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# Official copy of register of title

Title number BK391698

Edition date 04.01.2008

- This official copy shows the entries on the register of title on 10 APR 2025 at 11:08:41.
- 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 Apr 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 (15.01.1965) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 63 Keephatch Road, Wokingham (RG40 5AA).
- 2 (29.09.2004) The land has the benefit of (except as mentioned in the Note below) the rights granted by but is subject to the rights reserved by the Transfer dated 14 September 2004 referred to in the charges register.

NOTE: The rights granted by the Transfer are only included in the registration so far as they affect the land now or formerly comprised in the Transferor's title.

- 3 (29.09.2004) The Transfer dated 14 September 2004 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 (04.01.2008) PROPRIETOR: [REDACTED]
- 2 (29.09.2004) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate (or by the proprietor of any registered charge) is to be registered without a certificate signed by the solicitor or secretary of Bluebell Chase Management Company Limited of 47 Castle Street, Reading RG1 7SR that the provisions of paragraph 25 of Schedule 3 to the Transfer dated 14 September 2004 referred to in the Charges Register have been complied with.
- 3 (04.01.2008) The price stated to have been paid on 14 December 2007 was £405,000.

## B: Proprietorship Register continued

- 4 (04.01.2008) 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.

## C: Charges Register

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

- 1 The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 29 September 1947 made between (1) Reginald Howard Reed Palmer (Vendor) and (2) Albert Henry Griffin (Purchaser):-

"And except nevertheless and reserving unto the Vendor in fee simple or other the owner or owners for the time being of the cottages lying to the south of the field hereby conveyed shown in the First Schedule hereto and on the said plan as Ordnance No. 384 the right to enter the said field to connect up at his or their expenses such cottages to the existing sewer lying under the said field the Vendor and his successors in title making good all damage occasioned thereby and maintaining the said connections in good order and repair and bearing his and their due proportion with the Purchaser and his successors in title of the expense of maintaining the said existing sewer in good repair and condition."

NOTE: The land in this title forms part of field number 384 referred to.

- 2 Such part of the land as may be affected thereby is subject to the following rights granted by a Conveyance of adjoining land known as Dowles Green Farmhouse dated 2 December 1964 made between (1) Forest Estates Limited (Vendor) and (2) Peggy Pauline Louie Henderson (Purchaser):-

AND TOGETHER ALSO with the right for the Purchaser and her successors in title to take water from the existing water main in Keephatch Road aforesaid through the existing pipe laid under the Vendors adjacent property to the west of the property hereby conveyed and also a right to use the existing foul and surface water drains leading into the main sewer in Keephatch Road aforesaid in common with all other persons having a like right to connect with such drainage the Purchaser and her successors in title having a right to enter upon the adjacent land of the Vendor for the purpose of inspecting maintaining or repairing the said water and drain pipes the Purchaser making good all damage caused to the Vendors property in consequence of her exercise of such right.

- 3 (29.09.2004) A Transfer dated 14 September 2004 made between (1) Linden Homes South East Limited and (2) Bluebell Chase Management Company Limited and (3) John Humphrey Holloway and Joanne Holloway contains restrictive covenants.

NOTE: Copy filed.

- 4 (29.09.2004) The Transfer dated 14 September 2004 referred to above contains a provision as to the grant of rights as therein mentioned.

End of register