

Title Number : BK28619

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 8 DEC 2015 at 12:42:52 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	: BK28619
Address of Property	: 12 Christchurch Road, Reading, (RG2 7AD)
Price Stated	: £365,000
Registered Owner(s)	: CLIFFORD SINCLAIR LIMITED(Co. No. 86358B) (Incorporated i n the Bahamas) of Claremont Richards Solicitors, 125 High Holborn, London WC1V 2QF.
Lender(s)	: Bank of Scotland PLC

Title number BK28619

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 8 DEC 2015 at 12:42:52. 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.

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A: Property Register

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

READING

- 1 (14.01.1964) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 12 Christchurch Road, Reading, (RG2 7AD).

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 (03.04.2003) PROPRIETOR: CLIFFORD SINCLAIR LIMITED(Co. No. 86358B) (Incorporated in the Bahamas) of Claremont Richards Solicitors, 125 High Holborn, London WC1V 2QF.
- 2 (03.04.2003) The price stated to have been paid on 3 March 2003 was £365,000.
- 3 (03.04.2003) 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 of the land in this title and other land dated 24 July 1871 expressed to be made between (1) William Blandy and Charles Blandy and (2) Richard Attenborough contains mentions or refers to restrictive covenants but neither the original Conveyance nor a certified copy or examined abstract thereof was produced on first registration.
- 2 A Conveyance of the land in this title and other land dated 28 September 1899 made between (1) Charles Morris (Vendor) and (2) Owen Phillips (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (10.05.2006) REGISTERED CHARGE dated 28 February 2006 affecting also other titles.

NOTE: Charge reference ON135292.
- 4 (03.10.2007) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Bank of Scotland Corporate, Security for Advances,

C: Charges Register continued

Citymark, 150 Fountainbridge, Edinburgh EH3 9PE.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 28 September 1899 referred to in the Charges Register:-

AND ALSO that the Purchaser his heirs executors administrators or assigns will not erect or permit to be erected upon any part of the hereditaments and premises intended to be hereby assured any messuage or dwellinghouse of less value than six hundred pounds Nor more than one messuage or dwellinghouse upon the said plot or piece of land coloured blue on the plan drawn hereon And will observe the respective Building Line shown on the aforesaid Plan and being respectively Thirty two feet back from the respective roads called Christchurch Road Whitley Road and New Road and will not erect any messuage or dwellinghouse to front in any other direction than to such respective building lines and will not erect or permit to be erected on any plot or piece of land any erection or building whatsoever in advance of the same building lines other than division walls and fences and as regards the said two plots or pieces of land coloured Yellow on the aforesaid plan will not erect or permit to be erected or to remain thereon any erection or building other than division walls or fences on any portion of the said plots or pieces of land lying West of the back building line shown on the said plots or pieces of land and being Fifty six feet back from the Western extremity of the same plots or pieces of land AND ALSO that the Purchaser his heirs executors administrators or assigns will within two calendar months after notice in writing by the Vendor his heirs or assigns or any adjoining owner erect and for ever after maintain a proper boundary or division fence to the said plots or pieces of land coloured Yellow on the aforesaid Plan on the side marked T on such plan such fence behind the front building line to consist of a brick wall or close wooden fence not less than five feet nor more than eight feet in height above ground and the division fence in front of the same building line and the front fence abutting upon the road to be of an ornamental character and not more than Six feet in height above ground AND FURTHER that the Purchaser his heirs executors administrators or assigns will not carry on or permit to be carried on upon any plot or piece of land intended to be hereby assured or in or upon any building erected or to be erected thereon any trade or manufacture whatsoever.

NOTE: The land in this title forms part of the land coloured pink on the copy plan.

End of register

H. M. LAND REGISTRY

NATIONAL GRID PLAN SU 7272 SECTION Q
(BERKSHIRE)

Scale 1/1250

ADMINISTRATIVE AREA READING

READING DISTRICT

READING COUNTY BOROUGH

WHITLEY STREET

BASINGSTOKE ROAD

CHRISTCHURCH GARDENS

GLEBE ROAD

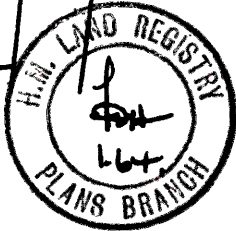
CHRISTCHURCH ROAD

NORTHUMBERLAND AVENUE

VICARAGE ROAD

SU 7272 SW
SU 7271 NW

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Filed Plan of Title No. BK28619

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