

PETER AC SLOAN SOLICITORS
2 THE COURTYARD
DENMARK STREET
WOKINGHAM
RG40 2AZ

Date
17 May 2018

Your Ref
AWS/AMBROSE/PURCHASE

Our Ref
RCS/BK97164

HM Land Registry
Gloucester Office
PO Box 75
Gloucester
GL14 9BD

DX 321601
Gloucester 33

Tel 0300 006 1111
gloucester.office@
landregistry.gov.uk

www.gov.uk/land-registry

Completion of registration

Title number	BK97164
Property	9 Elsley Road, Tilehurst
Registered proprietor	Paul Michael Ambrose

Your application lodged on 26 April 2018 has been completed. An official copy of the register is enclosed. No amendment has been made to the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

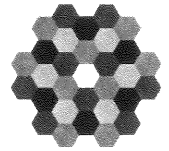
If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see www.gov.uk/government/publications/updating-registered-owners-contact-address on GOV.UK (or search for "COG1") or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 6pm.

If you require this correspondence in an alternative format, please let us know.



Official copy of register of title

Title number BK97164

Edition date 09.05.2018

- This official copy shows the entries on the register of title on 17 May 2018 at 11:50:18.
- 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 17 May 2018.
- 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 (21.10.1970) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 9 Elsley Road, Tilehurst, Reading (RG31 6RP).

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 (26.04.2018) PROPRIETOR: PAUL MICHAEL AMBROSE of 9 Elsley Road, Tilehurst, Reading RG31 6RP.
- 2 (26.04.2018) The price stated to have been paid on 29 March 2018 was £980,000.

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 8 January 1929 made between (1) Arthur Newbery (Vendor) and (2) Arthur Edgar Newbery (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land in this title dated 29 September 1943 made between (1) Arthur Edgar Newbery (Vendor) and (2) Hubert Samuel Langston (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

Schedule of restrictive covenants continued

dated 8 January 1929 referred to in the Charges Register:-

Covenant by the Purchaser with the Vendor as follows:-

That he the Purchaser and his successors in title will at all times thereafter observe and perform the said restrictions stipulations and conditions specified in the First Schedule thereto

THE FIRST SCHEDULE before referred to

1. The Purchaser should on the side of the land thereby conveyed marked T on the plan drawn thereon (being the Southwest side thereof) within three calendar months from the date thereof erect within the boundary line and for ever afterwards maintain a good and sufficient fence not less than four feet in height. The fences fronting to Clevedon Road and Elsley Road and in front of the Building Lines shall not exceed Five feet in height and shall be of an ornamental character.

2. No building or erection of any kind except boundary walls not exceeding five feet in height) shall be erected or set up on the said land nearer to Clevedon Road and Elsley Road respectively than the respective buildings lines shown on the said plan.

3. Detached houses only each of the prime cost for labour and materials of £900 at the least and exclusive of any stabling outhouses boundary walls and fences shall be erected on the said piece of land hereby conveyed the plans of which shall be first submitted to and approved by the Vendor and no trade or business of any kind shall be carried on upon any part of the said land and no spirituous or fermented liquors shall be sold in or upon the said land or any building erected or to be erected thereon.

4. No temporary buildings of any kind shall at any time be erected on the said land other than sheds and workshops to be used only for work incidental to the erection of permanent buildings thereon.

5. No hoarding shall be erected on the said land for advertisement not relating to the selling or letting of such land.

6. No bricks or lime shall be made or burnt on the said premises and no sand gravel or chalk shall be excavated or removed therefrom except that the Purchaser and his successors in title may dig sand gravel or chalk for his or their own use upon the said land but not for the purpose of sale.

NOTE 1: A T mark affects the south western boundary of the land in this title

NOTE 2: The building line is set back 55 feet from the road frontage.

2

The following are details of the covenants contained in the Conveyance dated 29 September 1943 referred to in the Charges Register:-

"THE Purchaser hereby covenants with the Vendor as follows:-

(a) With the object and intention of affording to the Vendor a full and sufficient indemnity but not further or otherwise that he the Purchaser and the persons deriving title under him will at all times hereafter duly observe and perform the said restrictions stipulations and conditions contained in the First Schedule to the hereinbefore mentioned Conveyance of the Eighth day of January One thousand nine hundred and twenty nine so far as aforesaid and that he will henceforth keep the Vendor and his estate and effects effectually indemnified from and against the consequences of any future breach non-observance or non-performance of the said restrictions stipulations and conditions or any of them so far as aforesaid.

(b) That the Purchaser and his successors in title will pay to the Vendor or the persons claiming under him the annual sum of Six shilling on the First day of October in every year as his (the Purchaser's) share of the Tithe Redemption Annuity payable in respect of (inter alia) the Property hereby conveyed until such Tithe Redemption Annuity shall have been redeemed or formally apportioned and that upon such

Title number BK97164

Schedule of restrictive covenants continued

redemption thereof by the Vendor or the Vendor's Vendor he the Purchaser or his successors in title will pay his or their proper proportion accordingly to the extent of the piece of land hereby assured of the redemption price and expenses in connection with such redemption.

(c) That the Purchaser and his successors in title will at all times hereafter maintain in good order repair and condition the fence on and along the South Eastern side of the property hereby conveyed.

(d) That for the benefit of the Vendor's land at Tilehurst neither the property the property hereby assured nor any part thereof nor any building erected or to be erected thereon shall be used for the sale or manufacture of beer wine spirits or other intoxicating liquors or distributed in any Club thereon"

End of register

