



BLANDY & BLANDY
DX4008
READING

Date
19 June 2020

Your Ref
SB/LYO48/2

Our Ref
RCS/BK223775

HM Land Registry
Gloucester Office
PO Box 75
Gloucester
GL14 9BD

DX 321601
Gloucester 33

Tel 0300 006 1111
gloucester.office@
landregistry.gov.uk

www.gov.uk/land-registry

Completion of registration

Title number	BK223775
Property	7 Summit Close, Finchampstead, Wokingham (RG40...
Registered proprietor	Richard Karl Lyon

Your application lodged on 22 April 2020 has been completed. An official copy of the register is enclosed. No amendment has been made to the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see www.gov.uk/government/publications/updating-registered-owners-contact-address on GOV.UK (or search for "COG1") or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 5pm.

If you require this correspondence in an alternative format, please let us know.



Official copy of register of title

Title number BK223775

Edition date 22.04.2020

- This official copy shows the entries on the register of title on 19 Jun 2020 at 07:00:28.
- 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 19 Jun 2020.
- 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 (26.10.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 7 Summit Close, Finchampstead, Wokingham (RG40 3LH).
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 5 November 1959 referred to in the Charges Register:-

"The right (in common with the Vendor and all persons having a similar right) to connect with and use the drains and sewers laid or to be laid under the adjoining property now or formerly belonging to the Vendor for the purpose of running of water and soil from the land hereby conveyed and the buildings for the time being thereon into the drains and sewers laid or to be laid under the Pine Farm Estate the Sub-Purchaser and his successors in title paying a fair proportion of the expense of repairing maintaining and cleansing the said drains and sewers EXCEPTING AND RESERVING in favour of the Vendor and all other persons having the like right to connect with the drains and sewers laid or to be laid under the land hereby conveyed for the purpose of running of water and soil from all the adjoining land now or formerly belonging to the Vendor and any buildings for the time being thereon"
- 3 The Conveyance dated 5 November 1959 referred to above contains the following provision:-

"THE Sub-Purchaser and the persons deriving title under him shall not by implication prescription or otherwise become entitled to any right of light or air which would restrict or interfere with the free use of adjoining or neighbouring land of the Vendr for building or other purposes"

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

B: Proprietorship Register continued

- 1 (22.04.2020) PROPRIETOR: RICHARD KARL LYON of 7 Summit Close, Finchampstead, Wokingham RG40 3LH.
- 2 (22.04.2020) The price stated to have been paid on 3 April 2020 was £694,000.
- 3 (22.04.2020) 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 (22.04.2020) 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 3 April 2020 in favour of Barclays Bank 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 19 May 1911 made between (1) John Walter and others (Vendors) and (2) Henry Goddard (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land in this title dated 5 November 1959 made between (1) Robert Dewey (Vendor) (2) H & S (Builders) Limited and (3) Albert Victor George Rodd (Sub-Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (22.04.2020) REGISTERED CHARGE dated 3 April 2020.
- 4 (22.04.2020) Proprietor: BARCLAYS BANK UK PLC (Co. Regn. No. 9740322) of P.O. Box 187, Leeds LS11 1AN.
- 5 (22.04.2020) The proprietor of the Charge dated 3 April 2020 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 19 May 1911 referred to in the Charges Register:-

COVENANT by Purchaser with Vendors that Purchaser and persons deriving title under his to said hereditaments thereby assured to at all times observe and be bound by stipulations contained in the First Schedule thereto

THE FIRST SCHEDULE before referred to

The land comprised in the before written Indenture and any buildings to be erected thereon should not be used for any purpose which might be or grow into a nuisance or annoyance to the neighbourhood No temporary dwelling building or erection of any kind except sheds to be used during working hours by workmen employed in building or completing houses upon the said land should be erected thereon and no booths caravans shows swings or roundabouts should be placed or used thereon No part of the said land should be used as an advertising station or for entertaining beanfeasters or pleasure parties No manufacturing should be carried on upon the said land or any building erected thereon and no permanent operative machinery should be fixed or placed thereon No portion of the said land is to be made into or used as a road or way to any adjoining land without the approval of the Vendors No building manure pit or cesspool except a lodge not exceeding 15 feet in height from ground level to ridge or roof should be built on the said land within 50 feet of the approach road thereto.

- 2 The following are details of the covenants contained in the Conveyance dated 5 November 1959 referred to in the Charges Register:-

Schedule of restrictive covenants continued

"THE Sub-Purchaser hereby covenants with the Vendor that he the Sub-Purchaser and his successors in title will at all times hereafter duly observe perform and keep the covenants and stipulations negative or otherwise set out in the Schedule hereto

THE SCHEDULE before referred to

1. No dwellinghouse which shall be erected on the said land shall at any time be used for any purpose other than that of a private dwellinghouse and no trade business or manufacture whatsoever shall be set up or carried on thereon or any part thereof but the profession of a dental surgeon registered medical practitioner or solicitor may be carried on thereon

2. At all times hereafter to maintain and keep in repair the fence on the sides marked "T" within the boundary on the said plan".

NOTE: The "T" marks referred to in Clause (2) above affect the southern and eastern boundaries of the land in this title.

End of register