

These are the notes referred to on the following official copy

Title Number BK421461

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H.M. LAND REGISTRY
LAND REGISTRATION ACTS, 1925 and 1936

BK 3301



Inland Revenue duty stamps to be impressed herein before registration of transfer

Stamp pursuant to Section 28 of the Finance Act, 1931, to be impressed here.

Date of receipt of application will be inserted herein by Land Registry officials



BK 3301

TRANSFER OF PART

*NOT imposing fresh restrictive covenants**

* Use Form 43 when fresh restrictive covenants are imposed

The Title number allotted to the land transferred will on registration be officially entered opposite :-

County or County Borough. BERKSHIRE

Title number .. BK 2075

Property .. WOKINGHAM WITHIN

Date the 30th day of June 1945 In consideration of
SIX HUNDRED pounds (£ 600 . 0 . 0 .)

(1) *Strike out if not required* (2) *the receipt whereof is hereby acknowledged*

(2) In BLOCK LETTERS, full name, address and description of the proprietor of the land.

I, (2) DOUGLAS PARKER WHEELDON of Great Mead, Rectory Road
Wokingham in the County of Berks Company Director

(3) *If desired or otherwise as the case may be (See Rules 76 and 77)* as *beneficial owner* (3) hereby transfer to :-

(4) In BLOCK LETTERS, full name, postal address and description of the transferee

(4) DENIS ALFRED READ of 19 High Street Camberley in the
County of Surrey and MARY MAY READ of the same address
his wife

(5) *For directions as plan see back* the land shown and edged with red on the (5) plan bound up within and known as

(6) *Amend or delete words in Italics as required.* being part of the land comprised in the Title above mentioned (6) *together with the rights set out in the First Schedule and except and reserved the rights set out in the Second Schedule hereto.*

[OVER

(BK 3301

[This space to be used for the First and Second Schedules above mentioned as to rights of way, etc., if required.]

AND the said Denis Alfred Read and Mary May Read hereby covenant with the said Douglas Parker Wheeldon for the benefit of the remainder of the land comprised in the above title or the part thereof for the time being so retained and each and every part thereof in manner following that is to say:

(a) That not more than one house of a size not less than 1350 superficial square feet and of a design to be approved by the said Douglas Parker Wheeldon or his Surveyors shall be erected on the said land and

(b) That they will forthwith erect and for ever thereafter maintain a good and sufficient boundary fence on the western and southern boundaries of the said land

AND the said Douglas Parker Wheeldon hereby covenants with the said Denis Alfred Read and Mary May Read as follows:-

(a) That upon the property being conveyed to them he the said Douglas Parker Wheeldon shall have the express right and easement of drainage and sewerage through the sewer marked upon the Plan annexed hereto and shewn by a line drawn in green ink subject to the Purchasers maintaining a portion of the sewer which traverses the land hereby conveyed and further covenants that he will at all times maintain, repair and cleanse those portions of the sewer running over the land retained by him and will ensure that any person into whose hands such land shall come shall covenant with him as he does with the Purchasers to cleanse maintain and repair the said sewer in such manner as aforesaid and

(b) That he the said Douglas Parker Wheeldon being the successor in title to Agnes Gwen Moseley who purchased the dwellinghouse and premises for the benefit of which certain covenants mentioned in the Second Schedule of the Land Certificate BK 2075 were imposed hereby releases the property hereby conveyed from the covenant (c) therein set out namely that not more than one dwellinghouse (with the usual offices and outbuildings) to the acre shall be erected upon the said property

THE said Denis Alfred Read and Mary May Read hereby covenant with the said Douglas Parker Wheeldon but by way of indemnity only and only in

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so far as the restrictive covenants annexed hereto are still subsisting and capable of taking effect and affect the property hereby conveyed that he the said Denis Alfred Read and Mary May Read will at all times hereafter duly perform and observe the said restrictive covenants and will keep the said Douglas Parker Wheeldon and his personal representatives effectually indemnified against all actions proceedings costs claims and demands whatsoever in respect of the said restrictive covenants or any of them.

The said Denis Alfred Read and Mary May Read hereby declare as follows:-

(a) That they shall hold the said property upon trust to sell the same with power to postpone the sale thereof and shall hold the net proceeds of sale and other money applicable as capital and the net rents and profits thereof until sale upon trust for themselves as joint tenants

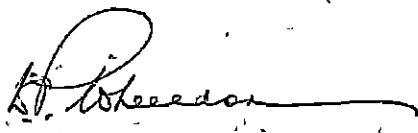
(b) Until the expiration of twenty-one years from the death of the last survivor of them the trustees for the time being of this deed shall have power to mortgage charge lease or otherwise dispose of all or any part of the said property with all the powers in that behalf of an absolute owner

