



Title register for:

3 Martins Drive, Wokingham, RG41 1NY (Freehold)

Title number: BK96050

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Register summary

Title number	BK96050
Registered owners	<div></div> <div>3 Martins Drive, Wokingham, Berks RG41 1NY</div>
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date
1	WOKINGHAM
	The Freehold land shown edged with red on the plan of the above Title filed at the Registry and

being 3 Martins Drive, Wokingham (RG41 1NY).

2 A Conveyance of land lying to the east of the land in this title dated 7 November 1967 made between (1) Laing Homes Limited (Company) and (2) Peter Luff contains the following provision:-

"IT is hereby Agreed and Declared that neither party shall acquire otherwise than by express grant any right or easement of light or air over the adjoining land of the other."

3 The Transfer dated 27 March 1969 referred to in the Charges Register contains the following provision:-

"It is hereby agreed and declared that the Transferee shall not acquire otherwise than by express grant any right of easement of way water light or air over any adjoining property of the Transferor."

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
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1	1981-02-03	PROPRIETOR: [REDACTED] Martins Drive, Wokingham, Berks RG41 1NY.
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2		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.
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C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date
1	The land is subject to rights of drainage.
2	A Transfer of the land in this title and other land dated 27 March 1969 made between (1) Laing Homes Limited (Transferor) and (2) B. M. T. Contracts Limited (Transferee) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
3	<p>A Transfer of the land in this title dated 6 August 1970 made between (1) B. M. T. Contracts Limited (2) Huzvalley Developments Limited and (3) Austin William Moses and Jean Moses contains restrictive covenants.</p> <p>NOTE: Original filed.</p>
4	<p>The following are details of the covenants contained in the Transfer dated 27 March 1969 referred to in the Charges Register:-</p> <p>"The Transferee hereby covenants with the Transferor so as to benefit the remainder of the land comprised in title number BK10554 and to bind the land hereby transferred into whosoever hands the same may come but not so as to render the Transferee personally liable in damages for any breach of a restrictive covenant after it shall have parted with all interest in the land hereby transferred as follows:-</p> <p>(i) No trade profession business or club for the sale</p>

of alcohol shall at any time hereafter be carried on on the said land or any part thereof and no building to be hereafter erected on the said land or any part thereof shall at any time be used for any purpose except that of a private dwellinghouse with or without a garage or for the profession of a physician surgeon or dentist

(ii) No fowls shall at any time be kept on the said land or any part thereof and no bills or placards or advertising matter except for the sale or letting of the property shall at any time hereafter be erected on the said land or any part thereof

(iii) Not at any time hereafter to permit or suffer anything on the said land or any part thereof which may by reason of the noise smell or noxious vapours caused thereby or otherwise be or grow to be a nuisance or annoyance to the occupiers of the adjoining property

(iv) Not to use or permit or suffer to be used any caravan house on wheels or other mobile or quasi-mobile dwelling to be parked or placed on the land or any part thereof

The Transferee and its successors in title hereby covenant with the Transferor and its successors in title that the Transferee will (a) not commence any works of building or construction upon the land hereby transferred unless it shall first have paid to the Street Works Authority such sum as may be required under Section 195 of the Highways Act 1959 in respect of all buildings now or hereafter intended to be erected by the Transferee or its successors in title upon the land hereby transferred or any part thereof."