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HM Land Registry

Official copy of register of title

Title number BK436045 | Edition date 02.02.2022

- This official copy shows the entries on the register of title on 27 AUG 2026 at 16:46:58.
- 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 Aug 2026.
- 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.

WOKINGHAM

1 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 5 Kiln Close, Finchampstead, Wokingham (RG40 3EZ).

2 (30.11.2009) The land has the benefit of (except as mentioned in the note below) any legal easements granted by the Transfer dated 30 October 2009 referred to in the Charges Register, but is subject to any rights that are reserved by the said deed and affect the registered land.

NOTE: The rights granted by clause 1 and clauses 3 to 9 (inclusive) of part 3 of the said Transfer are included in the registration only so far as they are granted over title number BK21260.

3 (30.11.2009) The Transfer dated 30 October 2009 referred to above contains provisions as to light or air, boundary structures and other matters.

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 (02.02.2022) PROPRIETOR [redacted] of 5 Kiln Close, Finchampstead, Wokingham RG40 3EZ.

2 (17.12.2009) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate is to be registered without a certificate signed by the applicant for registration or their conveyancer that the provisions of clause 16 part 6 of the Transfer dated 30th October 2009 have been complied with.

3 (02.02.2022) The price stated to have been paid on 28 January 2022 was £615,000.

B: Proprietorship Register continued

4 (02.02.2022) 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 13 April 1922 made between (1) John Walter (Vendor)and (2) Henry William Brake (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 A Conveyance of the land tinted pink on the title plan and other land dated 1 November 1928 made between (1) Henry William Brake and (2) William Oven contains covenants details of which are set out in the schedule of restrictive covenants hereto.

3 A Conveyance of the land tinted blue on the title plan and other land dated 23 November 1932 made between (1) Henry William Brake (Vendor) and (2) Marie Dupuis (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

4 (30.11.2009) A Transfer of the land in this title dated 30 October 2009 made between (1) Charles Church Developments Limited and (2) George Johnson Baxter and Jane Gallacher Baxter contains the grant of rentcharges as therein mentioned.

The said Deed also contains covenants.

NOTE:-Copy filed.

5 (02.02.2022) REGISTERED CHARGE dated 28 January 2022.

6 (02.02.2022) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Halifax Division, 1 Lovell Park Road, Leeds LS1 1NS.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Conveyance dated 13 April 1922 referred to in the Charges Register:-

The Purchaser for himself his heirs executors Administrators and Assigns hereby covenants with the Vendor his heirs executors administrators and assigns to the intent and so as to bind not only himself personally but also (so far as practicable) all future owners and tenants of the lands and premises hereby assured or any part thereof and to bind such lands and premises into whosoever hands the same may come but not so as to render the purchaser personally liable in damages for breach thereof after he shall have parted with all interest in the premises hereby assured or any part thereof that he the Purchaser and the Persons deriving title under him will henceforth and at all times hereafter observe and perform the stipulations and conditions contained in second schedule hereto

THE SECOND SCHEDULE ABOVE REFERRED TO

1. No building shall be erected on the said land hatched green and brown on the said plans marked A and B to cost less than £700 but this shall not be construed to preclude the Purchaser from enlarging any existing buildings irrespective of Value nor to preclude the erection of private boat houses or Summer houses in connection with any private dwellinghouses no such building erected on the said land hatched green and brown on the said plan shall be used otherwise than as a private residence together with the usual offices and outbuildings.

2. No building manure pit or cesspool except a Lodge not exceeding 15 feet in height from ground level to ridge of roof shall be erected on the said land within 50 feet of the highway.

3. No part of the said land comprised in the said plans marked A B and

Schedule of restrictive covenants continued

C nor any buildings to be erected thereon shall be used for any purpose which may be or grow into a nuisance or annoyance to the neighbourhood.

4. No temporary dwelling building or erection of any kind except sheds to be used during the working hours by workmen employed in building or completing houses upon any of the said land shall be erected on any of the said land and no booths caravans shows swings or roundabouts shall be placed or used thereon.

5. No part of the land shall be used as an advertising station (except for the person of advertising any part or parts of property hereby agreed to be sold) or for entertaining beanfeasters or pleasure parties.

6. No manufacturing shall be carried on any of the said Lands or buildings erected thereon and no permanent operative machinery shall be fixed or placed thereon except the existing saw mills and laundry and no bricks or tiles shall be made nor any clay or lime be burned on any of the said lands but this clause shall not be so construed as to preclude the Purchaser his heirs executors administrators or assigns from erecting and using machinery for private uses such as the generating of electric light gas pumping or water and anything in connection with farming work such as chaff cutting root crushing cake breaking and private works of similar character.

2 The following are details of the covenants contained in the Conveyance dated 1 November 1928 referred to in the Charges Register:-

COVENANT by Purchaser with Vendor that he would not excavate or dig any sand gravel or brick earth from said piece of land except in course of laying foundations of houses or outbuildings to be erected thereon or for use in erecting such buildings And also would not erect any building nearer the road adjoining said piece of land than 50 feet or of less value than £300 unless erected 250 feet from the road reckoning net cost of labour and material And also would not carry on or permit to be carried on upon said piece of land any noxious noisome or offensive trade business occupation or manufacture And also would keep in repair half the road and footpath adjoining said piece of land until Parochial or other Public Authorities should take upon themselves the repairs of same.

3 The following are details of the covenants contained in the Conveyance dated 23 November 1932 referred to in the Charges Register:-

"The Purchaser hereby further covenants with the Vendor that she will not excavate or dig any sand gravel or brick earth from the said piece of land except in the course of laying the Foundations of the houses or outbuildings to be erected thereon or for use in erecting such buildings And also will not erect any building nearer the road adjoining the said piece of land than fifty feet or of less value than three hundred pounds unless erected Two hundred and fifty feet from the road reckoning net cost of labour and material And also will not carry on or permit to be carried on upon the said piece of land any noxious noisome or offensive trade business occupation or manufacture."

End of register