

Title Number : BK129250

This title is dealt with by HM 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.

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This extract shows information current on 5 FEB 2019 at 11:07:37 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: BK129250
Address of Property	: 105 Addington Road, Reading, (RG1 5PZ)
Price Stated	: £155,000
Registered Owner(s)	: PARAMJIT KAUR of 105 Addington Road, Reading RG1 5PZ.
Lender(s)	: None

Title number BK129250

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 5 FEB 2019 at 11:07:37. This copy does not take account of any application made after that time even if still pending in HM 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 (10.05.1974) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 105 Addington Road, Reading, (RG1 5PZ).
- 2 (14.08.2018) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 3 (14.08.2018) The land tinted blue on the title plan has been restored to the title.

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 (14.08.2018) PROPRIETOR: PARAMJIT KAUR of 105 Addington Road, Reading RG1 5PZ.
- 2 (14.08.2018) The price stated to have been paid on 6 August 2018 was £155,000.
- 3 (14.08.2018) 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.

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 12 April 1877 made between (1) The Redlands Estate Company Limited (Company) and (2) John Winter (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 12 April 1877 referred to in the Charges Register:-

"AND the Purchaser for himself his heirs and assigns hereby covenants with the Company their successors and assigns as follows that is to say That the Purchaser his heirs and assigns will at all times hereafter duly observe the building line marked on the said plan being twenty feet back from the Erleigh and Addington Roads respectively ALSO THAT the Purchaser his heirs or assigns will not at any time hereafter erect or permit to be erected upon the said piece of land hereby granted any

Schedule of restrictive covenants continued

dwellinghouse or building whatsoever in advance of or which shall be nearer to the said Erleigh or Addington Roads respectively than the said building line nor any dwellinghouse which shall front in any other direction than to the same roads respectively nor any building whatsoever other than division walls or fences in advance of or which shall be nearer to the same roads than any dwellinghouse hereafter to be built on the said piece of land nor any dwellinghouse of less cost when finished or first occupied than two hundred pounds exclusive of outbuildings and division walls and fences nor any more than sixteen dwellinghouses ALSO THAT the Purchaser his heirs or assigns will within three calendar months next after the finishing or first occupation of any and every such dwellinghouse by production of all necessary vouchers or otherwise to the satisfaction of the Company their successors or assigns verify and establish the amount of such expenditure as aforesaid Also that the Purchaser his heirs or assigns will within one calendar month next after notice in writing from the Company their successors or assigns requiring him or them so to do shall be given to him or them or be left for him or them at his or their last known place of abode in England enclose in a proper and workmanlike manner the said piece of land hereby granted with suitable division fences on the northern side thereof and with front fences on the southern and eastern sides or front boundaries thereof respectively in manner following that is to say the division fence on the northern side from behind the building line and extending thence to the western end of the said piece of land shall be a fair brick wall of sufficient thickness and not less than six feet high and the division fence on the northern side thereof before the said building line and the front fences on the southern and eastern sides or front boundaries thereof respectively next adjoining the said Erleigh and Addington Roads shall respectively be of an ornamental character not more than five feet nor less than four feet high subject nevertheless to any variation in the manner of constructing the same fences or any or either of them which may at any time or from time to time be authorised in writing by the Company under their Common Seal AND WILL at all times after any such fence or fences as aforesaid shall be erected maintain and preserve the same respectively in good and proper repair and condition ALSO THAT the Purchaser his heirs or assigns will not at any time hereafter use or occupy or permit to be used or occupied as or for a public house inn beerhouse or tavern any dwellinghouse or building which may be erected upon any part of the piece of land hereby granted."

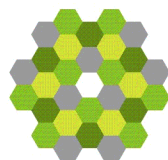
NOTE: The northern and southern boundaries of the land in this title form part of the northern and southern boundaries referred to. The eastern boundary of the land in this title forms the eastern boundary referred to and no boundary of the land in this title forms part of the western end referred to.

