

HERRINGTON & CARMICHAEL LLP
DX33501
WOKINGHAM



DX

Date
23 August 2010

Your ref
CC/KLB/BAY.031.01

Our ref
RCS/BK384606

Completion of registration

Title number	BK384606
Property	Flat 5, Clare Court, Clare Avenue and garage 5, Wokingham (RG40 1EX)
Registered proprietor	[REDACTED]

From 1 October 2010 there will be a new Proper Office Order for the lodging of applications. The changes affect applications that would currently be lodged at Portsmouth, Stevenage and Tunbridge Wells offices. Further information can be obtained from the Land Registry web site www.landregistry.gov.uk or from Customer Support on 0844 892 1111.

Your application lodged on 23 August 2010 has been completed. An official copy of the register is enclosed. No amendment to the title plan has been made.

There are no other documents to send to you.

You do not need to reply unless you think a mistake has been made. If there is a problem or you require this correspondence in an alternative format, please let us know.

The Title information document is enclosed for you to keep or issue to your client as appropriate.

Important information about the address for service

If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on 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 measure to safeguard against fraud. It is important that this address is correct

Land Registry
Gloucester Office
Twyver House
Bruton Way
Gloucester GL1 1DQ

DX 7599 Gloucester 3

Tel 01452 511111
Fax 01452 510050
gloucester.office
@landregistry.gsi.gov.uk

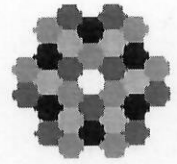
www.landregistry.gov.uk

and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not 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.

Public Guide 2 – *Keeping your address for service up to date* explains how to do this. You can view or download copies of this guide from our website at www.landregistry.gov.uk in English and Welsh or obtain a copy of it free of charge from any Customer Support – telephone 0844 892 1111 (0844 892 1122 for a Welsh-speaking service) from Monday to Friday between 8am and 6pm.



Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan, please apply using form OC1 (available from our website, any Land Registry local office and law stationers). A fee is payable for each copy issued.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

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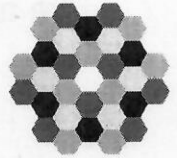
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Official copy of register of title

Title number BK384606

Edition date 23.08.2010

- This official copy shows the entries in the register of title on 23 August 2010 at 14:55:06.
- 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 August 2010.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it.*
- This title is dealt with by Land Registry Gloucester Office.

A: Property register

This register describes the land and estate comprised in the title.

WOKINGHAM

- 1 (29.09.2003) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 5, Clare Court, Clare Avenue and garage 5, Wokingham (RG40 1EX).

NOTE: As to the part tinted blue on the filed plan only the first floor flat is included in the title.

- 2 (29.09.2003) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 18 September 2003
Term : 999 years from 1 July 1972
Rent : As therein mentioned
Parties : (1) Clare Court (Wokingham) Limited
(2) Susan Louise Rundell

NOTE: The original Lease dated 30 March 1973 referred to in the above lease was formerly registered under title number BK121290

- 3 (29.09.2003) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (29.09.2003) A Consent dated 27 November 1974 by Ramsey Leo McKissack relates to the driveway leading to Clare Avenue referred to in the Lease dated 30 March 1973 referred to above.
- 5 (29.09.2003) The landlord's title is registered.
- 6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves,

A: Property register continued

so far as those easements and rights exist and benefit or affect the registered land.

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 (23.08.2010) PROPRIETOR: [REDACTED] and of 5 Clare Court, Clare Avenue, Wokingham, Berkshire RG40 1EX.
- 2 (23.08.2010) The price stated to have been paid on 9 July 2010 was £220,000.
- 3 (23.08.2010) 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 (23.08.2010) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

C: Charges register

This register contains any charges and other matters that affect the land.

- 1 (29.09.2003) A Deed dated 22 November 1888 made between (1) Ecclesiastical Commissions for England and (2) Alfred James Nicholson contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 (29.09.2003) A Conveyance of the freehold estate in the land in this title and other land dated 21 June 1946 made between (1) Agnes Gwen Moseley (Vendor) and (2) Douglas Parker Wheeldon (Purchaser) contains covenants particulars of which are set out in the Schedule annexed.

NOTE: By an Order of the Lands Tribunal under Section 84 of the Law of Property Act 1925 dated 12 July 1963 the said covenants were modified in the terms set out in the Schedule annexed.

