



A: Property Register

This register describes the land and estate comprised in the title.

WOKINGHAM

1. (10 December 1971) The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being 13 Sturges Road, Wokingham, (RG40 2HG).
2. The Conveyance dated 16 November 1971 referred to in the Charges Register contains the following provision:-

"It is hereby agreed and declared that the Purchaser shall not by virtue of this Conveyance become entitled to any right of light or air or other easement or right which would restrict or interfere with the free use of the Vendors remaining property known as No. 11 Sturges Road aforesaid shown edged blue on the said plan for building or any other purpose."

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. (10 June 2002) **PROPRIETOR:** ANDREW JOHN LOWRIE and SARAH KATHERINE LOWRIE of 13 Sturges Road, Wokingham, Berks RG40 2HG.
2. (10 June 2002) The price stated to have been paid on 10 May 2002 was £365,000.

C: Charges Register

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

1. A Conveyance of the land tinted blue on the filed plan and other land dated 2 November 1906 made between (1) Peoples Investment Company Limited and (2) Daniel Sharp contains covenants details of which are set out in the schedule of restrictive covenants hereto.
2. A Conveyance of the land tinted pink on the filed plan and other land dated 30 June 1908 made between (1) Peoples Investment Company Limited

C: Charges Register continued

- and (2) Daniel Sharp contains covenants details of which are set out in the schedule of restrictive covenants hereto.
3. A Conveyance of the land in this title dated 16 November 1971 made between (1) Joan Elizabeth Boyle Wheeler (Vendor) and (2) P Adams and Son (Builders) Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
 4. (10 June 2002) **REGISTERED CHARGE** dated 10 May 2002 to secure the moneys including the further advances therein mentioned.
 5. (10 June 2002) **PROPRIETOR: HALIFAX PLC** (Co. Regn. No. 2367076) of Trinity Road, Halifax, W Yorkshire HX1 2RG.

Schedule of Restrictive Covenants

1. The following are details of the covenants contained in the Conveyance dated 2 November 1906 referred to in the Charges Register:-

Daniel Sharp hereby covenants with the Company and its assigns that he the said Daniel Sharp his heirs and assigns will at all times hereafter observe and perform the covenants and conditions contained in the First Schedule hereto.

THE FIRST SCHEDULE referred to

1. No dwellinghouse shall be erected upon either of the said pieces or parcels of land of a less value (if detached) than £300 or (if semi-detached) of a less aggregate value than £500 nor shall more than one detached dwellinghouse or a pair of semi-detached dwellinghouses be erected upon either of the said pieces or parcels of land
2. The said Daniel Sharp his heirs or assigns shall not erect any building upon either of the said pieces or parcels of land (except one storeyed porches verandahs and bay windows and division fences) in advance of a building line twenty feet back from Crescent Road and twenty feet back from Sturges Road.
3. The said Daniel Sharp his heirs or assigns shall within six calendar months from the date hereof erect and for ever hereafter maintain upon the side of the said pieces or parcels of land marked T on the said plan brick walls or substantial close boarded fences at least five feet high above the surface of the ground in rear of the building lines and close or open fences at least three feet six inches high between the building lines and Crescent Road and Sturges Road aforesaid.
4. The said Daniel Sharp his heirs or assigns shall keep in repair such portions of Sturges Road and Crescent Road as may abut on the said pieces or parcels of land from the boundary thereof respectively to the centre of such roads until the same shall be taken over as public highways and maintained as such out of some public fund.
5. The said pieces or parcels of land or either of them or any building thereon respectively shall not be used for any business trade or manufacture whatever.

Schedule of Restrictive Covenants continued

NOTE 1:-The T marks referred to above in Clause (3) were not shown on the plan supplied.

NOTE 2:-The Building lines referred to were not shown on the plan supplied.

2. The following are details of the covenants contained in the Conveyance dated 30 June 1908 referred to in the Charges Register:-

Daniel Sharp hereby covenants with the Company and its assigns and also with the Vendors and their assigns that he the said Daniel Sharp his heirs and assigns will at all times hereafter observe and perform the conditions contained in the First Schedule hereto

THE FIRST SCHEDULE above referred to

1. No dwellinghouse shall be erected on the said piece or parcel of land hereby conveyed of less value if detached than £300 or if semi-detached of a less aggregate value than £500 nor shall more than one detached dwellinghouse or a pair of semi-detached dwellinghouses be erected on the said piece or parcel of land.

2. No building (except one storeyed porches verandahs and bay windows and division fences) shall be erected in advance of a building line Twenty feet back from Sturges Road aforesaid

3. The said Daniel Sharp his heirs and assigns shall keep in repair such portion of Sturges Road aforesaid as abuts upon the said piece or parcel of land to the centre of such road until such road be taken to as a public highway and maintained by some public fund.

4. The said Daniel Sharp will within three calendar months from the date hereof erect and for ever thereafter maintain on the sides of the said piece or parcel of land marked T on the said plan such walls or substantial close boarded at least Five feet high above the surface of the ground in the rear of the building line and close or open fences at least Three feet six inches high between the building line and Sturges Road aforesaid.

5. The said piece or parcel of land shall not nor shall any building erected thereon be used for any business trade or manufacture whatever.

NOTE 1:-The T marks referred to above in Clause (4) were not shown on the plan supplied.

NOTE 2:-The building line referred to above in Clause (4) was not shown on the plan supplied.

3. The following are details of the covenants contained in the Conveyance dated 16 November 1971 referred to in the Charges Register:-

"The Purchaser hereby further covenants with the Vendor for the benefit and protection of the property edged blue on the said plan or any part

Schedule of Restrictive Covenants continued

thereof and so as to bind the land hereby conveyed into whosoever hands the same may come not to erect upon the land hereby conveyed more than one private dwellinghouse with suitable outbuildings in accordance with plans and elevations to be approved by the Vendor or her Surveyor in writing such approval not to be unreasonably withheld."

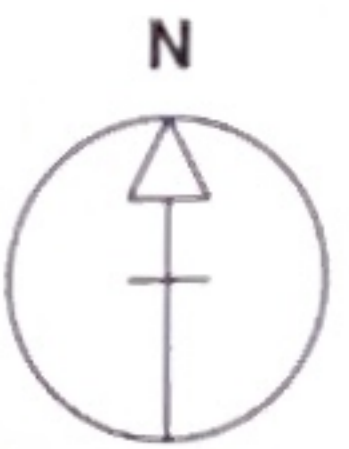
END OF REGISTER

NOTE A: A date at the beginning of an entry is the date on which the entry was made in the Register

NOTE B: This is a copy of the register on 12 December 2002 at 08:50:18.



TITLE NUMBER
BK379440



WOKINGHAM

ORDNANCE SURVEY MAP REFERENCE:

SU8168SW

SCALE 1:1250

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