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# Official copy of register of title

Title number BK472275

Edition date 10.02.2020

- This official copy shows the entries on the register of title on 26 AUG 2022 at 11:58:24.
- 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 26 Aug 2022.
- 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 Land lying to the south-east of Waterloo Road, Wokingham.

NOTE: The 0.147m strip of land between the points lettered A, B, C, D, E and F on the title plan is not included in the title.

- 2 The Conveyance dated 14 February 1964 referred to in the Charges Register is expressed to grant all rights, easements and quasi-easements as were then or usually enjoyed over through or from the adjoining properties Numbers 41, 43 and 45 Waterloo Road.
- 3 The Conveyance dated 14 February 1964 referred to above contains the following provision:-

"IT IS HEREBY DECLARED that the house walls dividing the property hereby conveyed from the adjoining property Number 41 Waterloo Road, Wokingham shall be a party wall and repairable as such."

- 4 The land tinted pink on the title plan has the benefit of the following rights granted by but is subject to the following exceptions and reservations contained in a Transfer thereof and other land dated 24 October 1966 made between (1) Edith Emily Childs and Clara Eliza Childs (Vendors) and (2) Marian Kathleen Partridge:-

"TOGETHER WITH all such rights easements and quasi easements as are now or usually enjoyed over through or from the adjoining properties known as Numbers 39 and 41 Waterloo Road aforesaid but EXCEPT AND RESERVED unto the Vendors and other the owner for the time being of the said adjoining properties Numbers 39 and 41 Waterloo Road aforesaid all such rights easements and quasi easements as are now or usually enjoyed by or in connection with those properties over through or from the property hereby transferred."

- 5 The land edged blue on the title plan has the benefit of the following rights granted by a Transfer thereof and other land dated 3 February 1972 made between (1) Marc Gregory Limited (Transferor) and (2) Danny Cleary and Mollie Belinda Cleary (Transferees):-

"TOGETHER with a right of way at all times and for all purposes with or

## A: Property Register continued

without vehicles of any description over and along the carriageway of the proposed road shown coloured brown on the plan annexed hereto and a full pedestrian right over the footpath adjoining the said road."

NOTE: The road shown coloured brown referred to is tinted brown on the title plan.

## 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 (24.12.2015) PROPRIETOR: PEACE PROPERTY INVESTMENT LIMITED (Co. Regn. No. 9712682) of 30 Osterley Avenue, Isleworth TW7 4QF.
- 2 (24.12.2015) The price stated to have been paid on 22 December 2015 was £280,000.
- 3 (02.05.2018) 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 20 April 2018 in favour of Hampshire Trust Bank PLC referred to in the Charges Register or their conveyancer.
- 4 (10.02.2020) The proprietor's address for service has been changed.

## C: Charges Register

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

- 1 A Conveyance of the land tinted pink and tinted blue on the title plan and other land dated 10 January 1881 made between (1) The Berkshire Estates Company Limited (Vendors) and (2) John Heffer (Purchasers) contains the following covenants.  
  
"The Purchaser doth hereby for himself his heirs executors and administrators covenant with the Vendors their successors and assigns that the Purchaser his heirs and assigns will not at any time hereafter use or permit the said piece of land or any dwellinghouse messuage or building thereon to be used for or as a public house or for the sale of beer or spirituous liquors and will observe the building line shewn on the said plan And also that the Purchaser his heirs and assigns shall and will erect a protecting boundary fence to the said piece of land hereinbefore expressed to be hereby granted on the side marked T on the said plan within two calendar months from the date of these presents."  
  
NOTE 1: T marks referred to do not affect the land in this title.  
  
NOTE 2: The building line is set back fifteen feet from Waterloo Road.
- 2 A Conveyance of the land tinted mauve on the title plan and other land dated 21 June 1901 made between (1) George Jarvis and (2) Jacob Liddiard contains the following covenants:-  
  
"The said Jacob Liddiard doth hereby covenant with the said George Jarvis that he the said Jacob Liddiard will not at any time hereafter use or permit the said piece of land or any dwellinghouse messuage or building thereon to be used for as a public house or for the sale of beer or spirituous liquors And will observe a building line of fifteen feet to Waterloo Road aforesaid And that he will not erect any dwellinghouse on the portion of the said piece or parcel of land extending for a distance of about two hundred and twenty five feet from the London and South Western Railway towards Waterloo Road aforesaid"
- 3 The land tinted yellow on the title plan is subject to the following rights reserved by a Conveyance thereof and other land dated 14

## C: Charges Register continued

February 1964 made between (1) Edith Emily Childs and Clara Eliza Childs (Vendors) and (2) Joseph Cossell (Purchaser):-

"Except and Reserved unto the Vendors and other the owner for the time being of adjoining properties Numbers 41, 43 and 45 Waterloo Road aforesaid ALL SUCH rights easements and quasi-easements as are now or usually enjoyed by or in connection with those properties over through or from the property hereby conveyed."

- 4 A Transfer of the land tinted pink and tinted blue on the title plan and other land dated 4 July 1978 made between (1) Marian Kathleen Partridge and (2) Gordon Rose and Doreen Lesley Rose contains the following covenants:-

"The Transferees hereby jointly and severally covenant with the Transferor (a) that they will not erect or cause to be erected any building on the land hereby transferred without the written consent of the Transferor and (b) that they will not dispose of the land hereby transferred or any part thereof without first obtaining from the disponee a direct covenant in favour of the Transferor similar to that in (a) above.

- 5 A Transfer of the land tinted pink and tinted blue on the title paln and other alnd dated 6 October 1980 made between (1) Gordon Rose and Doreen Lesley Rose (Transferors) and (2) Danny Cleary and Molly Belinda Cleary (Transferees) contains the following covenants:-

"The Transferees hereby jointly and severally covenant with the Transferors and as a separate covenant with Marian Kathleen Partridge that the Transferees will not erect or cause to be erected any building on the land hereby transferred without the written consent of Marian Kathleen Partridge and that they will not dispose of the land hereby transferred or any part thereof without first obtaining from the disponee a direct covenant in favour of Marian Kathleen Partridge in identical terms."

- 6 (11.11.2015) A Transfer of the land in this title dated 26 August 2015 made between (1) Mollie Belinda Cleary and (2) Headland Property Investments Limited contains restrictive covenants.

*NOTE: Copy filed.*

- 7 (11.11.2015) The land is subject to any rights that are reserved by the Transfer dated 26 August 2015 referred to above and affect the registered land.

- 8 (02.05.2018) REGISTERED CHARGE dated 20 April 2018.

- 9 (02.05.2018) Proprietor: HAMPSHIRE TRUST BANK PLC (Co. Regn. No. 1311315) of 55 Bishopsgate, London EC2N 3AS.

End of register