- 3 (29.09.2003) The land is subject to the following rights reserved by a Conveyance of the freehold estate in the land in this title and other land dated 8 May 1950 made between (1) Douglas Parker Wheeldon (Vendor) and (2) James Duncan Hamilton (Purchaser):-

"THE Vendor reserved unto himself his successors in title owners and occupiers for the time being of the lands edged violet on the said plan marked "A" the free and uninterrupted passage and running of water and soil from and to the buildings now existing or hereafter to be erected on the said land edged violet through the sewers drains and watercourses which are now or may hereafter be in or under the land hereby conveyed with power for him or them at any time or times hereafter to enter upon the premises hereby conveyed for the purpose of connecting up sewers and drains with the existing sewers and drains and of repairing and cleansing the same doing as little damage as possible to the property entered upon and restoring the surface of the soil without unnecessary delay at his or their own cost.

C: Charges register continued

AND the Vendor also reserved unto himself his successors in title owners and occupiers for the time being of Clare Cottage on the plan marked "B" attached hereto and of every part thereof the unimpeded access of light and air at all times over the land hereby conveyed to the existing building known as Clare Cottage shown on the said plan marked "B" and to all windows and apertures which may from time to time exist in any such building notwithstanding that the said buildings and windows and apertures may from time to time be altered in position height or otherwise.

AND the Vendor also reserved unto himself his successors in title owners and occupiers for the time being of Clare Cottage the right of eavesdrop and drainage over the existing gutters which convey rain water from the roof of Clare Cottage along the eaves of Clare Cottage notwithstanding that they overhang the land hereby conveyed."

NOTE: The land edged violet referred to is in two parts, one part lies to the south west of the land in this title and is known as Clare Cottage and the other part lies to the south east of the land in this title.

- 4 (29.09.2003) A Conveyance of the land lying to the east of the land in this title dated 16 May 1966 made between (1) James Duncan Hamilton (Vendor) (2) Lloyds Bank Limited (3) Duncan Hamilton & Co. (Byfleet) Limited and (4) Wimborne Estates Limited contains covenants by the Vendor details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 21 June 1946 referred to in the Charges Register:-

COVENANT by Purchaser with Vendor and her successors in title to the intent that this covenant should be binding on the premises thereinbefore conveyed into whosoever hands the same might come and so that it should enure for the benefit of the Vendor and all persons from time to time entitled to the land of the Vendor adjoining the said premises thereby conveyed that the said premises should be subject to the stipulations contained in the Second Schedule thereto

THE SECOND SCHEDULE above referred to

(a) The Purchaser shall not at any time carry on or permit to be carried on on the property thereby conveyed or any part thereof any trade or business whatsoever but shall use the same as a private dwellinghouse only Provided that this covenant shall not debar the Purchaser and his successors in title from using such part of the land as is not laid out as a garden from letting or using it for grazing or for any agricultural horticultural or similar purposes

(b) No buildings or erections other than detached dwellinghouses with usual offices garage and outbuildings shall be erected on the property such dwellinghouses to be used as private dwellinghouses only and not for any other purpose and the net cost of any such dwellinghouse exclusive of any outbuildings shall not be less than £1500

(c) Not more than one dwellinghouse (with the usual offices and outbuildings to the acre) should be erected on the said property.

- 2 The following is a copy of the terms of modification contained in the Order dated 12 July 1963 referred to in the Charges Register.

"The restriction in a Conveyance made the 21 day of June 1946 between Agnes

Schedule of restrictive covenants continued

Gwen Moseley acting by Frank Hugh Preece of the one part and Douglas Parker Wheeldon of the other part

BE AND THE SAME IS HEREBY MODIFIED to permit the erection of fourteen dwellinghouses with garages for use in connection therewith upon the said land"

- 3 The following are details of the covenants contained in the Conveyance dated 16 May 1966 referred to in the Charges Register:-

"The Vendor as a separate covenant and so as to bind the Vendor's adjoining property known as Clare Court and West Clare into whosoever hands the same may come and so as to benefit the property hereby conveyed and each and every part thereof that there shall not at any time hereafter be erected on the said adjoining land of the Vendor and known as Claire Court and West Clare which land together with the property hereby conveyed formed the totality of the land in respect of which the order dated the Twelfth July One thousand nine hundred and sixty three under the Land Tribunal Act 1949 was made more than four dwellinghouses including the premises at present standing thereon and known as Clare Court and West Clare"

End of register