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Official copy of register of title

Title number BK204408

Edition date 13.12.2017

- This official copy shows the entries on the register of title on 04 FEB 2026 at 11:52:16.
- 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 04 Feb 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.

WOKINGHAM

- 1 (26.11.1964) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 23 Kelsey Avenue, Finchampstead, Wokingham (RG40 4TZ).
- 2 The land has the benefit of the following rights granted by the Deed dated 1 May 1980 referred to in the Charges Register:-

"THE FIRST SCHEDULE before referred to

(Rights granted to Mr May)

The following full and free rights for the benefit of the red land and each and every part thereof namely:-

1. A right of way at all times and for all purposes over the existing estate road and the intended estate road
2. A right to connect to and use the services together with the right to enter upon the existing estate road and the intended estate road for the purposes of making such connections and of inspecting repairing cleansing maintaining or renewing the services or any of them."

NOTE: The existing estate road and intended estate road together form the roadway known as Kelsey Avenue leading from the front of the property in an easterly direction to its junction with Gorse Ride South.

- 3 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 2 February 1983 referred to in the Charges Register.
- 4 The Transfer dated 2 February 1983 referred to above contains provisions as to light or air and 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 [REDACTED]
- 2 [REDACTED]
- 3 (06.05.2016) 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 in this title and other land dated 13 April 1922 made between (1) John Walter and (2) Henry William Brake contains restrictive stipulations a copy of which is set out in the schedule hereto.

NOTE: No copy of the covenant to observe the said stipulations was supplied on first registration.
- 2 A Conveyance of the land in this title and other land dated 11 August 1922 made between (1) Henry William Brake (Vendor) and (2) Amy Stimpson Russell (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 A Deed dated 1 May 1980 made between (1) Roy May (Mr May) and (2) Jonathan Dean Developments Limited (Jonathan Dean) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 A Transfer of the land in this title dated 2 February 1983 made between (1) Roy May and (2) Andrew Murray Low and Philippa Low contains restrictive covenants.

NOTE: Original filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants and stipulations contained in the Conveyance dated 13 April 1922 referred to in the Charges Register:-
 1. No building shall be erected on the said piece of land to cost less than seven hundred pounds but this shall not be construed to preclude the purchaser from enlarging any existing buildings irrespective of value to preclude the erection of private boat houses or summer houses in connection with any private house No such building erected on the said land shall be used otherwise than a private residence together with the usual offices and outbuildings
 2. No building manure pit or cesspool except a lodge not exceeding fifteen feet in height from ground level to ridge of roof shall be erected on the said land within fifty feet of the highway
 3. No part of the said land nor any building to be erected thereon shall be used for any purpose which may be or grow into a nuisance or annoyance to the neighbourhood
 4. No temporary dwelling building or erection of any kind except sheds to be used during the working hours by workmen employed in building or completing houses upon any of the said land shall be erected on any of the said land and no booths caravans shows swings or roundabouts shall

Schedule of restrictive covenants continued

be placed or used thereon

5. No part of the land shall be used as an advertising station (except for the purpose of advertising any part or parts of the property hereby agreed to be sold) or for entertaining beanfeasters or pleasure parties

6. No manufacturing shall be carried on on any of the said land or buildings erected thereon and no permanent operative machinery shall be fixed or placed thereon except the existing sawmills and laundry and no bricks or tiles shall be made nor any clay or lime be burned on any of the said lands but this clause shall not be so construed as to preclude the purchaser his heirs administrators or assigns from erecting and using machinery for private uses such as the generating of electric light gas pumping of water and anything in connection with farming work such as chaff cutting roof crushing cake breaking and private work of a similar character."

2 The following are details of the covenants contained in the Conveyance dated 11 August 1922 referred to in the Charges Register:-

"The Purchaser hereby further covenants with the Vendor that he will not excavate or dig any sand gravel or brick earth from the said piece of land except in the course of laying the foundations of the houses or outbuildings to be erected thereon or for use in erecting such buildings AND ALSO will not erect any building nearer the road adjoining the said piece of land than fifty feet AND ALSO will not carry on or permit to be carried on upon the said piece of land any noxious noisome or offensive trade business occupation or manufacture AND ALSO will keep in repair half the road and footpath adjoining the said piece of land until the Parochial or other Public Authorities shall take upon themselves the repairs of the same."

NOTE: The adjoining road referred to was Nine Mile Ride.

3 The following are details of the covenants contained in the Deed dated 1 May 1980 referred to in the Charges Register:-

"FOR the benefit and protection of the green land or any part or parts thereof and so as to bind the red land into whosesoever hands the same may come Mr May hereby covenants with Jonathan Dean that he will at all times hereafter observe and perform the restrictive covenants and stipulations set out in the Second Schedule hereto

THE SECOND SCHEDULE before referred to

(Covenants and stipulations on the part of Mr May)

.....
..

2. Not to construct on the red land any buildings other than private detached or linked detached dwellinghouses and suitable outbuildings for use therewith

3. Not to cause or permit or suffer to be done in or upon the red land any act or thing which may be or become a nuisance or annoyance to Jonathan Dean or the owners or occupiers for the time being of the green land or any part or parts thereof."

NOTE 1: The land in this title forms part of the red land

NOTE 2: The green land lies to the west of the land in this title.

End of register