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# Official copy of register of title

Title number BK421461

Edition date 06.06.2018

- This official copy shows the entries on the register of title on 26 MAY 2023 at 09:22:01.
- 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 26 May 2023.
- 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 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 27 Harding Place, Wokingham (RG40 1BX).
- 2 (08.02.2008) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 20 December 2007 referred to in the Charges Register.
- 3 (08.02.2008) The Transfer dated 20 December 2007 referred to above contains a provision as to 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 (06.06.2018) PROPRIETOR: MAUREEN CONWAY of 27 Harding Place, Wokingham RG40 1BX.
- 2 (08.02.2008) 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 is to be registered without a certificate signed on behalf of Peverel Management Services Limited (Co. Regn. No. 1614866) of Queensway House, 11 Queensway, New Milton, Hampshire BH25 5NR by an authorised signatory that the provisions of Part 3 of Schedule 3 of the Transfer dated 20 December 2007 referred to in the Charges Register have been complied with.
- 3 (06.06.2018) The price stated to have been paid on 27 April 2018 was £465,000.

## C: Charges Register

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

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1 A Conveyance dated 22 November 1888 made between (1) The Ecclesiastical Commissioners for England and (2) Alfred James Nicholson contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 A Conveyance dated 21 June 1946 made between (1) Agnes Gwen Moseley (Vendor) and (2) Douglas Parker Wheeldon contains covenants details of which are set out in the schedule of restrictive covenants hereto.

3 The land is subject to the following rights reserved by a Conveyance thereof with other land dated 8 May 1950 made between (1) Douglas Parker Wheeldon (Vendor) and (2) James Duncan Hamilton (Purchaser):-

RESERVATION by Vendor for himself and his successors in title owners and occupiers for the time being of the land edged violet on the said plan to the free and uninterrupted passage of running of water and soil from and to the buildings now existing or thereafter to be erected on the said land edged violet through the sewers drains and watercourses now or thereafter in or under the land thereby conveyed with power for him or them to enter the premises thereby conveyed for the purpose of connecting up sewers and drains and cleansing and repairing same do as little damage as possible to the property entered upon and restoring the surface of the soil without unnecessary delay at his or their own cost.

FURTHER RESERVATION by Vendor himself and his successors in title and occupiers for the time being of Clare Cottage of the right of light and air over the land thereby conveyed to the existing building known as Clare Cottage.

FURTHER RESERVATION by Vendor for himself and his successors in title owners and occupiers for the time being of Clare Cottage for the right of eavesdrop and drainage.

NOTE: The land edged violet referred to lies to the south east of the land in this title.

4 Such part (if any) of the land in this title as is affected thereby is subject to an equitable easement created by, and to a restrictive covenant imposed by a Conveyance of premises known as "West Clare" dated 6 November 1950 made between (1) James Duncan Hamilton and (2) Michael McNeil Boyd. Neither the said Conveyance, nor any verified copy or abstract thereof was produced on first registration.

5 (08.02.2008) By a Transfer of land lying to the south west of the land in this title dated 30 June 1954 made between (1) Douglas Parker Wheeldon and (2) Denis Alfred Read and Mary May Read the covenants contained in the Conveyance dated 21 June 1946 referred to above were expressed to be varied as therein mentioned.

*NOTE: Copy filed under BK3301.*

6 (08.02.2008) A Transfer of the land in this title dated 20 December 2007 made between (1) David Wilson Homes Limited and (2) Anne Cooper Crabbe contains restrictive covenants.

*NOTE: Copy filed.*

## Schedule of restrictive covenants

1 (08.02.2008) The following are details of the covenants contained in the Conveyance dated 22 November 1888 referred to in the Charges Register:-

Covenants by the Purchaser (Alfred James Nicholson) with the Ecclesiastical Commissioners as follows:-

Not at any time thereafter to erect or permit on the said land any buildings fronting to or facing the new road (Glebelands Road) running along the south west side thereof other than private dwellinghouses with or without any stables coach house or other adjunct to a private house.

Not to use or permit to be used any such building fronting or facing the said last mentioned new road otherwise than as a private

## Schedule of restrictive covenants continued

dwellinghouse with or without any stables coach house or other adjunct to a private house

That each and every such dwellinghouse should be of the prime cost value of not less than £400.

That no building of any kind should be erected on any portion of the said land thereby conveyed which should lie between the last mentioned new road and the building line.

- 2 The following are details of the covenants contained in the Conveyance dated 21 June 1946 referred to in the Charges Register:-

"The Purchaser doth hereby COVENANT with the Vendor and her successors in title (to the intent that this covenant shall be binding on the premises hereinbefore conveyed into whosoever hands the same may come and so that it shall enure for the benefit of the Vendor and all persons from time to time entitled to the land of the Vendor adjoining the said premises hereby conveyed that the said premises shall be subject to the stipulations contained in the Second Schedule hereto.

### THE SECOND SCHEDULE ABOVE REFERRED TO

(a) The Purchaser shall not at any time carry on or permit to be carried on on the property hereby conveyed or any part thereof any trade or business whatsoever but shall use the same as a private dwellinghouse only Provided that this covenant shall not debar the Purchaser and his successors in title from using such part of the land as is not laid out as a garden from letting or using it for grazing or for any other agricultural horticultural or similar purposes.

(b) No buildings or erections other than detached dwellinghouses with usual offices garage and outbuildings shall be erected on the property such dwellinghouses to be used as private dwellinghouses only and not for any other purpose and the net cost of any such dwellinghouse exclusive of any outbuilding shall not be less than One thousand five hundred pounds.

(c) Not more than one dwellinghouse (with the usual offices and outbuildings to the acre shall be erected on the said property"

End of register