

Title Number : BK157713

This title is dealt with by Land Registry, Gloucester Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 23 FEB 2016 at 23:47:54 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: BK157713
Address of Property	: 110 Addington Road, Reading, (RG1 5PX)
Price Stated	: £159,950
Registered Owner(s)	: CLIFFORD SINCLAIR LIMITED (Co. No. 86358B) (incorporated in the Bahamas) care of Claremont Richards Solicitors, 125 High Holborn, London WC1V 2QF.
Lender(s)	: Bank of Scotland PLC

Title number BK157713

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 23 FEB 2016 at 23:47:54. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

A: Property Register

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

READING

- 1 (06.03.1978) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 110 Addington Road, Reading, (RG1 5PX).
- 2 The Conveyance dated 4 April 1927 referred to in the Charges Register is expressed to grant the following rights:-

"Together with a full and free right of way for carts motor lorries motor cars and other vehicles laden or unladen (in common with all other persons who have or may hereafter have the like right) over along and upon the piece of land coloured yellow on the said plan."

NOTE: The land coloured yellow referred to is tinted brown on the filed plan.

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 (14.09.2000) PROPRIETOR: CLIFFORD SINCLAIR LIMITED (Co. No. 86358B) (incorporated in the Bahamas) care of Claremont Richards Solicitors, 125 High Holborn, London WC1V 2QF.
- 2 (14.09.2000) The price stated to have been paid on 11 August 2000 was £159,950.
- 3 (14.09.2000) 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.
- 4 (10.05.2006) 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 28 February 2006 in favour of Bank of Scotland 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 dated 13 June 1878 made between (1) The Redlands Estate Company Limited and (2) William Wallace Cowslade contains restrictive covenants conditions stipulations and restrictions but neither the original conveyance nor a certified copy or examined abstract thereof was produced on first registration.
- 2 A Conveyance dated 29 June 1926 made between (1) Henry Jordan and

C: Charges Register continued

George William Smith and (2) Robert Curtis contains restrictive covenants conditions stipulations and restrictions but neither the original conveyance nor a certified copy or examined abstract thereof was produced on first registration.

- 3 A Conveyance of the land in this title dated 4 April 1927 made between (1) William Robert Smith (Vendor) and (2) Charles Collie Butler (Purchaser) contains the following covenants:-

"AND the Purchaser hereby covenants with the Vendor

1. To maintain and keep in repair the fences on the North East and South sides of the said property

2. That the Purchaser or his successors in title will not at any time use the said premises hereby assured or any part thereof for any trade or business or otherwise than as a private dwellinghouse."

- 4 The land is subject to the following rights reserved by the Conveyance dated 4 April 1927 referred to above:-

"Excepting and reserving unto the Vendor and his successors in title his or their servants and workpeople and also the owners and occupiers for the time being of other houses situate in Addington Road and Eastern Avenue aforesaid full right and liberty at all times and for all purposes with carts motor lorries motor cars and other vehicles laden or unladen over along and upon the piece of land coloured blue on the said plan.

Subject to the right of the owner or owners for the time being of the adjoining property on the west side of the premises hereby assured in common with the Purchaser and his successors in title to use the existing means of drainage constructed by the Vendor in through or under the said premises hereby assured or some part thereof."

NOTE: The land coloured blue referred to is tinted blue on the filed plan.

- 5 (10.05.2006) REGISTERED CHARGE dated 28 February 2006 affecting also other titles.

NOTE: Charge reference ON135292.

- 6 (03.10.2007) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Bank of Scotland Corporate, Security for Advances, Citymark, 150 Fountainbridge, Edinburgh EH3 9PE.

End of register

H. M. LAND REGISTRY

NATIONAL GRID PLAN

SU 7372

SECTION K

BERKSHIRE

READING DISTRICT

Scale 1/1250



Made and printed by the Director
General of the Ordnance Survey,
Chessington, Surrey. 1962 for HMLR
© Crown Copyright 1962

TITLE No. BK 157713

This is a copy of the title plan on 23 FEB 2016 at 23:47:55. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by Land Registry, Gloucester Office.

© Crown Copyright. Produced by Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.