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Official copy of register of title

Title number BK384774

Edition date 09.09.2009

- This official copy shows the entries on the register of title on 19 APR 2024 at 09:13:30.
- 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 19 Apr 2024.
- 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 3 Highfield Close, Wokingham (RG40 1DG).
- 2 (06.10.2003) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 2 September 2003 referred to in the Charges Register.

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 (09.09.2009) PROPRIETOR: [REDACTED] 3 Highfield Close, Wokingham, Berkshire RG40 1DG.
- 2 (06.10.2003) RESTRICTION: No Transfer, Lease or Charge of the registered estate by the proprietor of the registered estate or other devolution thereof is to be registered without a certificate signed on behalf of Holding & Management (Solitaire) Limited by an officer of the Company or their conveyancer or by or on behalf of its successors in title the Proprietor for the time being of Title Number BK384266 that the provisions of clause 8 (a) of the Transfer dated 2 September 2003 referred to in the Charges Register have been complied with.
- 3 (09.09.2009) The price stated to have been paid on 26 June 2009 was £230,000.

C: Charges Register

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

- 1 A Conveyance dated 13 October 1873 made between (1) James Weeks and (2)

C: Charges Register continued

Edward Sturges contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 2 A Conveyance 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 A Conveyance of the land tinted pink on the filed plan and other land dated 27 January 1939 made between (1) The Honourable Mrs Mary Hay Corfield O.B.E., (Vendor) and (2) Arthur Hugh Lansdowne Beale (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 A Conveyance of the land tinted yellow on the filed plan and other land dated 6 October 1952 made between (1) Nora Plumber (Vendor) (2) Eastern Properties (Reading) Limited (Purchaser) and (3) John Edmund Hughes (Sub-Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 5 The land is subject to the following rights reserved by the Conveyance dated 6 October 1952 referred to above:-

Excepting and reserving unto the Vendor and her successors in title or other the persons for the time being entitled thereto in fee simple the free passage and running of water and soil to and from the adjoining property forming the Eastern Portion of Title Barn and any buildings for the time being thereon through and along the sewers and drains at present used for the purpose in and under the property thereby conveyed with power to enter for the purposes of cleansing repairing and renewing said sewers and drains or for connecting main electric cables or gas supply for the purpose of obtaining a supply to all parts of the said adjoining property doing as little damage as possible and making good all damage without unnecessary delay.

- 6 A Deed dated 20 December 1963 made between (1) Ander Investment Co. Limited (2) Dolphin Development Co. Limited and (3) Alan Easton (Builders) Limited relates to rights of drainage.

NOTE 1: Copy filed under BK33025.

NOTE 2: No copy of the Deed plan is held by Land Registry.

- 7 (06.10.2003) A Transfer of the land in this title dated 2 September 2003 made between (1) Holding & Management (Solitaire) Limited and (2) Catherine Elizabeth Ghosh contains restrictive covenants.

NOTE: Copy filed.

- 8 (06.10.2003) The Transfer dated 2 September 2003 referred to above contains a grant of rentcharges as therein mentioned.
- 9 (09.09.2009) REGISTERED CHARGE dated 26 June 2009.
- 10 (09.09.2009) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.
- 11 (09.09.2009) The proprietor of the Charge dated 26 June 2009 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

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 does 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 should and would 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

Schedule of restrictive covenants continued

of these presents And also should not nor would 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 would 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 lay within one hundred feet eastwards from the corner of the above mentioned land belonging to John Warwick And also should not nor would at any time hereafter use or permit to be used the said piece of land hereby granted or any building then to be erected thereon as or for an Inn Public House or Beer House"

NOTE: No copy of the plan referred to is filed.

- 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 does hereby for himself his heirs executors administrators and assigns covenant and agree with the said Ecclesiastical Commissioners their successors and assigns in manner then following that is to say that he the said Edward Sturges his heirs and assigns would 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 paled fence four feet at least in height or such other sufficient fence as the said surveyors should approve of and that he the said Edward Sturges his heirs or assigns would not erect in or upon the said piece or parcel of land any building other than a dwellinghouse so that such buiding or any part thereof should 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 would 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 would not use or permit to be used any building or dwellinghouse then erected or to be hereafter erected on the said piece or parcel of land otherwise than as a private dwellinghouse or as a stables coachhouse or other adjunct to a private dwellinghouse"

- 3 The following are details of the covenants contained in the Conveyance dated 27 January 1939 referred to in the Charges Register:-

"THE Purchaser hereby covenants with the Vendor that he will not erect or permit to be erected any building other than stables coachhouses garages greenhouse studio or other appurtenances to a private dwellinghouse on the piece of land hereby conveyed and coloured pink on the said plan."

NOTE: The land tinted pink on the filed plan forms part of the land coloured pink referred to.

- 4 The following are details of the covenants contained in the Conveyance dated 6 October 1952 referred to in the Charges Register:-

The Sub-Purchaser covenanted with Vendor and the Purchaser

(a) To perform and observe covenants and stipulations contained in the said Conveyance dated 26 June 1879 so far as aforesaid and usual Indemnity

(b) To observe and perform the covenants and stipulations set out in the Second Schedule thereto

SECOND SCHEDULE hereinbefore referred to

(a) Not to use or permit to be used the property hereby conveyed for any purpose other than that of a private dwellinghouse but this shall not preclude the use thereof by a Doctor or Dentist or other professional person in connection with such profession.

End of register