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# Official copy of register of title

Title number BK33271

Edition date 22.03.2024

- This official copy shows the entries on the register of title on 22 SEP 2025 at 16:32:40.
- 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 Sep 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 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Silver Birches, Doles Lane, Wokingham, (RG41 4EB).
- 2 The Conveyances dated 21 May 1962 and 16 March 1964 referred to in the Charges Register contain the following provision:-  
  
"THE Purchasers shall not be entitled to any easement or right of light or air or otherwise which would restrict or interfere with free use by the Vendor or his successors in title of any of his adjoining or neighbouring land or property for building or other purposes and any development on the land hereby conveyed shall not interfere with the rights of light and air at present enjoyed by the Vendor in respect of his adjoining property known as Valetta"
- 3 The land has the benefit of the rights of drainage granted by a Deed dated 16 May 1978 made between (1) Wilfred Haydn Tobbell (2) Joycelyn Eileen Marples Evans and (3) William Albert Bavis Fowler and Hilda Florence Fowler.

*NOTE: Original filed.*

## 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 (28.04.2003) PROPRIETOR: [REDACTED]  
Silver Birches, Doles Lane, Wokingham, Berks RG41 4EB.
- 2 (28.04.2003) The price stated to have been paid on [REDACTED]
- 3 (28.04.2003) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register

## B: Proprietorship Register continued

and of indemnity in respect thereof.

- 4 (22.03.2024) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

## 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 11 August 1924 made between (1) Edward Fletcher Emmett (2) George Samuel Mainprize (Vendor) and (3) Robert Vincent Carrodus (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted pink on the filed plan and other land dated 21 May 1962 made between (1) Alfred James Brown (Vendor) (2) Leek and Moorlands Building Society and (3) Mortis Developments Limited (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 A Conveyance of the land tinted blue on the filed plan dated 16 March 1964 made between (1) Alfred James Brown (Vendor) (2) Leek and Moorlands Building Society and (3) Frederick John Brooks and Sheila Mary Brooks (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 4 The land tinted blue on the filed plan is subject to the following rights reserved by the Conveyance dated 16 March 1964 referred to above:-

"Easements rights and privileges excepted and reserved unto the Vendor.

1. Full and free right of running and passage of water and soil through and along all such drains or pipes as pass under or through Valetta and then through the land hereby conveyed and connect with the cesspool situate thereon for the benefit of the buildings now situate on Valetta and also for the benefit of all or such new buildings as the Vendor may within 21 years from the date hereof erect on Valetta.

2. Full and free right to use the cesspool erected on the land hereby conveyed or any new cesspool which may be erected in place thereof within 21 years from the date hereof.

3. Full and free right and liberty at all reasonable times without notice with or without workmen and others to enter into and upon so much of the land hereby conveyed as shall be necessary for the purpose of maintaining cleansing repairing renewing emptying or carrying out any works in connection with the said drains or pipes or cesspool or any part thereof or any replacements thereof causing as little damage as possible and making good all damage thereby occasioned."

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 11 August 1924 referred to in the Charges Register:-

The Purchaser for himself his heirs and assigns thereby covenants with the Vendor to observe and perform stipulations contained in First Schedule thereto but so that such covenant should as regards any restrictive provisions only upon Purchaser and the persons deriving title under him during his or their period of ownership of any interest in the land thereby conveyed.

THE FIRST SCHEDULE above referred to

1. No house or building should be erected nearer the road than 40 feet.

## Schedule of restrictive covenants continued

2. The Purchaser should within two months from the date thereof erect and forever after maintain a good sufficient wire and post fence on the side of the hereditaments thereby conveyed marked "T" within the boundary of the said plan where no hedges or such fence as aforesaid then existed.

3. No dwellinghouse or other building or erection should be erected on any part of said hereditaments except in accordance with plans and specifications which should have been previously submitted to and approved by Surveyor of Vendor his heirs executors administrators assigns which approval should not be unreasonably withheld the reasonable fees of such Surveyor to be paid by the person submitting such plans provided that no such approval should be required for the erection of outbuildings on said hereditaments such as are usual for a business of a pig duck and poultry farm.

4. No factory or building intended for use as a factory should be erected on any part of said hereditaments nor should anything be done or suffered to be done thereon which might be a nuisance damage or annoyance to Vendor his heirs executors administrators or assigns or any of their tenants or the owner or occupiers of any adjoining property or of the neighbourhood.

5. No sand or gravel should be dug up on or removed from said hereditaments except for purpose of building thereon or for use on said land.

NOTE: No T marks affect the land in this title.

- 2 The following are details of the covenants contained in the Conveyance dated 21 May 1962 referred to in the Charges Register:-

"THE Purchasers to the intent and so as to bind the land hereby conveyed into whosoever hands the same may come and to benefit and protect the remainder of the Vendor's property known as "Valetta" Doles Lane aforesaid and every part thereof and to the intent that the benefit thereof may be annexed to and run with the Vendor's property known as "Valetta" aforesaid and every part thereof hereby covenant with the Vendor and as a separate covenant with the Society to observe and perform the restrictions and stipulations described in the Second Schedule hereto.

### THE SECOND SCHEDULE before referred to

(1) The Purchasers will not erect more than one bungalow for use in one occupation upon each of the two plots comprising the land hereby conveyed the plans of each bungalow shall first be approved by the Vendor whose approval shall not be unreasonably withheld.

(2) The Purchasers will not make alteration in or addition to the height sides front back roof walls timbers or elevations of any building erected upon the land without the approval of the Vendor.

(3) The Purchaser will not do or permit to be done any act or thing in or upon the land which shall or may be or grow to the annoyance nuisance damage or disturbance of the Vendor his successors in title or the neighbourhood.

(4) The Vendor reserves the right to deal with any land not the subject matter of this Conveyance without reference to and independently of the foregoing covenants."

- 3 The following are details of the covenants contained in the Conveyance dated 16 March 1964 referred to in the Charges Register:-

"THE Purchasers to the intent and so as to bind the land hereby conveyed into whosoever hands the same may come and to benefit and protect the remainder of the Vendors property known as Valetta Doles Lane aforesaid and every part thereof and to the intent that the benefit thereof may be annexed to and run with the Vendors property known as Valetta aforesaid and every part thereof hereby covenants with the Vendor and as a separate covenant with the Society to observe and perform the restrictions and stipulations described in the third

## Schedule of restrictive covenants continued

schedule hereto.

THE THIRD SCHEDULE hereinbefore referred to

1. The Purchasers will not do or permit to be done any act or thing in or upon the land hereby conveyed which shall or may be or grow to the annoyance nuisance damage or disturbance of the Vendor his successors in title or the neighbourhood.

2. The Vendor reserves the right to deal with any land not the subject matter of this Conveyance without reference to and independently of the foregoing covenant.

3. The Purchasers will not without the consent of the Vendor (whose approval shall not be unreasonably withheld) erect any building or outbuilding on any part of the land hereby conveyed but shall use the same only as a yard or rear garden for the benefit of the Purchasers property known as Silver Birches aforesaid PROVIDED ALWAYS that no building outbuilding or erection whatsoever shall be constructed or erected so as to interfere with or in any way impede the free use by the Vendor of the rights set out in the Second Schedule hereto.

NOTE: The rights set out in the second schedule referred to are those contained in the Charges Register.

End of register