



SALEHS LLP  
DX 23155  
DIDSBURY

Date  
18 January 2018

Your Ref  
SMSKI006.001

Our Ref  
RCS/BK179871

HM Land Registry  
Gloucester Office  
PO Box 75  
Gloucester  
GL14 9BD

DX 321601  
Gloucester 33

Tel 0300 006 1111  
gloucester.office@  
landregistry.gov.uk

[www.gov.uk/land-registry](http://www.gov.uk/land-registry)

## Completion of registration

Title number	BK179871
Property	42 Charwood Road, Wokingham (RG40 1RY)
Registered proprietor	Luke Antony Skinner Eleanor Clare Skinner

Your application lodged on 18 January 2018 has been completed.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at [www.gov.uk/protect-land-property-from-fraud](http://www.gov.uk/protect-land-property-from-fraud)

### Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see [www.gov.uk/government/publications/updating-registered-owners-contact-address](http://www.gov.uk/government/publications/updating-registered-owners-contact-address) on GOV.UK (or search for "COG1") or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 6pm.

If you require this correspondence in an alternative format, please let us know.



# Official copy of register of title

Title number BK179871

Edition date 18.01.2018

- This official copy shows the entries on the register of title on 18 Jan 2018 at 12:13:01.
- 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 18 Jan 2018.
- 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 42 Charwood Road, Wokingham (RG40 1RY).
- 2 The Transfer dated 28 February 1972 referred to in the Charges Register contains the following provision:-  
  
IT IS HEREBY ALSO AGREED AND DECLARED that as between the said land and any adjoining property now or formerly belonging to the Transferors all rights of way light air water drainage and other easements or quasi-easements shall remain and be enjoyed as hitherto subject nevertheless as herein provided AND IT IS HEREBY FURTHER AGREED AND DECLARED that the Transferee and the persons deriving title under it shall not become entitled to any rights of light or air which would prejudicially affect the user by the Transferors or their successors in title of any of their adjoining or neighbouring land for building or other purposes.
- 3 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 28 May 1980 referred to in the Charges Register.
- 4 The Transfer dated 28 May 1980 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 (13.12.2017) PROPRIETOR: LUKE ANTONY SKINNER and ELEANOR CLARE SKINNER of 42 Charwood Road, Wokingham RG40 1RY.
- 2 (13.12.2017) The price stated to have been paid on 6 November 2017 was £405,000.
- 3 (13.12.2017) The Transfer to the proprietor contains a covenant to

## B: Proprietorship Register continued

observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

- 4 (13.12.2017) 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 6 November 2017 in favour of HSBC Bank PLC referred to in the Charges Register.

## 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 18 October 1954 made between (1) Blanche Denis De Vitre (Vendor) (2) Blanche Denis De Vitre, Sibyl Blanche Dennis De Vitre and Dora Mary Denis De Vitre and (3) Vivian James Gilbert (Purchaser) contains the following covenants:-

For the benefit and protection of adjoining or neighbouring lands owned by Vendor known as The Keep Hatch Estate or any part or parts thereof other than the land thereby conveyed and so as to bind so far as the rules of law and equity would permit the land thereby conveyed into whosoever hands the same might come the Purchaser thereby covenanted with Vendor and her successors in title that he the Purchaser his heirs executors administrators and assigns and those deriving title under him would at all times thereafter observe and perform the stipulations set out in Second Schedule thereto.

THE SECOND SCHEDULE before referred to

So long as any part of Vendor's Keep Hatch Estate on the North side of Binfield Road remained in the ownership of Vendor or her issue neither the land sold nor any building to be erected thereon should be used for any offensive noisy or dangerous trade business pursuit or occupation nor shall any factory be erected thereon nor operative machinery fixed on the land sold nor should the land sold be used for any purpose which should or might be or grow to be a nuisance damage grievance or annoyance to Vendor or her issue or which might tend to depreciate or lessen the value of the Vendor's said land or any part thereof as a residential estate.

- 2 The land is subject to the following rights excepted and reserved by a Transfer of the land in this title and other land dated 28 February 1972 made between (1) Taylor Woodrow Homes Limited (Transferors) and (2) Berkshire County Council (Transferees):-

EXCEPTING AND RESERVING the rights of drainage and privileges mentioned in the Second Schedule hereto

THE SECOND SCHEDULE

Rights easements and privileges excepted and reserved in favour of the Transferors

EXCEPT AND RESERVING unto the Transferors and their successors in title and all others to whom the Transferors may grant like rights for the benefit of adjoining or neighbouring land and properties whether or not formerly belonging to the Transferors, the rights of drainage of water and soil from such adjoining and neighbouring land and properties into or through any drains and pipes which are now laid in or under the said land AND ALSO the right to divert or alter the course of any such drains or pipes as aforesaid (whether connected to the said land or not) making good any damage occasioned thereby to the said land.

- 3 A Transfer of the land in this title and other land dated 24 May 1978 made between (1) The County Council of the Royal County of Berkshire (Transferor) and (2) J.F. Ingram Limited (Transferee) contains the following covenants:-

"FOR the purposes of compliance with the Community Land Act 1975 and in pursuance of the Section 16 of the Berkshire County Council Act 1953

### C: Charges Register continued

and Section 126 of the Housing Act 1974 the Transferee hereby covenants with the Transferor as follows:-

(a) That the Transferee shall as soon as practicable after the date hereof arrange for the erection of dwellinghouses and garages on the property hereby transferred in accordance with planning permission issued by the Berkshire County Council on the 22nd day of November 1977 having obtained detailed approval to the matters referred to therein as "reserved matters" in respect of application number 307001 or any subsequent planning permission approved by the Transferor, such approval not to be unreasonably withheld

(b) Until such time that the property hereby transferred is developed in accordance with (a) hereof the Transferees shall not dispose of the property or any part or parts thereof without the previous written consent of the Transferor to enable the Transferor to be satisfied that the terms of the following covenants are being complied with and the Transferee shall supply to the Transferor such information as the Transferor shall reasonably require in this connection

(c) The property hereby transferred shall be used for no purpose other than the erection and subsequent occupation of dwellinghouses and garages and no part of the said land dwellinghouse and garages shall be disposed of other than by way of a freehold disposal and to a person intending to occupy a dwellinghouse built thereon

(d) As soon as practicable after the completion of the erection of the dwellinghouses and garages on the property hereby transferred the freehold interest in such land comprising those dwellinghouses and garages erected thereon shall be transferred to person or persons occupying or intending to occupy such dwellinghouses and garages."

NOTE: No copy of the planning permission dated 22 November 1977 referred to is filed in the Land Registry.

4 A Transfer of the land in this title dated 28 May 1980 made between (1) J F Ingram Limited and (2) Robin Andrew Mason and Mary Ann Mason contains restrictive covenants.

NOTE: Original filed.

5 (09.10.2013) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.

The leases grant easements as therein mentioned.

6 (13.12.2017) REGISTERED CHARGE dated 6 November 2017.

7 (13.12.2017) Proprietor: HSBC BANK PLC (Co. Regn. No. 14259) of Mortgage Service Centre, P.O. Box 6308, Coventry CV3 9LB.

### Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	09.10.2013	Airspace above the south facing roof as more particularly described in the lease	10.09.2013 25 years from 10.9.2013	BK457592

End of register