

November 2002) The price stated to have been paid on 22 October 2002
272,500.

November 2002) **RESTRICTION.** Except under an order of the registrar no
transfer, assignment or other disposition by the proprietor of the land
is to be registered without the consent of Andrew John Lowrie and
Katherine Lowrie of 13 Sturges Road, Wokingham, Berks, RG40 2HG.

GENERAL INFORMATION

For or not such matters are included in the
title of the land in the A (Property) register.
Any easement referred to in the A
(Property) register is validated by the provisions of
the Land Registration Act 1964 it is to
be included in the title.

Other interests

The register of a title does not normally refer to
rights which, in the case of unregistered land,
are not usually disclosed in an abstract of
title. Land may nevertheless be subject to such
rights in addition to the charges and other
rights referred to on the register, and these
are the following:-

1. Rights as may be discovered by
enquiry of the land (e.g., rights of way, light,
and other easements) and enquiry of the
owner or any person to whom rent is paid (e.g.
rights noted on the register and equitable

Rights arising under Act of Parliament

1. Rights affecting land generally (e.g. redemption
rights and other rates and taxes of a
particular nature)

2. Rights affecting land in a particular district (e.g.
rights under the Public Health Acts, etc)

3. Rights in the event of the possibility of compulsory acquisition
whether permanently or for a
period, by a government department
or local authority (e.g. under the Town and
Country Planning Acts, the Agriculture Act
1947)

4. Rights and Charges (i.e. charges in favour of a
third party under an Act of Parliament). These
rights are entered in the local registers kept by the
relevant authority.

5. The register provides only a summary of the matters
affecting registered land whether or not
entered in the register. A detailed list of such
rights (known as overriding interests) is
given in section 70 of the Land Registration
Act 1925 which further additions have been
made by section 258 of the Land Registration
Rules 1925, section 13(11) of the Tithe Act 1936 and
section 5 of the Coal Act 1938 (with section 5 and
section 13 of the Coal Industry Nationalisation
Act 1946). Where necessary reference should be
made to the provisions for further information.

HM Land Registry

Title Number : **BK54899**



Edition Date : 20 November 2002

A: Property Register

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

WOKINGHAM

- (18 March 1966) The **Freehold** land shown edged with red on the plan of the
above Title filed at the Registry and being 32 Sturges Road, Wokingham,
(RG40 2HE).
- The land has the benefit of the following rights granted by a Conveyance
of the land in this title dated 21 February 1966 made between (1) Harold
John Langdown (Vendor) and (2) Richard Michael Smith (Purchaser):-
"TOGETHER with the full and free passage and running of drainage soil and
water from the premises hereby conveyed through the channels drains
sewers watercourses or pipes laid under the adjoining premises known as
No 1 Holmdene Villas the Purchaser and the persons deriving title under
him the owners and occupiers for the time being of the premises hereby
conveyed paying so far as regards the premises hereby conveyed a
reasonable part of the cost of cleansing and keeping such channels or
pipes in a proper state of repair and condition."
3. (23 April 1999) A new filed plan based on the latest edition 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

- (20 November 2002) **PROPRIETOR: PATRICIA LOVEDAY BENNETT** of 32 Sturges
Road, Wokingham, Berks RG40 2HE.
- (20 November 2002) The price stated to have been paid on 22 October 2002
was £272,500.
- (20 November 2002) **RESTRICTION.** Except under an order of the registrar no
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Schedule of Restrictive Covenants continued

NOTE 1:-No boundary of the land in this title is marked T as referred to in Clause (c) above.

NOTE 2:-The land in this title forms part of Lot 99 and part of the land is coloured yellow on the conveyance plan.

END OF REGISTER

NOTE A: A date at the beginning of an entry is the date on which the entry was made in the Register.
NOTE B: This is a copy of the register on 20 November 2002 at 10:43:25.

FILE NO. BK54899

C: Charges Register
This register contains any charges and other matters that affect the land

1. A Conveyance of the land in this title and other land dated 25 January 1902 made between (1) The Peoples Investment Company Limited (Company) and (2) John Winter (purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

1. The following are details of the covenants contained in the Conveyance dated 25 January 1902 referred to in the Charges Register:-

The Purchaser doth hereby for himself and his assigns covenant with the Company in manner following that is to say:-
(a) That no dwellinghouse shall be erected upon the said plots pieces or parcels of land hereby assured which shall be of less value if detached than £300 or if semi-detached or a pair of semi-detached dwellinghouses be erected upon any one of such respective plots.

(b) That no building (except one storeyed Porches verandahs and bay windows and division fences) shall be erected on the said plots pieces or parcels of land hereby assured in advance of the building line being 20 feet back from Sturges Road aforesaid.

(c) That the Purchaser his heirs or assigns will within six calendar months from the date of these presents erect and for ever thereafter maintain upon the sides of the said plots pieces or parcels of land hereby assured marked with a T on the said plan being the North Western sides thereof respectively brick walls or substantial close boarded fences at least five feet high above the surface of the ground in rear of the building line and close or open fences at least 3 feet 6 inches high between the said building line and Sturges Road aforesaid.

(d) That the Purchaser his heirs and assigns will keep in repair such portion of the said Road called Sturges Road as abuts on the said plots pieces or parcels of land hereby assured from the boundary of such plots pieces or parcels of land respectively to the centre of such Road until the same shall be taken to as a public highway and maintained as such out of some public fund.

(e) That the plots pieces or parcels of land hereby assured coloured Blue on the said plan and numbered respectively 94, 95 and 96 and the said plot piece or parcel of land coloured Yellow on the said plan and numbered 98 and those portions of the plots pieces or parcels of land numbered 99, 100 and 101 coloured Yellow on the said plan shall not nor shall any house or building erected thereon be used for any business trade or manufacture whatsoever.

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Schedule of Restrictive Covenants

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The Purchaser doth hereby for himself and his assigns covenant with the Company in manner following that is to say:-

- (a) That no dwellinghouse shall be erected upon the said plots pieces or parcels of land hereby assured which shall be of less value if detached than £300 or if semi-detached of a less aggregate value than £500 nor shall more than one detached dwellinghouse or a pair of semi-detached dwellinghouses be erected upon any one of such respective plots.
- (b) That no building (except one storeyed Porches verandahs and bay windows and division fences) shall be erected on the said plots pieces or parcels of land hereby assured in advance of the building line being 20 feet back from Sturges Road aforesaid.
- (c) That the Purchaser his heirs or assigns will within six calendar months from the date of these presents erect and for ever thereafter maintain upon the sides of the said plots pieces or parcels of land hereby assured marked with a T on the said Plan being the North Western sides thereof respectively brick walls or substantial close boarded fences at least five feet high above the surface of the ground in rear of the building line and close or open fences at least 3 feet 6 inches high between the said building line and Sturges Road aforesaid.
- (d) That the Purchaser his heirs and assigns will keep in repair such portion of the said Road called Sturges Road as abuts on the said plots pieces or parcels of land hereby assured from the boundary of such plots pieces or parcels of land respectively to the centre of such Road until the same shall be taken to as a Public highway and maintained as such out of some public fund.
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