End of register

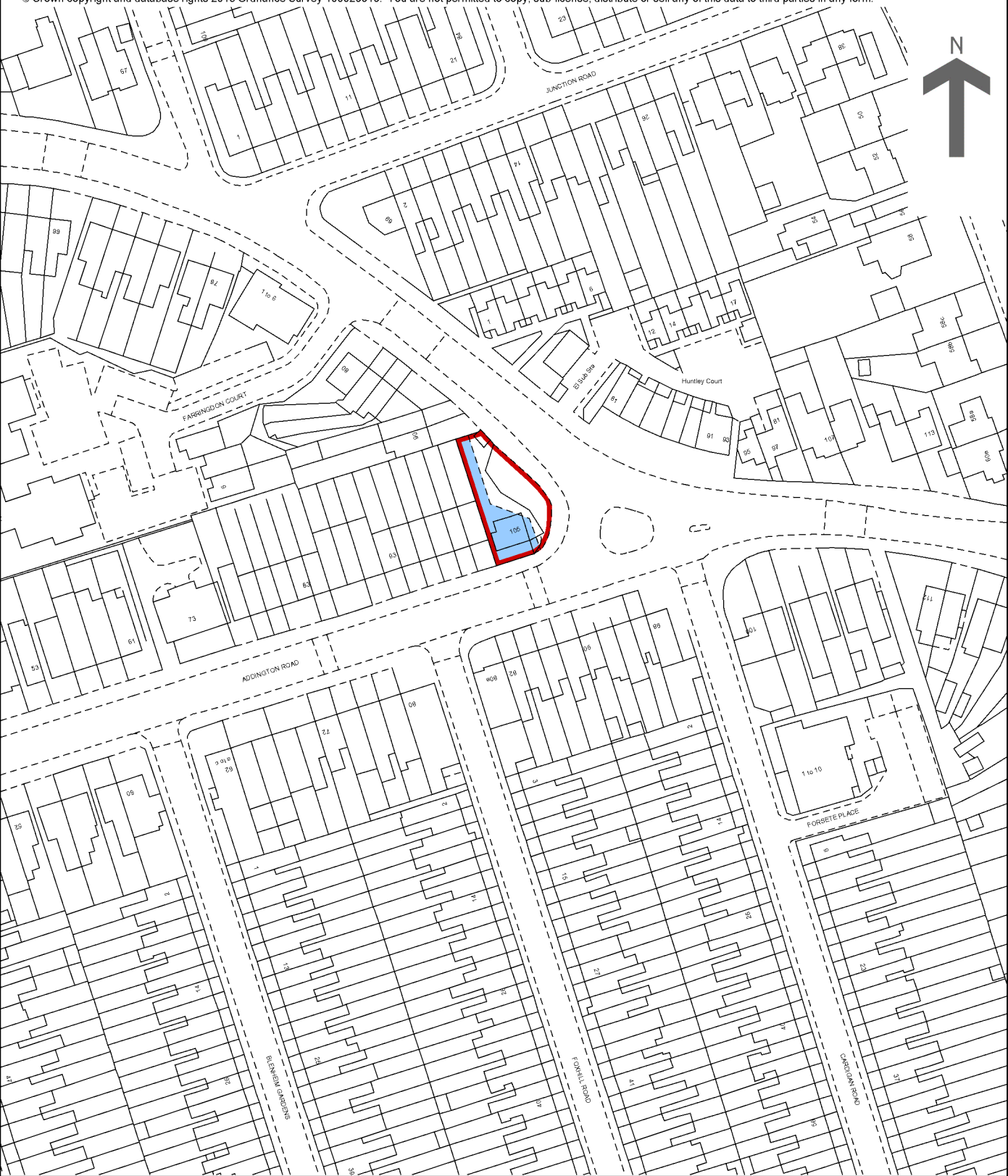
HM Land Registry

Current title plan

Title number **BK129250**
Ordnance Survey map reference **SU7372NW**
Scale **1:1250**
Administrative area **Reading**



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