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Official copy of register of title

Title number BK336991

Edition date 28.07.2023

- This official copy shows the entries on the register of title on 30 JAN 2025 at 14:41:42.
- 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 30 Jan 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WOKINGHAM

- 1 (17.06.1996) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 2, Tithe Court, Glebelands Road, Wokingham (RG40 1DS).

NOTE: As to the part tinted blue on the filed plan only the ground floor is included in the title.
- 2 (17.06.1996) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 23 May 1996
Term : 150 years from 25 March 1995
Rent : £100 and maintenance rent
Parties : (1) Fairbriar Homes Limited
(2) Tithe Court Management Limited
(3) John George Parker and Kathryn McGill Parker
- 3 (17.06.1996) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (17.06.1996) The Lessor's title is registered.
- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 (25.06.2019) PROPRIETOR: ELAINE HODGE of 2 Tithe Court, Glebelands Road, Wokingham RG40 1DS.
- 2 (17.06.1996) RESTRICTION:-Except under an order of the registrar no transfer assignment or other disposition by the proprietor of the land or his personal representatives leading to a change in the proprietorship of the land is to be registered unless accompanied by a certificate signed by a director of Tithe Court Management Limited that such transfer assignment or other disposition does not contravene any of the terms of the registered lease.
- 3 (25.06.2019) The price stated to have been paid on 4 June 2019 was £325,000.
- 4 (25.06.2019) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

C: Charges Register

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

- 1 (17.06.1996) A Conveyance of the freehold estate dated 13 October 1873 made between (1) James Weeks and (2) Edward Sturges contains covenants affecting the land in this title details of which are set out in the schedule of restrictive covenants hereto.
- 2 (17.06.1996) A Conveyance of the freehold estate dated 26 June 1879 made between (1) The Ecclesiastical Commissioners for England and (2) Edward Sturges contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (17.06.1996) A Conveyance of the freehold estate in the land in this title and other land dated 24 April 1952 made between (1) Winifred Budd Strange, Seymour Strange and Conyers Alfred Surtees (Vendors) (2) Nora Plummer (Purchaser) and (3) Grace Mary Godsal (Sub-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 13 October 1873 referred to in the Charges Register:-

AND the said Edward Sturges doth hereby for himself his heirs executors administrators and assigns covenant with the said James Weeks his heirs executors administrators and assigns That he the said Edward Sturges his heirs executors administrators and assigns shall and will at all times for ever hereafter maintain and keep in good and sufficient repair and condition the fences on the boundaries of the said piece of land marked thus "T" on the said Plan drawn in the margin of these presents AND ALSO shall not nor will at any time hereafter make or open or permit to be made or opened any window in any building erected or to be erected on the said piece of land hereby granted which shall overlook so much of the fence forming the boundary of the piece of land hereby granted and the land of the said James Weeks on the Southern side thereof as lies within one hundred feet eastwards from the corner of the above mentioned land belonging to John Warwick AND ALSO shall not nor will at any time hereafter use or permit to be used the said piece of land hereby granted or any building to be erected thereon as or for an Inn Public House or Beer House.

NOTE: No copy of the Conveyance plan was supplied on first registration.
- 2 The following are details of the covenants contained in the Conveyance dated 26 June 1879 referred to in the Charges Register:-

AND the said Edward Sturges doth hereby for himself his heirs executors administrators and assigns covenant and agree with the said Ecclesiastical Commissioners their successors and assigns in manner

Schedule of restrictive covenants continued

following that is to say that he the said Edward Sturges his heirs or assigns will within twenty calendar months from the date of these presents enclose and fence in the said piece or parcel of land to the satisfaction of the Surveyors for the time being of the said Ecclesiastical Commissioners with an oaken piled fence four feet at least in height or such other sufficient fence as the said Surveyors shall approve of and that he the said Edward Sturges his heirs or assigns will not erect in or upon the said piece or parcel of land any building other than a dwellinghouse so that such building or any part thereof shall be within a less distance than twenty feet from any of the roads marked new road on the said plan drawn in the margin of these presents and will not erect upon any part of the said piece or parcel of land any dwellinghouse fronting upon any of the said roads marked new road of a less prime cost value than four hundred pounds and will not use or permit to be used any building or dwellinghouse now erected or to be hereafter erected on the said piece or parcel of land otherwise than as a private dwellinghouse or as stables coachhouse or other adjunct to a private dwellinghouse and also that in case the said Edward Sturges his heirs or assigns shall make any opening from the said piece or parcel of land on or to the said roads marked new roads he or they will from time to time thereafter pay unto the said Ecclesiastical Commissioners their successors and assigns a fair proportion of the expense of maintaining in proper repair the said roads and the footpaths thereto until the same shall be taken to the Parish or Local Authority such proportion to be fixed and determined by the Surveyors for the time being of the said Ecclesiastical Commissioners their successors or assigns and that the decision of such Surveyors shall be conclusive and binding on the said Edward Sturges his heirs and assigns.

NOTE: No copy of the Conveyance plan was supplied on first registration.

- 3 The following are details of the covenants contained in the Conveyance dated 24 April 1952 referred to in the Charges Register:-

COVENANT by sub-Purchaser with Vendors and Purchaser

(a) To perform and observe said restrictive stipulations contained in said Conveyance of 26th June 1879 and to indemnify them against all claims and for future breach

(b) Not to use the property for any purpose except a private residence or professional use by Doctor Dentist or other professional person

(c) Not to erect or permit to be erected without written consent of Purchaser or other the owner for the time being of adjoining premises any buildings nor permit any plant tree or shrub to grow to height exceeding five feet within fifty feet from point "G" on said plan.

NOTE 1: The Conveyance dated 26 June 1879 referred to is that referred to in the Charges Register

NOTE 2: No point "G" is shown on the copy Conveyance plan.

End of register