



Official copy of register of title

Title number BK130755

Edition date 12.10.2016

- This official copy shows the entries on the register of title on 13 Oct 2016 at 14:10:34.
- 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 13 Oct 2016.
- 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 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 24 Waterloo Crescent, Wokingham (RG40 2JJ).
- 2 A Conveyance of the land tinted pink on the filed plan and other land dated 17 February 1972 made between (1) Elizabeth Mary Hudson (2) Lois Hylde Hall and (3) Marc Gregory Limited (Company) contains the following provision:-

"IT IS hereby certified and declared by and between Mrs Hudson and Mrs Hall and the Company that the Company or its successors in title shall not become entitled to easements or rights of light or air or otherwise which would restrict or interfere with the free use of the adjoining properties of Mrs Hudson and Mrs Hall edged green on the plan annexed hereto for building or for any other purpose."

NOTE: The land edged green referred to is known as 59 and 61 Waterloo Road.
- 3 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 19 July 1974 referred to in the Charges Register.
- 4 The Transfer dated 19 July 1974 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 (12.10.2016) PROPRIETOR: MUDIT SHARMA and ARPITA SHARMA of 24 Waterloo Crescent, Wokingham RG40 2JJ.
- 2 (12.10.2016) The price stated to have been paid on 7 October 2016 was £482,500.

B: Proprietorship Register continued

- 3 (12.10.2016) 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 7 October 2016 in favour of Santander UK 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 tinted yellow on the filed plan dated 17 May 1886 made between (1) William Goodchild and (2) William Bowyer contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance dated 19 June 1886 made between (1) William Goodchild and (2) William Bowyer contains restrictive covenants affecting the land tinted blue on the filed plan but neither the original conveyance nor a certified copy or examined abstract thereof was produced on first registration.
- 3 A Conveyance of the land tinted blue on the filed plan and other land dated 27 May 1902 made between (1) Thomas Goodchild and others (Vendors) and (2) Alfred James Nicholson (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 4 A Conveyance of the land tinted blue on the filed plan and other land dated 13 December 1913 made between (1) Sir John Nicholson Barran and others (Vendors) (2) Walter Mills and others and (3) William Bowyer (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 5 A Conveyance dated 14 January 1920 made between (1) Richard Herring and (2) Margaret Johnson Longman contains restrictive covenants affecting the land tinted pink on the filed plan but neither the original conveyance nor a certified copy or examined abstract thereof was produced on first registration.
- 6 A Transfer of the land in this title dated 19 July 1974 made between (1) Marc Gregory Limited and (2) Timothy Edward Brewer and Diane Mary Brewer contains restrictive covenants.

NOTE: Original filed.

- 7 (12.10.2016) REGISTERED CHARGE dated 7 October 2016.
- 8 (12.10.2016) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 17 May 1886 referred to in the Charges Register:-
- COVENANT by the said William Bowyer for himself his heirs executors administrators and assigns with the said William Goodchild his heirs and assigns that he the said William Bowyer his heirs and assigns would not at any time thereafter use or permit the said piece of land or any messuage or building thereon to be used for or as a public house or for the sale of beer or spirituous liquors
- AND that he the said William Bowyer his heirs and assigns would observe the building line shown on the said map or plan.
- NOTE: The building line does not affect the land tinted yellow on the filed plan.
- 2 The following are details of the covenants contained in the Conveyance dated 27 May 1902 referred to in the Charges Register:-
- "The Purchaser for himself his heirs and assigns and so as to bind not

Schedule of restrictive covenants continued

only himself personally but also all future owners for the time being of the piece or parcel of land hereinbefore described but not so as to incur any personal liability after he shall have parted with the said piece or parcel of land covenants with the Vendors in manner following that is to say that he the Purchaser will forthwith erect and for ever hereafter maintain a good and sufficient boundary fence on the side of the piece or parcel of land marked T on the said piece or parcel of land hereby conveyed and will observe a building line of fifteen feet back from the Waterloo Road aforesaid And will not use the said piece or parcel of land or any messuage dwellinghouse or building thereon for the sale of beer or spirituous liquors."

NOTE: Neither the T marks or the building line affect the land tinted blue on the filed plan.

- 3 The following are details of the covenants contained in the Conveyance dated 13 December 1913 referred to in the Charges Register:-

"The Purchaser for himself his heirs and assigns and so as to bind not only himself personally but also all future owners or occupiers for the time being of the piece or parcel of land hereinbefore described but not as as to incur any personal liability after he shall have parted with the said piece or parcel of land hereby covenants with the Vendors to forthwith erect and hereafter maintain a good and sufficient boundary fence on the side of the piece of land marked "T" and to observe a building line of fifteen feet back from Waterloo Road aforesaid and not to use or permit to be used the said piece or parcel of land or any messuage or buildings thereon for or as a public house or for the sale of beer or spirituous liquors and to keep the Vendors and each of them and the estate of each of them and the estate of the said Alfred James Nicholson deceased indemnified against all actions proceedings claims demands and liability whatsoever by reason of the breach of the said restrictions or any of them."

NOTE: Neither the "T" marks nor the building line affect the land tinted blue on the filed plan.

End of register