



Title register for:

27 Wulwyn Court, Linkway, Crowthorne, RG45 6EU (Leasehold)

Title number: BK377159

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Register summary

Title number	BK377159
Registered owners	XXXXXXXXXXXXXXXXXXXX 27 Wulwyn Court, Linkway, Crowthorne RG45 6EU XXXXXXXXXXXXXXXXXXXX 27 Wulwyn Court, Linkway, Crowthorne RG45 6EU
Last sold for	£257,500 - £281,000

A: Property Register

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

Entry number	Entry date	
1	2002-08-15	BRACKNELL FOREST

The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 27 Wulwyn Court, Linkway, Crowthorne and Garage 27, (RG45 6EU).

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

2	2002-08-15	Short particulars of the lease(s) (or under-lease(s)) under which the land is held: Date : 4 March 2002 Term : 999 years from 1 January 1960 Rent : A peppercorn Parties : (1) Wulwyn Court (Crowthorne) Limited (2) Akram Mohammed Abdullah NOTE: The original Lease dated 7 October 1966 referred to in the above lease was formerly registered under BK61036
3	2002-08-15	The landlord's title is registered.
4		Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, 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.

Class of Title: Title absolute

Entry number Entry date

1	2022-07-13	PROPRIETOR: BENJAMIN JOSEPH TURNER and FAYE LOUISE KITCATT of 27 Wulwyn Court, Linkway, Crowthorne RG45 6EU.
2	2022-07-13	The price stated to have been paid on 30 June 2022 was £257,500.
3	2024-06-17	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 12 June 2024 in favour of HSBC UK Bank PLC referred to in the Charges Register.

C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date	
1	2002-08-15	A Transfer of the freehold estate in the land in this title and other land dated 24 June 1920 made between (1) Frank Bullen Rendle and (2) Robert Donald Ryde contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2	2002-08-15	A Transfer of the freehold estate in the land in this title and other land dated 8 March 1960 made between (1) Douglas Pickerill Allen and (2) Renway Construction Company Limited contains the following covenants:- "The Transferee so as to bind the land hereby transferred and to benefit adjoining land belonging to the Transferor being the remainder of the land comprised in Title Numbers BK2192 and P30303

HEREBY COVENANTS with the Transferor as follows:-

Not to erect any building or other erection which will interfere with the right of light or air of the Transferor"

3	2024-06-17	REGISTERED CHARGE dated 12 June 2024.
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4	2024-06-17	Proprietor: HSBC UK BANK PLC (Co. Regn. No. 9928412) of 40 Wakefield Road, Leeds LS98 1FD, trading as First Direct.
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5		The following are details of the covenants contained in the Transfer dated 24 June 1920 referred to in the Charges Register:- "The said Robert Donald Hyde Thomson for himself his heirs executors administrators and assigns hereby covenants with the said Frank Bullen Rendle his heirs and assigns to perform and observe the conditions restrictions and stipulations set forth in the Schedule hereto. THE SCHEDULE referred to 1. To maintain and keep in repair the boundary fences between the points Y and Z marked on the said plan. 2. Not to erect any other building upon the land hereby transferred within 250 feet from that part of the Northern boundary of the same which is within 250 feet from the Western boundary thereof except a garden wall green house or vinery not exceeding 15 feet in height. 3. Not to do anything which shall cause a nuisance or annoyance to the said Frank Bullen Rendle or the owners and occupiers of the adjoining land
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belonging to the said Frank Bullen Rendle.

4. Not to use the said land hereby transferred or any part thereof for the purpose of a cemetery crematorium asylum for idiots lunatics or imbeciles or any hospital for fever or any other infectious diseases including consumption or as a sewage farm or for a factory or any other purpose likely to be or to become a nuisance or annoyance to the owners or occupiers of adjoining property.

5. Not to erect any dwellinghouse upon the land hereby transferred of less value than £600 which shall be the first net cost thereof exclusive of the value of the land upon which the same shall be built"