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Official copy of register of title

Title number BK389781

Edition date 23.05.2006

- This official copy shows the entries on the register of title on 02 MAR 2026 at 14:56:16.
- 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 02 Mar 2026.
- 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WOKINGHAM

- 1 (05.07.2004) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Flat 7 Sturges Court, 70 Sturges Road, Wokingham (RG40 2HB).

NOTE: As to the parts tinted pink and tinted blue on the title plan only the First Floor Flat is included in the title.

- 2 (05.07.2004) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 2 April 2004
 Term : 999 years from 1 January 2002
 Parties : (1) Gary James Cox and Paul John Wilmott
 (2) 70 Sturges Road Limited
 (3) Nigel Allan Taylor
- 3 (05.07.2004) 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 (05.07.2004) The lessor's title is registered.
- 5 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.

Title absolute

B: Proprietorship Register continued

- 1 [REDACTED]
- 2 (05.07.2004) RESTRICTION:-Except under an order of the Registrar no transfer of the property is to be registered unless the solicitors to the applicant lodge a Certificate to the effect that the Transferee has taken a Transfer of the share in the Management Company known as 70 Sturges Road Limited from the Transferor and has been registered in the books of the Management Company as a shareholder of 70 Sturges Road Limited.
- 3 [REDACTED]
- 4 (24.03.2006) 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 (24.03.2006) The covenants implied under Part I of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor are modified.

C: Charges Register

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

- 1 (05.07.2004) A Conveyance of the freehold estate in the land in this title and other land dated 19 March 1904 made between (1) The Peoples Investment Company Limited and (2) Violet Shewell Morris contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (05.07.2004) A Conveyance of adjoining land dated 19 December 1903 made between (1) Violet Shewell Morris (Vendor) and (2) George Harvey Simmonds (Purchaser) contains covenants by the Vendor details of which are set out in the schedule of restrictive covenants hereto.
- 3 (05.07.2004) By a Deed dated 29 November 1988 made between (1) Peter Jamie Gilbert and (2) 70 Sturges Road Management Limited the covenants contained in paragraph (a) of the Conveyance dated 19 December 1903 referred to above were expressed to be released.

NOTE: Copy filed under BK215008.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 19 March 1904 referred to in the Charges Register:-

"The Purchaser doth hereby for herself her heirs executors administrators and assigns covenant with the Company their successors and assigns that she the Purchaser her heirs and assigns will observe and perform the stipulations following that is to say

(a) No dwellinghouse shall be erected upon the said piece or parcel of land thereby assured which shall be of a less value than Five hundred pounds nor shall more than one such dwellinghouse be erected thereon
(b) No building (exceptions storeyed porches verandahs and bay windows and division fences) shall be erected or permitted to remain on the said piece or parcel of land hereby assured in advance of the building line being twenty feet back from Sturges Road aforesaid (c) The Purchaser shall within six calendar months of the date of these presents erect and for ever thereafter maintain upon the side of the said piece or parcel of land hereby assured marked T on the said Plan being the North West side thereof a brick wall or substantial close boarded fence at least five feet high above the surface of the ground in the rear of the building line and a close or open fence at least three feet six inches high between the said building line and Sturges Road aforesaid (d) The Purchaser shall keep in repair such portion of the said road called Sturges Road as abuts on the said piece or parcel of land hereby assured from the boundary of the said piece or parcel of

Schedule of restrictive covenants continued

land hereby assured to the centre of such Road until the same shall be taken to as a public highway and maintained as such out of some public fund (e) The piece or parcel of land hereby assured shall not nor shall any house or building erected thereon be used for any business trade or manufacture whatsoever."

NOTE 1: The T marks do not affect land in this title

NOTE 2: The roadway is now maintained at the public expense.

- 2 The following are details of the covenants contained in the Conveyance dated 19 December 1903 referred to in the Charges Register:-

"The Vendor doth hereby for herself and her assigns and to the intent and so as to bind not only herself personally but also (so far as practicable) all future owners and tenants of the lands coloured blue and yellow on the said plan or any part thereof and to bind such lands into whosoever hands the same may come covenant with the Purchaser his heirs and assigns the owner or owners for the time being of the lands coloured red and green on the said plan that no building of any kind whatsoever shall be erected on any portion of the lands coloured blue and yellow on the said plan whether formerly comprised in Lot 31 or Lot 31 (which lands coloured blue and yellow on the said plan are situate and lying to the South East of a straight line drawn from the South west to the North east across Lot 31 which line is intended to pass along the South easterly wall of a messuage known as Southbourne and is shown by a line drawn between the points A and B marked on the said plan) save and except and building which shall be attached to and erected solely by way of extension or enlargement thereof and save and except any stables or other buildings of a similar character or description in connection with the said messuage known as Southbourne which said stables or other building may be erected within fifty feet from the North eastern boundary of but on no other portions of the lands coloured blue and yellow on the said plan."

NOTE: The land tinted pink on the title plan is comprised in the lands coloured blue and yellow referred to above.

End of register