

# OFFICIAL COPY OF REGISTER ENTRIES

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Issued on 6 May 2004.

This title is dealt with by Gloucester District Land Registry.

## Land Registry

Title Number : **BK128414**

Edition Date : 6 May 2004

### 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 23 Heath Close, Wokingham (RG41 2PG).
2. A Transfer of the land tinted yellow on the filed plan and other land dated 14 February 1972 made between (1) Ernest Jack Dixon Karsten and Audrey Karsten (Transferors) and (2) Davtee Investments Limited (Transferees) contains the following provision:-  
  
"It is hereby agreed and declared that the Transferees and its successors in title shall not be or become entitled to any right of light or air or any other right or easement whatsoever over the said adjoining land of the Transferors."  
  
3. The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 14 December 1973 referred to in the Charges Register.
4. The Transfer dated 14 December 1973 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.*

#### Title Absolute

1. (17 June 1998) PROPRIETOR: [REDACTED]  
[REDACTED] of 23 Heath Close, Wokingham, Berks, RG41 2PG.

**B: Proprietorship Register continued**

2. (17 June 1998) The Transfer to the proprietor contains a covenant to observe and perform the covenants in the transfer dated 14 December 1973 referred to in the Charges Register and of indemnity in respect thereof.
3. (6 May 2004) **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 27 April 2004 in favour of Barclays Bank 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 numbered 1 in blue on the filed plan and other land dated 3 September 1927 made between (1) Herbert James Lawrence and Sidney William Lawrence (Vendors) and (2) William James Wescott (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2. The land tinted yellow numbered 1 on the filed plan is subject to the following rights reserved by a Transfer thereof and other land dated 18 May 1972 made between (1) Davtee Investments Limited (Transferor) and (2) S.E.C. Contractors (Reading) Limited (Transferee):-

"There is excepted and reserved unto the Transferor or other the owner or owners for the time being of the adjoining land on the western side of the property hereby transferred a right of way with or without vehicles at all times and for all purposes over and along the strip of land giving access to the said adjoining land from Heath Close the approximate line of which is shown by the black hatching on the said plan and also excepting and reserving the right to the Transferor the owners for the time being of the said adjoining land to enter upon the land hatched black on the said plan for the purpose of making and laying within eighty years from the date hereof and thereafter repairing maintaining and renewing the drains pipes wires and cables conduits and services under and along the said land hatched black the person or persons exercising such right forthwith making good any damage."

NOTE:-The land hatched black referred to is shown hatched blue on the filed plan.

3. The land edged brown on the filed plan is subject to the following rights reserved by a Transfer thereof and other land dated 18 September 1972 made between (1) Davtee Investments Limited and (2) S.E.C. Contractors (Reading) Limited:-

"EXCEPTING AND RESERVING unto the Transferor or other the owner or owners for the time being of the adjoining land on the western side of the property hereby transferred a right of way with or without vehicles at all times and for all purposes over and along the land hereby transferred AND ALSO EXCEPTING AND RESERVING as aforesaid the right for the Transferor or other the owner or owners for the time being of the said adjoining land to enter upon the land hereby transferred for the purpose of making and laying within Eighty years from the date hereof and thereafter repairing maintaining and renewing the drains pipes wires cales conduits and surfaces under and along the land hereby transferred

## C: Charges Register continued

the person or persons exercising such rights forthwith making good any damage caused."

4. A Transfer of the land in this title dated 14 December 1973 made between (1) S.E.C. Contractors (Reading) Limited and (2) Graham Douglas Stook and Elizabeth Mary Joan Stock contains restrictive covenants.

*NOTE: Copy in Certificate.*

5. (6 May 2004) REGISTERED CHARGE dated 27 April 2004.
6. (6 May 2004) PROPRIETOR: BARCLAYS BANK PLC (Co. Regn. No. 1026167) of Meridian House, Anchor Boulevard, Crossways Business Park, Dartford DA2 6QU, trading as The Woolwich.
7. (6 May 2004) The proprietor of the Charge dated 27 April 2004 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.

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## Schedule of Restrictive Covenants

1. The following are details of the covenants contained in the Conveyance dated 3 September 1927 referred to in the Charges Register:-

"THE Purchaser for himself and his successors in title covenants with the Vendors at all times hereafter to observe and perform the said restrictions and stipulations set forth in the said First Schedule hereto

### THE FIRST SCHEDULE hereto

Within one month after completion of the purchase to erect and for ever after maintain good and sufficient fences on the sides of the land referred to marked T on the said plan and being the North and East boundaries thereof.

2. That no building or erection shall be set up nearer to the Road in front than fifty feet thereof.
3. That no trade or business of an objectionable character shall be carried on the said land.
4. That not more than one house or a pair of semi detached houses shall be erected on the said land and that the cost of labour and materials of each House shall be not less than Five hundred pounds for a detached House or Eight hundred and fifty pounds for a pair of semi detached Houses.
5. That no sand or gravel shall be dug out of the said land except for the purposes of laying the foundations of any house or houses to be

## Schedule of Restrictive Covenants continued

erected thereon or for use in connection with the erection of any building thereon."

NOTE:-T marks are now internal to the land in this title referred to in clause 1.

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## END OF REGISTER

*NOTE: The date at the beginning of an entry is the date on which the entry was made in the Register.*