



Title register for:

27 Crofton Close, Bracknell, RG12 0UR (Freehold)

Title number: BK222308

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Register summary

Title number	BK222308
Registered owners	<div></div> <div>27 Crofton Close, Bracknell RG12 0UR</div> <div></div> <div>27 Crofton Close, Bracknell RG12 0UR</div>
Last sold for	£335,000 on 22 June 2018

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	1980-10-10	BRACKNELL FOREST

	The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 27 Crofton Close, Bracknell (RG12 0UR).
2	The land has the benefit of the easements granted by but is subject to the rights reserved by the Transfer dated 17 August 1984 referred to in the Charges Register.
3	The Transfer dated 17 August 1984 referred to above contains provisions as to light or air and 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.

Class of Title: Title absolute

Entry number	Entry date	
1	2023-08-10	PROPRIETOR: [REDACTED] [REDACTED] 27 Crofton Close, Bracknell RG12 0UR.
2	2018-07-10	The price stated to have been paid on 22 June 2018 was £335,000.
3	2018-07-10	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.
4	2023-08-10	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.

5	2023-08-10	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 31 July 2023 in favour of HSBC UK Bank PLC referred to in the Charges Register.
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C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date
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1	A Conveyance of the land in this title and other land dated 14 August 1980 made between (1) The Queen's Most Excellent Majesty (2) The Crown Estate Commissioners and (3) Bracknell District Council (Council) (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
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2	A Transfer of the land in this title and other land dated 30 March 1981 made between (1) Bracknell District Council (Council) and (2) Essex and Suffolk Properties Limited and Croudace Limited (Consortium) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
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3	A Transfer of the land in this title and other land dated 8 June 1983 made between (1) Essex & Suffolk Properties Limited (Laurence) and Croudace Limited (Croudace) (together known as The Consortium) and (2) Croudace Limited (Croudace) contains covenants details of which are
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		set out in the schedule of restrictive covenants hereto.
4		<p>A Transfer of the land in this title dated 17 August 1984 made between (1) Croudace Limited and (2) Alan Edward Peever contains restrictive covenants.</p> <p>NOTE: Original filed.</p>
5	2023-08-10	REGISTERED CHARGE dated 31 July 2023.
6	2023-08-10	Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of Customer Service Centre, BX8 4HB.
7		<p>The following are details of the covenants contained in the Conveyance dated 14 August 1980 referred to in the Charges Register:-</p> <p>"THE Purchaser hereby covenants with Her Majesty and Her successors and as a separate covenant with the Commissioners to the intent and so as to bind (so far as possible) the property and every part thereof into whosoever hands the same may come and to benefit and protect the protected land.</p> <p>(i)</p> <p>(ii)</p> <p>(iii) Not to do or suffer to be done on the property anything which in the opinion of the Commissioners may be or become a public or private nuisance or an annoyance grievance or inconvenience to Her Majesty or Her Successors or the commissioners or the tenants or occupiers for the time being of the protected land or which may lessen the value of the protected land</p> <p>(iv) Not to use the property for any industrial</p>

purpose which may be injurious to the timber on the protected land."

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The following are details of the covenants contained in the Transfer dated 30 March 1981 referred to in the Charges Register:-

"The Consortium to the intent and so as to bind (so far as practicable) the Consortium Property and each and every part thereof into whosoever hands the same may come and to benefit and protect the remainder of the land now comprised in the title above mentioned (hereinafter called "the Council Property" and each and every part thereof hereby jointly and severally covenant with the Council to observe and perform the restrictions and stipulations set out in the Third Schedule hereto

THE THIRD SCHEDULE

1. Not to do or cause or permit to be done anything calculated or likely or which shall or may cause any danger or injury to any pipes mains wires cables gas mains water mains sewers drains telephone leads conduits pipes or other easements or services shall not or which may at any time during the perpetuity period be in under through over or on the Council Property or serve the Council Property and all buildings which are now or may at any time during the perpetuity period be erected on the same and to take all reasonable precautions to prevent any such damage or injury and to make good forthwith any such damages or injury as may be done caused or permitted by the Consortium and to indemnify and keep indemnified the Council and its successors in title and assigns from all or any costs claims demands expenses and liability whatsoever arising out of any such damage or injury so caused or permitted

2. Not to use or permit or suffer the Consortium

Property or any part thereof to be used for any offensive noxious noisy or dangerous trade or business or purpose whatsoever

3. Not to do or permit or suffer to be done or remain upon the Consortium Property or any part thereof anything which may become or cause a nuisance annoyance disturbance inconvenience injury or damage to the Council or its successors in title or its tenants or lessees or to the occupiers of the Council Property or any buildings now or at any time during the perpetuity period constructed thereupon and each and every part thereof or to the public local or any other authority or which may be or become detrimental to the neighbourhood."

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The following are details of the covenants contained in the Transfer dated 8 June 1983 referred to in the Charges Register:-

"Croudace to the intent and so as to bind (so far as practicable) Croudace's Property and each and every part thereof into whosoever hands the same may come and to benefit and protect Laurence's Property and the retained land and each and every part of both of them hereby covenants with Laurence and as a separate covenant with the Consortium to observe and perform the restrictions and stipulations set out in the Fifth Schedule hereto Provided that Croudace shall not be liable for the non-observance or non-performance of the restrictions and stipulations set out in paragraph 1, 2 and 3 of that Schedule occurring after it shall have parted with all interest in the land in respect of which such non-observance or non-performance shall occur or shall have granted a lease for a term of more than fifty years in respect of such land.

THE FIFTH SCHEDULE

1. Not to do or cause to be done anything

calculated or likely or which shall or may cause any damage or injury to any service conduits which shall now or may at any time during the perpetuity period be in under through over or on Laurence's Property or the retained land or serve Laurence's Property or the retained land and all buildings which are now or may at any time during the perpetuity period be erected on either of them and to take all reasonable precautions to prevent any such damage or injury and to make good forthwith any such damage or injury as may be done or caused by Croudace and to indemnify and keep indemnified Laurence and the Consortium and their respective successors in title and assigns from all or any costs claims demands expenses and liability whatsoever arising out of any such damage or injury so caused

2. Not to use or permit or suffer Croudace's Property or any part thereof to be used for any offensive noxious noisy or dangerous trade or business or purpose whatsoever

3. Not to do or permit or suffer to be done or remain upon Croudace's Property or any part thereof anything which may become or cause a nuisance annoyance disturbance inconvenience injury or damage to Laurence or the Consortium or their respective successors in title or to their respective tenants or lessees or to the occupiers of Laurence's Property or the retained land or any part of either of them or any buildings now or at any time during the perpetuity period constructed or either of them or to the public local or any other authority or which may be or become detrimental to the neighbourhood."

NOTE: Croudace's Property is the land in this title. Laurence's Property adjoins the southern boundary of the land in this title.