

Title Number : BK274205

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 9 DEC 2015 at 05:36:55 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	: BK274205
Address of Property	: 50 Cressingham Road, Reading (RG2 7JR)
Price Stated	: Not Available
Registered Owner(s)	: CLIFFORD SINCLAIR LIMITED (Co. Regn. No. 86358B) care of Spicer & Partners Guernsey LLP, Po Box 251, Farnley House, La Charroterie, St Peter Port, Guernsey, GY1 4LG and of Suites 1-3, 16th Floor, Kinwich Centre, 32 Hollywood Road, Central, Hong Kong.
Lender(s)	: National Westminster Bank PLC

Title number BK274205

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 9 DEC 2015 at 05:36:55. 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.

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A: Property Register

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

READING

- 1 (20.02.1989) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 50 Cressingham Road, Reading (RG2 7JR).
- 2 (20.02.1989) The land has the benefit of the following rights granted by the Conveyance dated 14 April 1927 referred to in the Charges Register:-

"Together with the right at all times hereafter in common with all others persons who have or may hereafter have the like right to use the road shown on the said Plan and thereon coloured Brown".

NOTE: The road coloured brown referred to is known as Cressingham Road.
- 3 (07.09.2010) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (26.07.2007) PROPRIETOR: CLIFFORD SINCLAIR LIMITED (Co. Regn. No. 86358B) care of Spicer & Partners Guernsey LLP, Po Box 251, Farnley House, La Charroterie, St Peter Port, Guernsey, GY1 4LG and of Suites 1-3, 16th Floor, Kinwich Centre, 32 Hollywood Road, Central, Hong Kong.
- 2 (26.07.2007) The price stated to have been paid on 18 July 2007 for the land in this title and in title BK440578 was £685,000.
- 3 (11.10.2010) 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 17 September 2010 in favour of National Westminster Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (20.02.1989) A Conveyance of the land in this title dated 14 April 1927 made between (1) Sir Samuel Ernest Palmer and others (Vendors) and (2) Hannah Davis (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (11.10.2010) REGISTERED CHARGE dated 17 September 2010.
- 3 (11.10.2010) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No.

C: Charges Register continued

929027) of Credit Documentation Department, 8th Floor, 1 Hardman Boulevard, Manchester M3 3AQ.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 14 April 1927 referred to in the Charges Register:-

"THE Purchaser hereby covenants with the Vendors that she the Purchaser and the persons deriving title under her will observe and perform the stipulations contained in the First Schedule hereto.

THE First SCHEDULE before referred to

1. The Purchasers shall within six calendar months from the date of these presents erect and shall thereafter maintain an ornamental and substantial fence on the side or sides of the said piece of land hereby conveyed adjoining Grosvenor Road aforesaid and a good and substantial boundary fence not less than four feet out of ground and sufficient to keep out horses cattle sheep and pigs along the sides of the land hereby conveyed marked "T" on the said Plan being the Northern and Western sides thereof respectively but the fence on the Western side thereof shall only be erected by the Purchasers when he shall be called upon by the adjoining Owner on that side to do so

2. The Purchaser shall observe the building line shown upon the said Plan being twenty feet back from the Grosvenor Road aforesaid.

3. The Purchaser shall not erect more than one dwellinghouse on the land hereby conveyed which shall cost not less than Four hundred pounds.

4. The Purchaser shall not carry on any trade or business upon the land hereby conveyed or upon any part thereof or in any building to be erected thereon.

5. The Purchaser shall at all times hereafter keep in repair up to the centre thereof so much of the said road called Grosvenor Road as abuts on the land hereby conveyed until such road shall become repairable out of same public rate of fund."

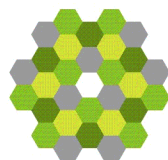
NOTE: Grosvenor Road referred to is now known as Cressingham Road.

