

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 27 SEP 2017 AT 11:10:28. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, GLOUCESTER OFFICE.

TITLE NUMBER: BK467939

There is no application or official search pending against this title.

A: Property Register

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

READING

- 1 (22.04.2015) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 71 Oak Tree Road, Tilehurst, Reading (RG31 6LA).

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 (25.11.2015) PROPRIETOR: STEVEN ALAN JOHN HUDSON and TRACY SAMANTHA HUDSON of 71 Oak Tree Road, Tilehurst, Reading RG31 6LA.
- 2 (25.11.2015) The price stated to have been paid on 25 September 2015 was £550,000.
- 3 (25.11.2015) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 25 September 2015 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 A Conveyance of the land in this title and other land dated 29 June 1921 made between (1) Myra Aida Violet Downing Fullerton (Vendor) and (2) Charles Lionel Clapham (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (22.04.2015) A Conveyance of the land in this title dated 6 March 1940 made between (1) Nancy Rowena Ryan and (2) Gilbert Chandler contains restrictive covenants.

NOTE: Copy filed.

- 3 (25.11.2015) REGISTERED CHARGE dated 25 September 2015.
- 4 (25.11.2015) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 12201, 7 Brindley Place, Birmingham B2 2NA.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 29 June 1921 referred to in the Charges Register:-

The Purchaser doth hereby for himself and his assigns covenant with the Vendor her heirs and assigns (and so that the burden of this covenant shall be deemed to run with the land hereby conveyed so far as may be and the benefit thereof shall run with any adjoining or neighbouring hereditaments belonging to the Vendor but that the Purchaser shall be personally liable hereunder so long only as he is the owner of the land hereby conveyed) that he the Purchaser his heirs and assigns will observe the stipulations set out in the Second Schedule hereto.

THE SECOND SCHEDULE above referred to

1. NO building or erection (other than a boundary wall or fence) shall be set up on the plot of land hereby conveyed nearer to the road than is indicated on the said plan as "building line".
2. NO dwellinghouse or principal building (other than an entrance lodge or groom's or gardener's cottage) shall be erected upon the plot of land hereby conveyed which shall be of less value than One thousand five hundred pounds such value to be the prime cost of labour and materials alone and to be exclusive of outbuildings division walls and fences.
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 the plot of land hereby conveyed and no plot or building erected thereon shall be used for any other purpose than a private residence and garden in connection therewith or so used as to be a nuisance damage or annoyance to the Vendor or the Purchaser of any other lot or lots upon the Tilehurst Heights Estate No beer wine or spirits or other intoxicating liquors shall be sold upon the plot of land hereby conveyed or upon any part thereof or at or upon any building to be erected thereon or on any part thereof or distributed in any Club thereon No caravan house on wheels or other chattel adapted or intended for use as a dwellinghouse or sleeping apartment shall be erected placed used or be allowed to remain upon the said plot of land or any part thereof.
4. NO chalk stone gravel clay earth or other materials of any kind whatsoever shall be excepted or removed from the said plot 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 tiles pipes earth chalk or clay shall be baked or burnt upon the said plot of land or any part thereof.
5. NO road or way shall be made upon the said plot of land (except a carriage or approach road to a house when erected thereon) nor shall the same be used as a road or way without the consent of the Vendor.
6. THE Purchaser shall within two calendar months make and for ever maintain proper boundary walls or substantial fences on the sides of the said plot marked "T" on the said plan such walls or fences to be not less than five feet in height.

NOTE:-The building line is set back 30 feet from Oak Tree Road.

End of register