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Official copy of register of title

Title number BK65621

Edition date 21.02.2018

- This official copy shows the entries on the register of title on 23 MAY 2024 at 13:33:02.
- 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 23 May 2024.
- 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 (24.04.1967) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 30 Arbor Lane, Winnersh, Wokingham (RG41 5JD).
- 2 The land has the benefit of the rights granted by but is subject to the rights subject to which the land is transferred by the Transfer dated 16 February 1967 referred to in the Charges Register.

NOTE: The land coloured brown referred to is tinted brown 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 (21.02.2018) PROPRIETOR: SHABANA AZAM of 30 Arbor Lane, Winnersh, Wokingham RG41 5JD.
- 2 (21.02.2018) The price stated to have been paid on 15 February 2018 was £632,500.

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 30 October 1935 made between (1) Westminster Bank Limited and Caroline Churchill (Vendors) and (2) William George Perrett (Purchaser) contains the following covenants:-

PURCHASER to the intent that that covenant should be binding so far as might be on the owner for the time being on the property thereby

C: Charges Register continued

assured but on the Purchaser only so long as he was the owner thereof thereby covenanted with the Vendors that the Purchaser and his successors in title would at all times thereafter observe and perform the restrictions and stipulations set forth in the Schedule thereto.

THE SCHEDULE before referred to.

1. No building shall be erected on the said land or any part thereof which shall be used for the purpose of any trade or business whatsoever or otherwise than as a private dwellinghouse.
2. No temporary building caravan house on wheels or other chattel adapted or intended for use as a sleeping apartment or for human habitation shall be erected or allowed upon the said land.
- 2 The land is subject to the following rights reserved by a Conveyance thereof and other land dated 29 October 1957 made between (1) Eric Norman Baker and Neville Sidney Baker (Vendors) and (2) Malcolm Bernard Ward and Cissie Kathleen Ward (Purchasers):-:-

"EXCEPT AND RESERVING unto Vendors and their successors in title owner or owners for the time being of the adjoining property known as Arbor Cottage a right to receive a supply of water through the water pipes to be constructed by the Purchasers in or under land thereby conveyed with power for Vendors and their successors in title owner or owners of such adjoining property to enter upon property thereby conveyed for purpose of repairing and maintaining said water pipes doing as little damage as possible to property thereby conveyed and making good surface thereof without unnecessary delay at their own cost the Vendors or the owners or owners for the time being of such adjoining property paying a fair proportion of the cost of maintaining and repairing said water pipes.
- 3 A Transfer of the land in this title dated 16 February 1967 made between (1) Colin George Hannam and (2) Martin Roland Hopkins and James William Wright contains a restrictive covenant.

NOTE: Copy filed.

End of register