the Charges Register contains provisions as to light or air and boundary structures.
- 5 (05.11.2025) A new title plan based on the latest revision of the Ordnance Survey Map showing the land added to the title by blue tinting on the title plan has been prepared.
- 6 (05.11.2025) The title as to the land tinted blue on the title plan includes any legal easements granted by a Transfer thereof dated 23 May 2025 referred to in the Charges Register but is subject to any rights that are reserved by the said deed and affect the registered land which easements and rights are in identical terms to those contained in the Transfer of the land tinted pink on the title plan dated 31 October 2022 referred to above.
- 7 (05.11.2025) The Transfer dated 23 May 2025 referred to in the Charges Register 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 PROPRIETOR: DAVID OWEN REED and LORNA ELIZABETH JONES of 11 Mayflower Meadow, Spencers Wood, Reading RG7 1YD.
- 2 (21.11.2022) RESTRICTION: No disposition of the part of the registered estate shown tinted pink on the title plan (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 Stanbury View (Parklands) Management Company Limited (Co.Regn.No.13222224) of Gate House, Turnpike Road, High Wycombe, Buckinghamshire HP12 3NR that the provisions of Clause 12 of the third schedule of the Transfer dated 31 October 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 (21.11.2022) A Transfer of the land tinted pink on the title plan dated 31 October 2022 made between (1) Taylor Wimpey UK Limited (2) Stanbury View (Parklands) Management Company Limited and (3) David Owen Reed and Lorna Elizabeth Jones contains restrictive covenants.
- NOTE: Copy filed.*
- 2 (21.11.2022) The Transfer dated 31 October 2022 referred to above contains a covenant as to the grant of rights in the events therein mentioned.
- 3 (21.11.2022) REGISTERED CHARGE of the land tinted pink on the title plan dated 31 October 2022.
- 4 (21.11.2022) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.
- 5 (05.11.2025) A Transfer of the land tinted blue on the title plan dated 23 May 2025 made between (1) Taylor Wimpey UK Limited and (2) David Owen Reed and Lorna Elizabeth Jones contains covenants identical with those contained in the Transfer of the land tinted pink on the title plan dated 31 October 2022 referred to above.

NOTE: Copy filed.

End of register