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Official copy of register of title

Title number BK525886

Edition date 11.01.2023

- This official copy shows the entries on the register of title on 02 JUL 2024 at 11:59:08.
- 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 02 Jul 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

WOKINGHAM

- 1 (11.01.2023) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being 42 Acorn Drive, Wokingham (RG40 1EQ).

NOTE: The flat is on the ground floor.
- 2 (11.01.2023) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 9 December 2022
Term : 99 years from 9 December 2022
Parties : (1) Home Group Limited
(2) Gavin James Dean Mcardell
- 3 (11.01.2023) The Lease prohibits or restricts alienation.
- 4 (11.01.2023) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (11.01.2023) The landlord's title is registered.

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 (11.01.2023) PROPRIETOR: GAVIN JAMES DEAN MCADELL of 42 Acorn Drive, Wokingham RG40 1EQ.
- 2 (11.01.2023) The price, other than rents, stated to have been paid on

B: Proprietorship Register continued

the grant of the lease was £165,000.

C: Charges Register

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

- 1 (11.01.2023) A Conveyance of the freehold estate in the land in this title and other land dated 22 November 1888 made between (1) The Ecclesiastical Commissioners and (2) Alfred James Nicholson (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (11.01.2023) A Conveyance of the freehold estate in the land in this title and other land dated 27 August 1936 made between (1) Agnes Gwen Moseley (Vendor) and (2) Sir William Frederick Jury (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (11.01.2023) A Conveyance of the freehold estate in the land in this title and other land dated 7 July 1986 made between (1) The Official Custodian For Charities (2) Sydney Wylie Samuelson and others (Trustees) and (3) Laing Homes Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 (11.01.2023) The following are details of the covenants contained in the Conveyance dated 22 November 1888 referred to in the Charges Register:-

And the Purchaser hereby covenants with the Commissioners their successors and assigns that the Purchaser his heirs and assigns and other the owner or owners for the time being of the land hereby conveyed and edged pink and coloured green on the said Plan shall not at any time hereafter erect or permit to be erected on the same land any buildings fronting to or facing the new road running along the south west side thereof other than private dwellinghouses with or without any stables coach house or other adjunct to a private house And also shall not use or permit to be used any such building fronting or facing the said last mentioned new Road otherwise than as a private dwellinghouse with or without any stables coach house or other adjunct to a private house And further that each and every such dwellinghouse shall be of the prime cost value of not less than Four hundred pounds And lastly that no building of any kind shall be erected on any portion of the said land hereby conveyed and edged with pink and coloured green on the said plan which lies between the last mentioned new road and the dotted black line marked Building line on the said plan And it is hereby declared and agreed by and between the said parties hereto that the covenants on the part of the Purchaser herein contained shall be considered and are intended to be not only personal covenants but also real covenants affecting and running with the said hereditaments hereby conveyed and every part thereof in the hands of every owner and occupier for the time being thereof.

- 2 (11.01.2023) The following are details of the covenants contained in the Conveyance dated 27 August 1936 referred to in the Charges Register:-

THE Purchasers to the intent and so as to bind (so far as practicable) the said hereditaments firstly and secondly hereinbefore described into whosoever hands the same may come and to benefit and protect the adjacent property known as Clare Court Wokingham aforesaid (hereinafter referred to as the "Clare Court Property") now belonging to the Vendor but not so as to render the Purchasers personally liable in damages for any breach of covenant committed after they or their successors in title shall have parted with all interest in the said hereditaments in respect of which such breach shall occur HEREBY COVENANT with the Vendor that no new building and no addition to any existing building shall at any time during the lifetime of the Vendor and for five years after her death be erected upon the said hereditaments unless the

Schedule of restrictive covenants continued

Vendor or her successors in title owner or owners of the Clare Court Property shall previously approve thereof in writing but so that in the case of a small tool shed or similar garden building such approval shall not be withheld unless the erection of such tool shed or similar garden building shall have the effect of lessening the amenity of the Clare Court Property by being unsightly or in-appropriate either in respect of position size or otherwise.

3 (11.01.2023) The following are details of the covenants contained in the Conveyance dated 7 July 1986 referred to in the Charges Register:-

"THE Purchaser to the intent and so as to bind (as far as practicable) the Property hereby conveyed and each and every part thereof into whosoever hands the same may come and to benefit and protect the Retained Land and each and every part thereof for itself and its successors in title hereby covenants with the Trustees and their assigns

(i) not to carry out any development works or carry on or permit or allow to be carried on any construction activities or use or allow or permit to be used any plant or machinery for construction or development purposes on the Property or the Retained Land or any part or parts thereof so as to cause any annoyance interference or disturbance to the owners and occupiers of the Retained Land or any part or parts thereof except (but subject always to the provisions of sub-clause (ii) hereof) between the hours of 8.a.m. and 7.p.m. on Mondays to Fridays (inclusive) and 8.a.m. and 1.p.m. on Mondays to Fridays (inclusive) and 8 a.m. and 1 p.m. on Saturdays and not at all on Sundays Christmas Day Good Friday or any Bank or Public holiday

(ii) not to carry out any development on the Property or the Retained Land except in such manner as shall cause the minimum practicable annoyance disturbance or interference with the use and enjoyment of the Retained Land and each and every part thereof by the owners and occupiers thereof from time to time

(iii) not to exercise the right of entry onto the Retained Land except for the purposes aforesaid only and in such manner as shall cause the minimum practicable interference with the use and enjoyment of the Retained Land and each and every part thereof by the owners and occupiers thereof from time to time and to make good all damage caused to the Retained Land as soon as reasonably practicable

(iv) not without the approval of the Trustees to carry out on the Property or any part thereof any development other than two-storey flats and/or bungalows together with warden accommodation and all other ancillary accommodation and facilities for occupation only as retirement homes"

End of register