End of register

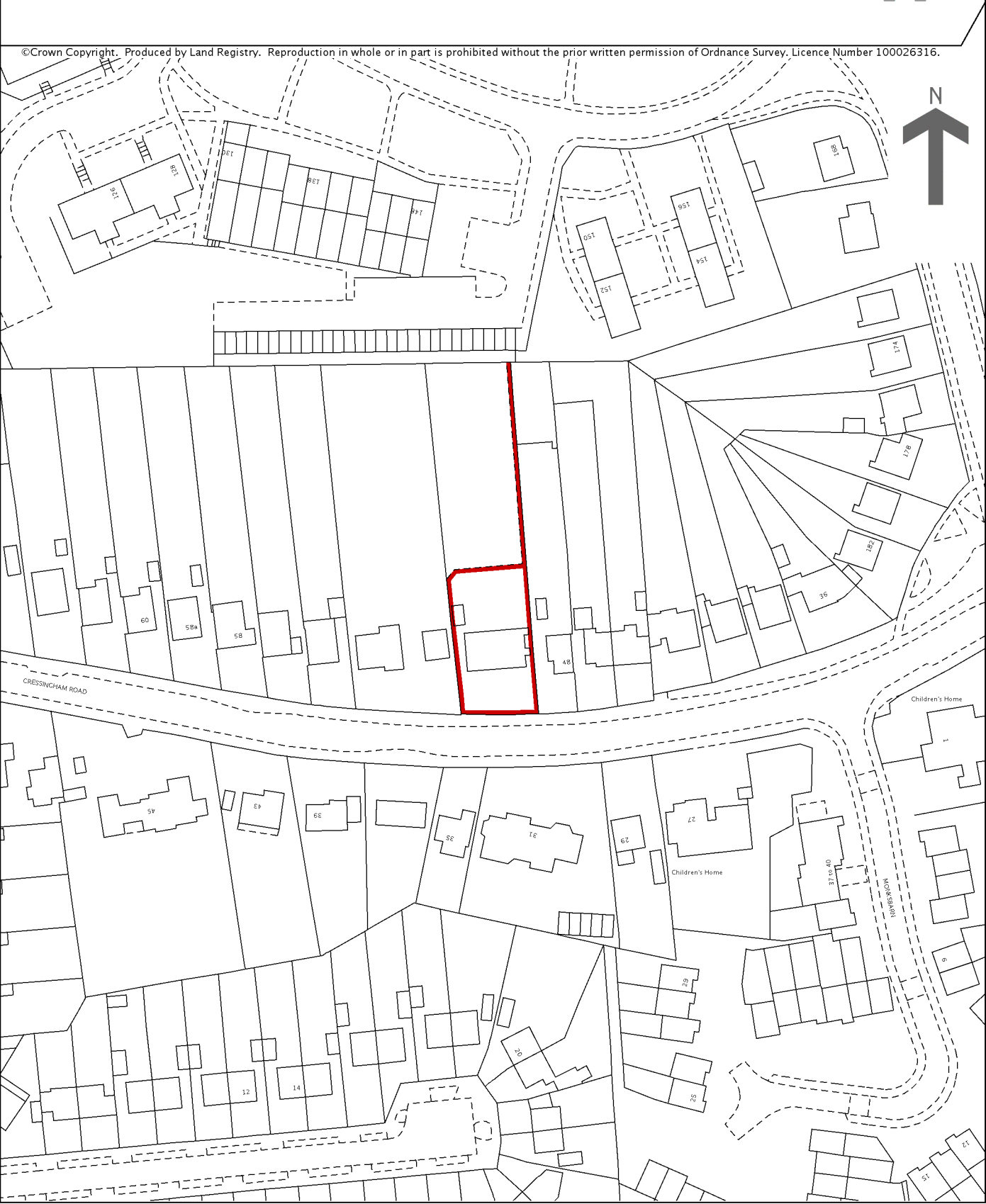
Land Registry

Current title plan

Title number **BK274205**
Ordnance Survey map reference **SU7270NE**
Scale **1:1250**
Administrative area **Reading**



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