It is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Three thousand pounds

SIGNED SEALED AND DELIVERED

by the said DOUGLAS PARKER

WHEELDON in the presence of:-

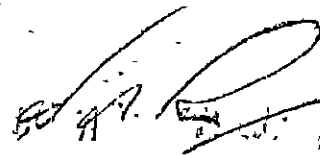


H. Jeymou
Showroom attendant
"Cotswolds"
Rotherfield Avenue
Wokingham Berks

SIGNED SEALED AND DELIVERED

by the said DENIS ALFRED

READ in the presence of:-



Witness
Signature *J. W. E. Esq. Wood*
Address *Asst. B.C.S. Southern Electric Board*
Occupation *16, Southern Rd*
Cambridge, Surrey

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SIGNED SEALED AND DELIVERED

by the said MARY MAY READ

in the presence of:-

M. M. Read



W
I
T
N
E
S

Signature *W. C. Good*
Address *16 Southern Road
Camberley, Surrey*

Occupation *Act. B.C.S. Southern Elec
Board*

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Extract from Property Register of Title No. BK 2075

The Freehold land shown and edged with red on the plan of the above Title filed at the Registry registered on 9 June 1950 known as Clare Cottage and land on the Northeast side of Glebelands Road at the junction with Rectory Road together with the following rights reserved by a Conveyance dated 8 May 1950 and made between (1) Douglas Parker Wheeldon (Vendor) and (2) James Duncan Hamilton (Purchaser) of the adjoining land known as Clare Court:

The Vendors reserves 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.

And the Vendor also reserves unto himself his successors in title owners and occupiers for the time being of Clare Cottage on the plan marked "B" drawn hereon 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

The lands edged violet above referred are the lands comprised in this title.

Copy of C. Charges Register Title No. BK 2075

Entry

Number 1. 28 July 1950 A Conveyance dated 22 November 1888 and made between (1) The Ecclesiastical Commissioners for England and (2) Alfred James Nicholson contains covenants particulars of which are set out in the Schedule of Restrictive Covenants annexed hereto.

2. 38 July 1950 a Conveyance dated 21 June 1946 and made between (1) Agnes Gwen Moseley (Vendor) and (2) Douglas Parker Wheeldon contains covenants a copy of which is set out in the Schedule of Restrictive covenants annexed hereto.

Schedule of the Restrictive Covenants to which the land in this Title is subject

The following are particulars of the covenants contained in the Conveyance dated 22 November 1888 referred to in the Charges Register.

Covenants by the Purchaser (Alfred James Nicholson) with the Ecclesiastical Commissioners as follows:-

Not any time thereafter to erect or permit on the said land any buildings fronting to or facing the new road (Glebelands Road) running

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along the south west side thereof other than private dwellinghouses with or without any stables coach-house or other adjunct to a private house.

Not to use or permit to be used any such building fronting or facing the said last mentioned new road otherwise than as a private dwellinghouse with or without any stables coach house or other adjunct to a private house.

That each and every such dwellinghouse should be of the prime cost value of not less than £400.

That no building of any kind should be erected on any portion of the said land thereby conveyed which should lie between the last mentioned new road and the building line.

The following is a copy of the covenants contained in the Conveyance dated 21 June 1946 referred to in the Charges Register.

The Purchaser doth hereby covenant with the Vendor and her successors in title, (to the intent that this covenant shall be binding on the premises hereinbefore conveyed into whosoever hands the same may come and so that it shall ensure for the benefit of the Vendor and all persons from time to time entitled to the land of the Vendor adjoining the said premises hereby conveyed that the said premises shall be subject to the stipulations contained in the Second Schedule hereto.

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 hereby 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 other agricultural horticultural or similar purpose

(b) No buildings or erections other than detached dwellinghouses with the 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 outbuilding shall not be less than One thousand five hundred pounds.

6. BK 3301

BIND THE PLAN HEREIN.

If a certificate of value for the purposes of the Stamp Act, 1891, and Amending Acts is required, it should be inserted here.

Signed, sealed and delivered by the said

in the presence of*

Name _____
Address _____
Description _____



Signed, sealed and delivered by the said

in the presence of*

Name _____
Address _____
Description _____



Signed, sealed and delivered by the said

in the presence of*

Name _____
Address _____
Description _____



N.B.—*The witness must be a disinterested person, NOT the HUSBAND or WIFE of the party executing the instrument.

[OVER

REMINDERS AS TO TRANSFERS OF PART.

- Plan 1. The plan must be based on the land certificate plan. If the transfer is of an unfenced plot, substantial boundary posts 4 to 5 feet high should, in order to prevent dispute as to boundaries, be erected on the ground before the execution of the transfer. Such posts should be marked on the plan and figured dimensions given showing not only the size of the plot but tying the plot to physical features shown on the land certificate plan. It should be bound up within.
- Copy of plan for official searches 2. It greatly facilitates registration if the plan attached to the application for an official search in Form 94 is a copy of that intended to be used with the transfer.
- When to search and when to register. 3. Vendors, in order to facilitate the registration of the purchasers of other plots, should urge purchasers:—
(a) to apply for official searches in Form 94 as shortly as possible before completion, and
(b) to register the transfer immediately after completion.

