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Official copy of register of title

Title number BK3684

Edition date 14.04.2009

- This official copy shows the entries on the register of title on 16 DEC 2025 at 13:46:49.
- 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 16 Dec 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 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 36A Rectory Road, Wokingham.
- 2 (31.07.1997) The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 (31.07.1997) The land has the benefit of the following rights reserved by the Transfer dated 27 June 1997 referred to in the Charges Register:-

"EXCEPT AND RESERVING the rights and easements set out in the Second Schedule herto

THE SECOND SCHEDULE

1. A right for the Transferors and their successors in title and all other persons now or hereafter lawfully entitled thereto to use all sewers drains watercourses pipes wires cables and other services nor or within 80 years of the date hereof laid or passing over through or under the land hereby transferred

2. All easements rights and privileges proper for the Transferors and all other persons now or hereafter lawfully entitled thereto to enter onto the land hereby transferred to construct repair and maintain and reinstate the said sewers drains watercourses pipes wires cables and other services and at any time within the period of eighty years from the date hereof to make connections to the said sewers drains watercourses pipes wires cables and other services and to lay and construct new sewers drains watercourses pipes wires and cables in each case causing as little damage as possible and forthwith making good all damage thereby occasioned to the Transferees reasonable satisfaction

3. Any rights of light or air which would prejudicially affect the user by the Transferor and its successors in title and its or their adjoining or neighbouring land for building purposes and it is hereby declared that the Transferee and his successors in title shall not become entitled to any such rights for the benefit of the land hereby transferred."

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 (09.05.1995) PROPRIETOR: [REDACTED]
Brackenwood, 36A Rectory Road, Wokingham, Berks.
- 2 (09.05.1995) 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 A Conveyance of the land coloured pink on the filed plan and other land dated 18 June 1902 made between (1) Alfred James Nicholson and Eliza Henrietta Barran and (2) Eliza Emily Hatherell contains the following covenants:-

COVENANT by said Eliza Emily Hatherell with said Alfred James Nicholson and Eliza Henrietta Barran their heirs and assigns (to the intent that this covenant shall be binding on the hereditaments thereinbefore granted into whosoever hands the same may come and so that it shall enure for the benefit of said Alfred James Nicholson and Eliza Henrietta Barran and all persons from time to time entitled to or interested in lands adjoining the said hereditaments and now or formerly the property of said Alfred James Nicholson and Eliza Henrietta Barran but so that said Eliza Emily Hatherell her heirs executors administrators or assigns should not be liable for any breach of said covenant after the fee simple of said hereditaments shall have ceased to be vested in her or them respectively) that the hereditaments thereinbefore granted should be subject to the stipulations contained in the Second Schedule thereto

THE SECOND SCHEDULE thereinbefore referred to

No buildings shall be erected on the land hereby conveyed except private dwellinghouses with or without stables and outbuildings And the prime cost in labour and materials only of any such dwellinghouse and outbuildings (if any) thereto shall not be less than the sum of £1000 and the cost of the stables (if any) in addition No dwellinghouse to be erected shall be used except as a private dwellinghouse and no trade or business shall be carried on on the said land.

- 2 (31.07.1997) The land is subject to the following rights granted by a Transfer of the land edged and numbered BK344432 in green on the filed plan dated 27 June 1997 made between (1) [REDACTED]
[REDACTED]
[REDACTED]

"TOGETHER with the rights and easements set out in the First Schedule hereto

THE FIRST SCHEDULE

1. A right in common with the Transferors and all other person authorized by them or otherwise having a right thereto to use the sewers drains watercourses pipes wires cables and other services laid or passing over through or under the remainder of the land comprised in the Transferor's title

2. All easements rights and privileges proper for repairing and maintaining and reinstating the said sewers drains watercourses pipes wires cables and other services the Transferee causing as little damage as possible and forthwith making good all damage thereby occasioned

3. A right of way in common with the Transferors and the owner or occupier for the time being of the Transferor's retained property to be

C: Charges Register continued

known as 36A Rectory Road Wokingham aforesaid at all times and for all purposes in connection with the use and occupation of the land hereby transferred over that part of the drive or accessway and footpaths which are edged brown on the said plan subject to the Transferees paying and contributing from time to time a proportionate part according to the number of properties having the right to use the same of the cost of maintaining and repairing the said drive or accessway and footpaths

THE Transferors hereby covenants with the Transferees for the benefit of the remainder of the land comprised in the Transferor's title and any and every part thereof to observe and perform the restrictions and stipulations specified in the Third Schedule hereto

THE THIRD SCHEDULE

1. To pay and contribute from time to time a proportionate part according to the number of properties having the right to use the same of the cost of maintaining and repairing the said drains and sewers and the said drive or accessway edged brown on the said plan."

NOTE: The accessway edged brown referred to is hatched blue on the filed plan.

End of register