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Official copy of register of title

Title number BK198756

Edition date 27.09.2007

- This official copy shows the entries on the register of title on 11 JUL 2023 at 15:28:46.
- 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 11 Jul 2023.
- 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.

BRACKNELL FOREST

- 1 (06.09.1982) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 47 Sandhurst Road, Crowthorne.

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 (27.09.2007) PROPRIETOR: PETER LAURANCE FOSTER and GENEVIEVE ELAINE FOSTER of 47 Sandhurst Road, Crowthorne, Berkshire RG45 7HY.
- 2 (27.09.2007) 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.

C: Charges Register

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

- 1 A Conveyance of the land tinted pink on the filed plan dated 3 September 1936 made between (1) The Crowthorne Syndicate Limited (Company) and (2) Cyril Joseph Sworder (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 3 September 1936 referred to in the Charges Register.

Schedule of restrictive covenants continued

"The Purchaser to the intent that this covenant shall enure for the benefit of the other adjoining or adjacent lands of the Company and be binding so far as may be on the owner for the time being of the land hereby assured but upon the purchaser only so long as he is the owner thereof hereby covenants with the Company that the purchaser and his successors in title will at all times perform and observe the restrictions and conditions set forth in the First Schedule hereto.

THE FIRST SCHEDULE above referred to.

1. No building shall be erected upon the land except one dwellinghouse with the usual outbuildings and garage and such dwellinghouse shall not be of less value in cost of materials and labour alone than Seven Hundred pounds.

2. The design of any such house proposed to be erected shall be submitted for approval to the Vendors and a fee of One guinea paid to the Vendors in respect thereof and no building shall be erected before such approval in writing is obtained. No alteration to the elevation of any building shall be made without the written consent of the Vendors.

3. No building shall be erected within thirty feet of the road leading from Crowthorne to Sandhurst upon which the land abuts.

4. No house or building shall be used otherwise than as a private dwellinghouse or the professional residence of a medical practitioner dentist or architect and no trade manufacture or business shall be carried on upon the said land.

5. The purchaser shall forthwith erect and for ever maintain proper boundary walls or fences of such material and design as shall be approved by the Vendors on the land purchased by him on the sides marked "T" within the boundary on the plan annexed hereto such walls or fences to be of a height of at least four feet but not more than six feet except in the case of the wall or fence abutting on the road which shall be of no greater height than three feet.

6. No chalk sand earth or gravel or other material shall be dug from the land except in the excavation of footings foundations and approaches and no bricks or lime burned thereon And no trees or saplings shall be cut down unless their removal shall be necessary for the erection of the house to be built on the land.

7. No advertisement shall be displayed on the land or on any building erected thereon other than notices that the same is to be let or for sale or a brass plate indicating the above permitted occupations and no builders' materials hut tent shed outdoor sleeping apartment or the like structure shall be placed on the land save sheds and workshops and materials in connection with the immediate building operations thereon.

8. Nothing hereinbefore contained or implied shall oblige the Vendors to observe these stipulations or to enforce them in respect of any other land owned by them and they may waive vary or alter the same at their discretion and release any land from the same at any time And nothing hereinbefore contained shall be deemed to confer on the Purchaser any right of light or air over any adjoining property of the Vendors."

NOTE: The T marks referred to in clause 5 above affect the Southern and Eastern boundaries of the land tinted pink on the filed plan.

End of register