LONDON

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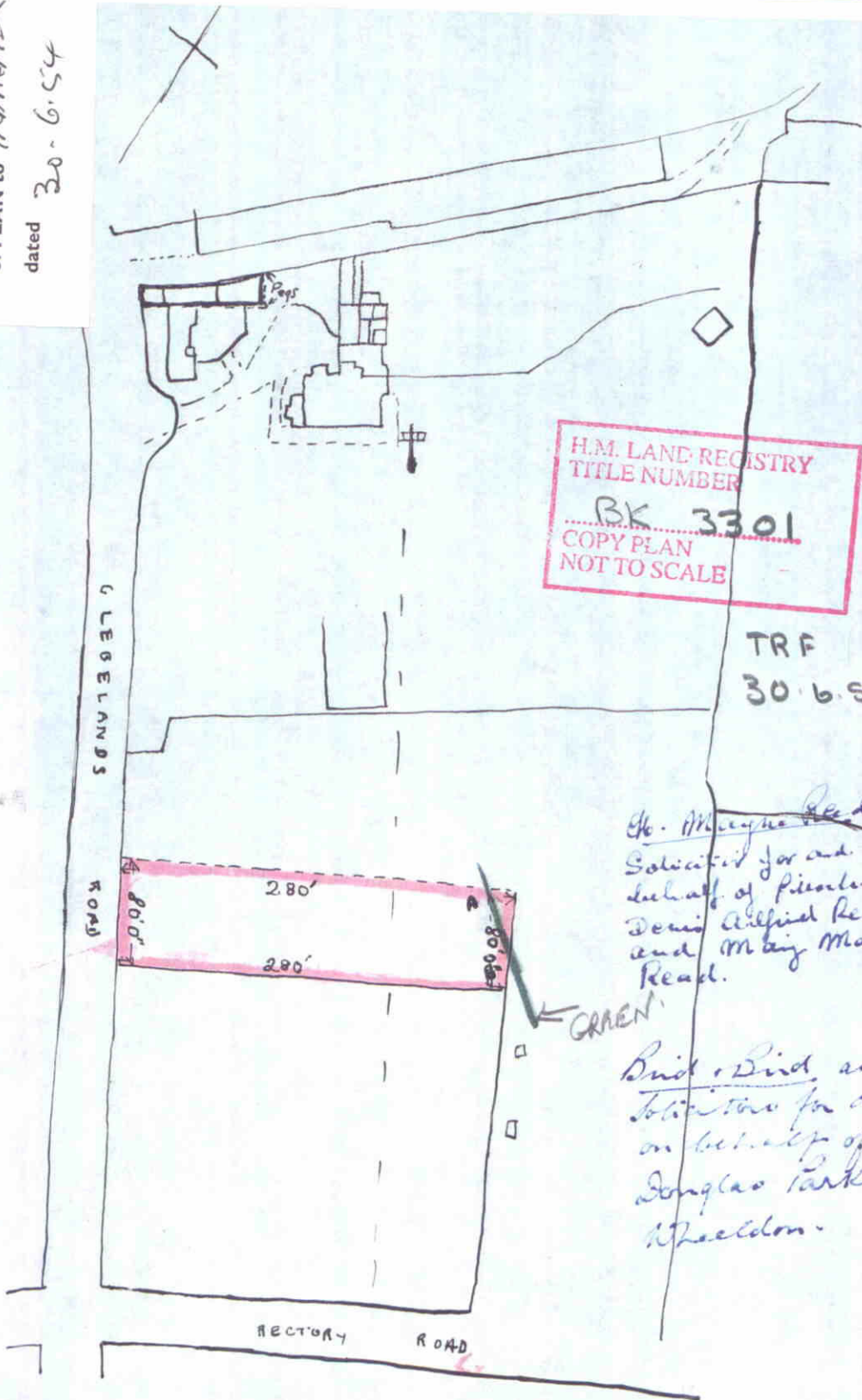
H.M. LAND REGISTRY

PHOTOGRAPHIC COPY

of PLAN to *KANSFER*

dated

30.6.54



H.M. LAND REGISTRY
 TITLE NUMBER
 BK 3301
 COPY PLAN
 NOT TO SCALE

TRF
 30.6.54

St. Mary's Road.
 Solicitor for and on
 behalf of Peter...
 Denis...
 and May May
 Road.

← GREEN

Dind & Dind as
 Solicitors for and
 on behalf of
 Douglas Parker
 Wheelton.

RECTORY ROAD

SEANLEND

8.00'

2.80'

2.80'

28.00'