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Official copy of register of title

Title number BK233241

Edition date 08.11.2022

- This official copy shows the entries on the register of title on 10 MAR 2025 at 15:35:04.
- 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 10 Mar 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 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1 Dunaways Close, Earley, Reading and Parking space (RG6 5JH).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 24 July 1985 referred to in the Charges Register.
- 3 The Transfer dated 24 July 1985 referred to above contains a provision as to light or air.

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 (07.09.2004) [REDACTED]
- 2 (18.09.1997) A Transfer dated 1 June 1981 made between (1) Anthony William Henwood and Maureen Theresa Henwood and (2) Peter William Owen Williams and Frederick George Litherland contains Vendors personal covenant(s) details of which are set out in the schedule of personal covenants hereto.
- 3 (07.09.2004) The price stated to have been paid on 19 August 2004 was £136,000.
- 4 (07.09.2004) 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.

Schedule of personal covenants

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- 1 The following are details of the personal covenants contained in the Transfer dated 1 June 1981 referred to in the Proprietorship Register:-

The said Anthony William Henwood and Maureen Theresa Henwood hereby covenant with the said Peter William Owen Williams and Frederick George Litherland to erect and forever after maintain a good and sufficient boundary fence along the boundary marked A to B on the said plan.

NOTE: The points A to B referred to mark the boundary between Number 34 Hillside Road and the Land in this title.

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 4 May 1932 made between (1) M E Estates Limited (Vendor Company) (2) Percy William Rampton (Purchaser) and (3) Langport Trust Limited (Sub-Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted blue on the filed plan and other land dated 25 October 1938 made between (1) Sidney Ralph Brown (Vendor) and (2) John Sedgwick Hill (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 A Conveyance of the land tinted pink on the filed plan and other land dated 9 February 1939 made between (1) Sidney Ralph Brown (Vendor) and (2) William George Crook (Purchaser) contains covenants identical to those in the Conveyance dated 25 October 1938 referred to above.
- 4 The land is subject to such rights to use underground water pipe, lines, if any, as are still subsisting.
- 5 A Transfer of the land tinted pink on the filed plan and other land dated 1 June 1981 made between (1) Anthony William Henwood and Maureen Theresa Henwood and (2) Peter William Owen Williams and Frederick George Litherland contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 6 A Transfer of the land in this title dated 24 July 1985 made between (1) Turner Bros (Reading) Limited and (2) Rosemary Margaret Butler contains restrictive covenants.

NOTE: Original filed.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 4 May 1932 referred to in the Charges Register:-

"COVENANT by the Sub-Purchaser to be binding so far as might be on the owner for the time being of the hereditaments thereby assured with the Vendor Company to observe and perform the same covenants and conditions.

THE SECOND SCHEDULE before referred to

A. No noisy noxious or offensive trade or business shall be carried on upon any of the said hereditaments or in any existing or future buildings thereon which shall or may grow to be a nuisance damage or annoyance to the Purchaser his successors and assigns Lessees or Tenants.

B. No hut or temporary building tent caravan house on wheels or encampment intended for use as a dwellinghouse shall be placed on the said hereditaments except as temporarily required during building operations or a summer house or other suitable amenity to a residence.

C. No building intended for human habitation shall be constructed on the said hereditaments otherwise than of brick cement or any other similar material with or without timbering and with tiles or slated roofs."

Schedule of restrictive covenants continued

- 2 The following are details of the covenants contained in the Conveyance dated 25 October 1938 referred to in the Charges Register:-

"The Purchaser hereby covenants with the Vendor that he the Purchaser and his successors in title will henceforth observe and perform the restrictions and conditions contained in the Schedule hereto so far as the same affect the property hereby conveyed and are capable of taking effect.

THE SCHEDULE above referred to

1. To maintain the fence or fences on the side or sides of the property hereby conveyed as shown on the said plan and marked "T".

2. Not to carry on any trade or business upon the property hereby conveyed but that the dwellinghouse shall be used as a private dwellinghouse only nor shall the said property or any part thereof be used in such a manner as to cause a nuisance or annoyance to the Vendor or the owners or occupiers of properties on any part of the Vendors Estate.

3. No advertisement board or hoarding or enamel sign shall be erected or allowed to remain on the land except for the purpose of advertising the same for sale or to be let.

NOTE: The "T" marks do not affect the land in this title.

- 3 The following are details of the covenants contained in the Transfer dated 1 June 1981 referred to in the Charges Register:-

"THE said Peter William Owen Williams and Frederick George Litherland hereby jointly and severally covenant with the said Anthony William Henwood and Maureen Theresa Henwood so as to benefit the land edged with blue on the plan bound up within or any part or parts thereof and so far as to bind the land hereby transferred into whosoever the same may come but not so as to render the said Peter William Owen Williams and Frederick George Litherland personally liable in damages for any breach of a restrictive covenant after they shall have parted with all interest in the land hereby transferred that they will not carry on nor permit to be carried on upon the land hereby transferred or any part thereof any trade or business."

NOTE: The land edged blue referred to is Number 34 Hillside Road.

End of register