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Official copy of register of title

Title number BK337949

Edition date 18.05.2022

- This official copy shows the entries on the register of title on 07 MAY 2025 at 15:36:57.
- 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 07 May 2025.
- 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.

WOKINGHAM

- 1 (17.05.1940) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 49 Waterloo Crescent, Wokingham (RG40 2JJ).
- 2 (09.08.1996) The Transfer dated 8 July 1996 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 3 (09.08.1996) The Transfer dated 8 July 1996 referred to above contains a provision as to 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 (31.01.2022) PROPRIETOR: [REDACTED] of 49 Waterloo Crescent, Wokingham RG40 2JJ.
- 2 (31.01.2022) The price stated to have been paid on 20 January 2022 was [REDACTED]
- 3 (31.01.2022) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the register and of indemnity in respect thereof.
- 4 (31.01.2022) 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 20 January 2022 in favour of Santander UK PLC referred to in the Charges Register.

C: Charges Register

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

- 1 The four indentures referred to below contain restrictive covenants particulars of which are set out in the schedule of restrictive covenants hereto.
- | DATE OF INDENTURE | PARTIES |
|--|--|
| 17th July 1869 | 1. The Berkshire Estates Company Limited
2. Daniel Rowe |
| 3rd October 1873 | 1. The Berkshire Estates Company Limited
2. William Goodchild |
| 5th February 1881 | 1. The Berkshire Estates Company Limited
2. William Goodchild |
| 21st September 1901

(Purchaser) | 1. Thomas Goodchild, Henry Simmons, Jonathan Dowdeswell and Robert Wilding Cole (Vendors)
2. Alfred James Nicholson |
- 2 (09.08.1996) A Transfer of the land in this title dated 8 July 1996 made between (1) Wokingham District Council (Council) and (2) Steven Malcolm and Janet Ann Malcolm (Transferees) contains restrictive covenants.
- NOTE: Copy filed.*
- 3 (31.01.2022) REGISTERED CHARGE dated 20 January 2022.
- 4 (31.01.2022) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

Schedule of restrictive covenants

- 1 The following are particulars taken from an Abstract of the covenants contained in the Conveyance dated 21 September 1901 referred to in the Charges Register:-
- AND the Purchaser thereby covenanted for himself his heirs executors and administrators with the Vendors that the Purchaser his heirs and assigns would not at any time thereafter use or permit the said pieces or parcels of land numbered 608 and 773 on the annexed plan or any dwellinghouse messuage or building to be built thereon to be used as a Public House or for the sale of beer or spirituous liquors and will observe the building line shewn on the said plan.
- NOTE 1: From the habendum to a Conveyance of the land in this Title and other land dated the 6th of March 1922 and made between (1) Ida Ella Sydenham and others and (2) Vaughan Adrian Philipps Stokes it appears that the covenants contained in the Conveyances dated the 17th of July 1869 the 3rd of October 1873 and the 5th of February 1881 referred to in the Charges Register are similar to those contained in the Conveyance dated the 21st of September 1901 particulars of which are set out above
- NOTE 2: No building line is shown on the plan to the Abstract but thereon the building line is stated to be 15 feet back from Waterloo Road.

End of register