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Official copy of register of title

Title number BK140065

Edition date 09.10.2015

- This official copy shows the entries on the register of title on 27 OCT 2017 at 15:13:45.
- 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 (09.01.1976) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at rear of 26 Kidmore Road, Caversham, Reading.
- 2 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said 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 (26.06.2002) PROPRIETOR: SONIA COLYER and IVAN JOHN COLYER of 265 Hemdean Road, Caversham, Reading RG4 7QW.
- 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 under £100,000.

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 29 September 1903 made between (1) Joseph Charles Fidler and others (Vendors) and (2) Charles Haffenden Dodd (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 29 September 1903 referred to in the Charges Register:-

The Purchaser for himself his heirs executors administrators and assigns hereby covenants with the Vendors their heirs executors administrators and assigns that he the Purchaser his heirs or assigns will at all times hereafter observe perform and keep the several covenants and stipulations hereinafter contained and particularized viz;-

1. No dwellinghouses other than detached or semi-detached dwellinghouses shall be erected upon any of the said plots or parcels of land and not more than two dwellinghouses shall be erected in respect of every 50 feet of building frontage and such dwellinghouses shall be of not less value than £400 for a single house or £750 for a pair of semi-detached houses such value in all cases to be the prime cost of labour and materials alone and to be exclusive of outbuildings division walls and fences.

2. The existing Building Lines to Kidmore Road aforesaid shall be observed and no building 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 set up on the said plots or parcels of land nearer to the said road than the said Building Lines.

3. No trade manufacture or business except that of a School Market Gardener Farmer Horse Breeder Nurseryman or Fruit Grower shall be carried on upon either of the said plots or parcels of land and no plots or parcels of land and no plot or building erected or to be erected thereon shall be so used as to be a nuisance damage or annoyance to the Vendors or to the purchaser of any other plot or parcel of land upon the Caversham Heights Estate and no beer wine or spirits or other intoxicating liquors shall be sold upon either of the said plots or parcels of land or on any building erected or to be erected thereon or distributed in any Club thereon and 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 to be allowed to remain upon either of the said plots or parcels of land and the Vendors may remove demolish or dispose of any such erection or other thing and for that purpose may enter upon either of the said plots or parcels of land upon which a breach of this stipulation shall occur and shall not be responsible for the safe keeping of any thing so removed or for the loss thereof or any damage thereto.

4. No chalk stone gravel or earth shall be excavated or removed from either of the said plots or parcels of land except such as shall be excavated or removed for the purpose of erecting some building thereon or for use in the gardens or grounds thereof and no bricks pipes earth chalk or clay shall be baked or burnt on either of the said plots or parcels of land.

End of register