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# Official copy of register of title

Title number BK352534

Edition date 03.12.2020

- This official copy shows the entries on the register of title on 22 MAY 2025 at 15:38:39.
- 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 22 May 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 (09.03.1992) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 77 Montague Close, Wokingham (RG40 5PH).
- 2 (09.11.1998) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 25 September 1998 referred to in the Charges Register.
- 3 (09.11.1998) The Transfer dated 25 September 1998 referred to above contains a provision as to light or air.

## 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 (10.12.2010) PROPRIETOR: [REDACTED]
- 2 (10.12.2010) The price stated to have been paid on 26 November 2010 was £250,000.
- 3 (10.12.2010) 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.
- 4 (03.12.2020) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 2 December 2020 in favour of The Mortgage Works (UK) PLC referred to in the Charges Register.

## 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 28 April 1954 made between (1) Blanche Denis De Vitre (Vendor) (2) Blanche Denis De Vitre and others (Trustees) and (3) May Foy (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (09.11.1998) A Transfer of the land in this title dated 25 September 1998 made between (1) Taywood Homes Limited and (2) Kent Douglas Graham and Shirene Michelle Graham contains restrictive covenants.

*NOTE: Original filed.*

- 3 (03.12.2020) REGISTERED CHARGE dated 2 December 2020.
- 4 (03.12.2020) Proprietor: THE MORTGAGE WORKS (UK) PLC (Co. Regn. No. 2222856) of Nationwide House, Pipers Way, Swindon SN38 1NW.

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 28 April 1954 referred to in the Charges Register:-

"The Purchaser hereby covenants for herself her heirs executors administrators and assigns with the Vendor and her successors in title the owner or owners for the time being of the remainder of the Keep Hatch Estate now belonging to the Vendor or any part or parts thereof to the intent that such covenant shall run with and bind the property hereby conveyed into whosoever hands the same may come and with the intent to benefit and protect the remainder of the said Keep Hatch Estate as aforesaid and so that such covenant shall be binding on the Purchaser her executors administrators and assigns (so far as the rules of law and equity will permit) that the Purchaser her executors administrators and assigns will at all times hereafter observe and perform the stipulations mentioned in the Third Schedule hereto.

THE THIRD SCHEDULE before referred to

(Stipulations)

1. To erect forthwith to the satisfaction of the Vendor or her Surveyors and to maintain at her own expense boundary fences or hedges separating the property hereby conveyed from the remainder of the Keep Hatch Estate and in particular without prejudice to the generality of the foregoing stipulation of the Vendor or her Surveyors stock proof fences sufficient to keep out horses to be four feet in height and to consent of strong joists with three strands of wire on the boundaries of the property hereby conveyed between the points marked A to B B to C and C to D on the said plan.

2. So long as the remainder of the Keep Hatch Estate or any part thereof which lies on the east side of Keep Hatch Road remains in the ownership of the Vendor or either or both of her daughters the said Sibyl Blanche Denis de Vitre and Dora Mary Denis de Vitre and they or any one of them resides in the Mansion House or any part thereof neither the property hereby conveyed nor any part thereof nor any existing or future building thereon shall be used for carrying on any trade other than agriculture nor as a hospital school or public institution or charity nor shall any factory be erected nor any operative machinery fixed on the said land or any part thereof neither shall the Purchaser do or permit anything thereon which may in any wise do injury to the remainder of the Keep Hatch Estate lying on the East side of the Keep Hatch Road or render the same undesirable for residential purposes or which may be or become a nuisance disturbance or annoyance to the Vendor PROVIDED ALWAYS that if at any time hereafter the remainder of the Keep Hatch Estate on the East side of the Keep Hatch Road or any part thereof shall be developed as a Building Estate then this stipulation shall be null and void."

NOTE: The boundary between the points C-D referred to is the Southern boundary of Plots 1, 37, 38 and 39. The other points do not affect.

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End of register