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Official copy of register of title

Title number BK70250

Edition date 14.08.2009

- This official copy shows the entries on the register of title on 04 APR 2025 at 15:40:43.
- 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 04 Apr 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 (02.08.1962) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 5 Wessex Gardens, Twyford, Reading (RG10 0BA).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 7 September 1967 referred to in the Charges Register.
- 3 The Transfer dated 7 September 1967 referred to above contains a provision as to boundary structures.

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 (02.08.1962) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 5 Wessex Gardens, Twyford, Reading, BERKS RG10 0BA.
- 2 (27.11.2000) The price stated to have been paid on 10 November 2000 was £168,000.
- 3 (06.07.2007) 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.

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 22 June 1962 made between (1) Alan Anthony Colleton Godsall (Vendor) and (2) J A Pye (Oxford) Estates Limited (Purchaser) contains covenants. Details of the covenants are set out in the schedule of restrictive covenants

C: Charges Register continued

hereto. By a Deed dated 2 April 1965 made between (1) Alan Anthony Colleton Godsal (Mr Godsal) and (2) J A Pye (Oxford) Estates Limited (Company) the said covenants were expressed to be released. The said Deed also contained covenants. Details of the covenants and of the release are set out in the schedule of restrictive covenants hereto.

NOTE: The deed contains a warranty by Mr Godsal that he is the only person entitled to enforce the covenants contained in the said Conveyance.

- 2 The land is subject to the following rights reserved by the Conveyance dated 22 June 1962 referred to above:-

"FIRSTLY the passage of water and soil through the drains and watercourses now existing under the land hereby assured.

SECONDLY the full and free right of connecting to and of passage and repassing with or without horses carriages and carts or otherwise at all times over and along all streets and roads and also of connecting to and using all sewers drains and culverts now or hereafter to be made in or over the land hereby assured or any part thereof subject to bearing a due proportion of the cost of constructing the same but only in the event of them having to be constructed of a size larger than is adequate for the development of the land assured AND ALSO the free passage and running of water and soil to and from all other parts of the adjoining land belonging to the Vendor."

- 3 A Transfer of the land in this title dated 7 September 1967 made between (1) J. A. Pye (Oxford) Estates Limited and (2) Alan Michael West and Susan Elizabeth Neal contains restrictive covenants.

NOTE: Original filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 22 June 1962 referred to in the Charges Register:-

"The Purchaser hereby covenants with the Vendor so as to benefit and protect the adjoining land of the Vendor known as the Haines Hill Estate and to run with the land hereby assured into whosoever hands the same may come to observe and perform the restrictive and other covenants contained in the Third Schedule hereto.

THE THIRD SCHEDULE above referred to

Covenants imposed

A. Not more than Eighty-eight dwellinghouses with or without garages and other outbuildings shall be erected on the land hereby assured.

B. No manufactory trade or business whatsoever shall be carried on or upon any part of the land hereby assured or any house or houses which may be built thereon or on any part thereof but the same shall be used and enjoyed as and for the purpose of private dwellinghouses only except only that it shall be permissible to carry on the professions of a doctor or dentist or such other profession as may be permitted by the Vendor in writing and nothing shall be done thereon which may be or grow to be a nuisance damage or annoyance to the Vendor or the owners or occupiers of any adjoining or neighbouring land.

C. To erect before commencing building operations and at all times thereafter to maintain to the satisfaction of the Vendor and the persons deriving title under him good and sufficient stock proof fences consisting of wood posts and chain link galvanized wire to a height of Four feet within the whole length of the south-east and north-east boundaries of the land hereby assured where marked with a "T" on the said plan annexed hereto."

- 2 The following are details of the terms of the Release contained in the Deed dated 2 April 1965 referred to in the Charges Register:-

Schedule of restrictive covenants continued

"1. Mr Godsal as Beneficial Owner hereby releases and forever discharges the Company and its successors in title and the land comprised in the above title number from the covenant contained in the said Conveyance and from all costs actions proceedings claims and demands for or on account of or in respect thereof

2. The Company hereby covenants with Mr Godsal so as to benefit and protect his adjoining land known as the Haines Hill Estate and to run with the land comprised in the above title number into whosoever hands the same may come to observe and perform the restrictive and other covenants contained in the schedule hereto

THE SCHEDULE above referred to

Interpretation clause. In this Schedule a "unit" means a dwelling or a shop.

1. Not more than one hundred units with or without garages and other outbuildings shall be erected on the land comprised in the above title number of which not more than eight units shall be constructed as shops with or without garages and other buildings.

2. No manufacture trade or business whatsoever shall be carried on or upon any of the remaining ninety-two units but the same shall be used and enjoyed as and for the purpose of private dwellinghouses only except that it shall be permissible to carry on the profession of a doctor or dentist or such other profession as may be permitted by Mr Godsal in writing and nothing shall be done thereon which may be or grow to be a nuisance damage or annoyance to Mr Godsal or the owner or owners or occupiers of any adjoining or neighbouring land

3. To erect and at all times hereafter to maintain to the satisfaction of Mr Godsal and the persons deriving title under him good and sufficient stock proof fences consisting of wood posts and chain link galvanised wire to a height of four feet within the whole length of the south east and north east boundaries of the land comprised in the above title number where marked with a "T" on the plan annexed to the Conveyance."

NOTE: The title number referred to in clause 1 above is BK16971.

End of register