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Official copy of register of title

Title number BK293861

Edition date 09.10.2015

- This official copy shows the entries on the register of title on 27 OCT 2017 at 15:12:17.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 27 Oct 2017.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Gloucester Office.

A: Property Register

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

READING

- 1 (02.05.1991) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 31 Blenheim Road, Caversham, (RG4 7RT).
- 2 (09.10.2015) The blue edging on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.

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 (26.06.2002) PROPRIETOR: SONIA COLYER and IVAN JOHN COLYER of 265 Hemdean Road, Caversham, Reading RG4 7RT.
- 2 (26.06.2002) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
- 3 (26.06.2002) The value as at 27 May 2002 was stated to be between £100,001 and £200,000.

C: Charges Register

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

- 1 (02.05.1991) A Conveyance of the land tinted blue on the filed plan dated 24 January 1899 made between (1) Joseph Charles Fidler and others (Vendors) and (2) Fanny Winifred Lewis (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

C: Charges Register continued

- 2 (02.05.1991) A Conveyance of the land tinted pink on the filed plan dated 15 March 1906 made between (1) Edwin John Springbett Jesse (2) Charles Ernest Hewett (3) Joseph Charles Fidler and Francis James Churchill (4) Thomas Colin Lewis and (5) Henry William Lewis (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 24 January 1899 referred to in the Charges Register:-

"The Purchaser doth hereby for herself and her assigns covenant with the Vendors their heirs and assigns that she the Purchaser her heirs and assigns will at all times hereafter observe and perform the several conditions restrictions and stipulations contained in the First Part of the Schedule hereto.

THE SCHEDULE before referred to

First Part

1. The Purchaser her heirs or assigns shall within three calendar months from the date hereof make and forever thereafter maintain a proper substantial boundary fence not less than five feet in height on and along the side of the said piece of land hereby conveyed marked "T" on the said plan being the north side thereof.

2. The Purchaser her heirs and assigns will when such part of the said new road called Blenheim Road as extends from the northern boundary of the said piece of land hereby conveyed to Priest Hill aforesaid shall have been made and properly metalled at all times thereafter keep in repair up to the centre thereof so much of the same road as abuts upon the said piece of land hereinbefore conveyed until the same road shall become repairable out of some public rate or fund.

3. The building line shewn upon the said plan being ten feet back from Blenheim Road aforesaid shall be observed and no building or erection other than a boundary wall or fence not more than six feet in height or a bay window or a porch shall be erected or set up upon the said piece of land nearer to the Blenheim Road aforesaid than such building line.

4. No dwellinghouse or other principal building shall be erected upon the said piece of land hereinbefore conveyed which shall be of less value than Two hundred and fifty pounds such value to be the prime cost of labour and materials alone and to be exclusive of outbuildings division or boundary walls and fences and no dwellinghouse or other principal building shall be erected upon the said piece of land which shall have a less frontage to Blenheim Road aforesaid than sixteen feet.

5. No offensive trade or business shall be carried on in or upon the said piece of land or any part thereof nor shall the said piece of land or any building to be erected thereon be so used as to be a nuisance or annoyance to the Vendors or to the owners of any parts of the Priest Hill or Caversham Heights Estates.

6. No beer wine or spirits or other intoxicating liquors shall be sold upon the said piece of land or at or upon any building to be erected thereon or distributed in any club thereon. No caravan house-on-wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment shall be erected made placed used or be allowed to remain upon the said piece of land.

7. No bricks or tiles shall at any time be made nor any clay or lime burnt upon the said piece of land hereinbefore conveyed and no chalk stone sand or gravel shall at any time be excavated or dug out of the said piece of land except for the purpose of laying the foundations of the buildings to be erected thereon or for use in erecting such buildings or in the garden thereof."

NOTE: The "T" mark referred to in Clause (1) does not affect any

Schedule of restrictive covenants continued

external boundary of the land in this title.

- 2 The following are details of the covenants contained in the Conveyance dated 15 March 1906 referred to in the Charges Register:-

"The Purchaser doth hereby for himself and his assigns covenant with the parties hereto of the first three parts their heirs and assigns that he the Purchaser his heirs and assigns will at all times hereafter observe and perform the several conditions restrictions and stipulations contained in the First Part of the Schedule hereto.

THE SCHEDULE before referred to

First Part

1. The Purchaser his heirs or assigns shall within three calendar months from the date hereof make and forever thereafter maintain a proper substantial boundary fence not less than 5 feet in height on and along the side of the said piece of land hereby conveyed marked "T" on the said plan being the north side thereof.

2. The Purchaser his heirs and assigns will at all times hereafter keep in repair up to the centre thereof so much of Blenheim Road aforesaid as abuts upon the said piece of land hereinbefore conveyed until the same road shall become repairable out of some public rate or fund.

3. The building line shewn upon the said plan being 10 feet back from Blenheim Road aforesaid shall be observed and no dwellinghouse or erection other than a boundary wall or fence not more than 6 feet in height or a bay window or a porch shall be erected or set up upon the said piece of land nearer to the Blenheim Road aforesaid than such building line.

4. No dwellinghouse or other principal building shall be erected upon the said piece of land hereinbefore conveyed which shall be of less value than £250 such value to be the prime cost of labour and materials alone and to be exclusive of outbuildings division or boundary walls and fences and no dwellinghouse or other principal building shall be erected upon the said piece of land which shall have a less frontage to Blenheim Road aforesaid than 16 feet.

5. No offensive trade or business shall be carried on in or upon the said piece of land or any part thereof nor shall the said piece of land or any building to be erected thereon be so used as to be a nuisance or annoyance to the Vendors or to the owners of any parts of the Priest Hill or Caversham Heights Estates.

6. No beer wine or spirits or other intoxicating liquors shall be sold upon the said piece of land or at or upon any building to be erected thereon or distributed in any club thereon No caravan house-on-wheels or other chattel adapted or intended for use as a dwelling or sleeping apartment shall be erected made placed used or be allowed to remain upon the said piece of land.

7. No bricks or tiles shall at any time be made nor any clay or lime burnt upon the said piece of land hereinbefore conveyed and no chalk stone sand or gravel shall at any time be excavated or dug out of the said piece of land except for the purpose of laying the foundations of the buildings to be erected thereon or for use in erecting such buildings or in the garden thereof."

NOTE: The "T" mark referred to in Clause (1) affects the northern boundary of the land in this title.

End of register