

Title Number : ON152256

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

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 5 SEP 2014 at 11:19:40 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

| | |
|---------------------|---|
| Title Number | : ON152256 |
| Address of Property | : High Ridge, Upper Warren Avenue, Caversham, Reading (RG4 7ED) |
| Price Stated | : £1,160,000 |
| Registered Owner(s) | : THE HEIGHTS PRIMARY SCHOOL (Co. Regn. No. 08334593) of 66 Woodcote Way, Caversham, Reading RG4 7HL. |
| Lender(s) | : None |

Title number ON152256

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 5 SEP 2014 at 11:19:40. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

READING

- 1 (01.01.1946) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being High Ridge, Upper Warren Avenue, Caversham, Reading (RG4 7ED).
- 2 The land has the benefit of a right of way over the Estate path and the use and enjoyment of the Estate Landing Place marked on the filed plan.

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 (04.07.2014) PROPRIETOR: THE HEIGHTS PRIMARY SCHOOL (Co. Regn. No. 08334593) of 66 Woodcote Way, Caversham, Reading RG4 7HL.
- 2 (04.07.2014) The price stated to have been paid on 4 June 2014 was £1,160,000.
- 3 (04.07.2014) RESTRICTION: No disposition by the proprietor of the registered estate to which section 117-121 or section 124 of the Charities Act 2011 applies is to be registered unless the instrument contains a certificate complying with section 122(3) or section 125(2) of that Act as appropriate.
- 4 (04.07.2014) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges 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 dated 9 June 1897 made between (1) Charles Fidler Edwin John Springbett Jesse and Charles Ernest Hewett (Vendors) and (2) Alfred Dodd Wells (Purchaser) contains a covenant to observe stipulations.

NOTE: Copy Stipulations contained in a Conveyance dated 12 November 1945 filed under P176433.

- 2 (04.07.2014) UNILATERAL NOTICE in respect of an Agreement dated 15 May 2014 made between (1) The Secretary of State for Education and (2) The Heights Primary School.
- 3 (04.07.2014) BENEFICIARY: The Secretary of State for Education of Sanctuary Buildings, Great Smith Street, London, SW1P 3BT.

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End of register