

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number BK236081

Edition date 03.01.2023

- This official copy shows the entries on the register of title on 05 JUN 2024 at 13:03:15.
- 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 05 Jun 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 7 Vermont Woods, Finchampstead, Wokingham (RG40 4PF).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 25 October 1985 referred to in the Charges Register.
- 3 The Transfer dated 25 October 1985 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 (03.01.2023) PROPRIETOR: SUSAN MARY BIGNALL and TERENCE MARTIN BIGNALL of 7 Vermont Woods, Finchampstead, Wokingham RG40 4PF.
- 2 (03.01.2023) The price stated to have been paid on 21 December 2022 was £675,000.
- 3 (03.01.2023) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 21 December 2022 in favour of Cambridge Building Society referred to in the Charges Register.

C: Charges Register

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

Title number BK236081

- 1 A Conveyance of the land in this title and other land dated 13 April 1922 made between (1) John Walter (Vendor) and (2) Henry William Brake (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land in this title and other land dated 27 July 1923 made between (1) Henry William Brake (Vendor) and (2) Harry Hazeland Brookes (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 A Transfer of the land in this title dated 25 October 1985 made between (1) Pelham Homes Limited and (2) John Munro Gordon and Sandra McLaren Gordon contains restrictive covenants.

NOTE: Original filed.

- 4 (03.01.2023) REGISTERED CHARGE dated 21 December 2022.
- 5 (03.01.2023) Proprietor: CAMBRIDGE BUILDING SOCIETY of PO Box 232, 51 Newmarket Road, Cambridge CB5 8FF.
- 6 (03.01.2023) The proprietor of the Charge dated 21 December 2022 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 April 1922 referred to in the Charges Register:-

AND the Purchaser for himself his heirs executors administrators and assigns thereby covenanted with the Vendor his heirs executors administrators and assigns to the intent and so as to bind not only himself personally but also (so far as practicable) all future owners and tenants of the lands and premises thereby assured or any part thereof and to bind such lands and premises into whosoever hands the same might come but not so as to render the Purchaser personally liable in damages for breach thereof he should have parted with all interest in the premises thereby assured or any part thereof that he the Purchaser and the persons deriving title under him would thenceforth and at all times thereafter observe and perform the stipulations and conditions contained in the 2nd Schedule thereto.

THE SECOND SCHEDULE above referred to

1. No building should be erected on the said land hatched green and brown on the said plans marked A and B to cost less than £700 but this should not be construed to preclude the Purchaser from enlarging any existing buildings irrespective of value nor to preclude the erection of private boat houses or summer houses in connection with any private dwellinghouses no such building erected on the said land hatched green and brown on the said plan should be used otherwise than as a private residence together with the usual offices and outbuildings.
2. No building manure pit or cesspool except a lodge not exceeding 15 feet in height from ground level to ridge of roof should be erected on the said land within 50 feet of the highway.
3. No part of the said land comprised in the said plans marked A B and C nor any buildings to be erected thereon should be used for any purpose which might be or grow into a nuisance or annoyance to the neighbourhood.
4. No temporary dwelling building or erection of any kind except sheds to be used during the working hours by workmen employed in building or completing houses upon any of the said land should be erected on the said land and no booths caravan shows swings or roundabouts should be placed or used thereon.
5. No part of the land should be used as an advertising station (except for the purpose of advertising any part or parts of property thereby agreed to be sold) or for entertaining beanfeasters or pleasure parties.

Schedule of restrictive covenants continued

6. No manufacturing should be carried on on any of the said lands or buildings erected thereon and no permanent operative machinery should be fixed or placed thereon except the existing saw mills and laundry and no bricks or tiles should be made nor any clay or lime be burned on any of the said lands but this clause should not be so construed as to preclude the Purchaser his heirs executors administrators or assigns from erecting and using machinery for private uses such as the generating of electric light has pumping of water and anything in connection with farming work such as chaff cutting root crushing cake breaking and private works of a similar character.

NOTE: The land in this title falls wholly within the land comprised in Plan C.

2 The following are details of the covenants contained in the Conveyance dated 27 July 1923 referred to in the Charges Register:-

The Purchaser further covenanted with the Vendor that he would not excavate or dig any sand gravel or brick earth from the said piece of land except in the course of laying the foundations of the houses or outbuildings to be erected thereon or for use in erecting such buildings AND ALSO would not erect any building nearer the road adjoining the said piece of land than 50 feet AND ALSO would not carry on or permit to be carried on upon the said piece of land any noxious noisome or offensive trade business occupation or manufacture.

End of register