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Official copy of register of title

Title number BK339722

Edition date 19.10.2011

This official copy shows the entries on the register of title on 13 NOV 2018 at 16:14:41.

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Issued on 13 Nov 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 (30.12.1965) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land at 3 Craven Road, Reading.

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 (20.11.1996) PROPRIETOR: ROYAL BERKSHIRE NATIONAL HEALTH FOUNDATION TRUST of Royal Berkshire Hospital, London Road, Reading RG1 5AN.
- 2 (20.11.1996) RESTRICTION: Except under an order of the registrar no charge by the proprietor of the land is to be registered or noted.
- 3 (20.11.1996) 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 28 February 1868 made between (1) The Redlands Estate Company Limited (Company) (2) John Simonds (Mortgagee) and (3) James Leslie (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 28 February 1868 referred to in the Charges Register:-

COVENANTS by the Purchaser for himself his heirs and assigns with the Mortgagee his heirs and assigns and also separately with the Company their successors and assigns that the Purchaser his heirs and assigns would at all times thereafter duly observe the two Building Lines severally marked on the said plan being respectively twenty feet back from the Craven Road and forty feet back from the Erleigh Road aforesaid

THAT he his heirs or assigns would not at any time thereafter erect or permit to be erected upon the said piece of land thereby assured any dwellinghouse or building whatsoever in advance of or which should be nearer to the Craven Road or Erleigh Road aforesaid than the said Building Lines respectively nor any dwellinghouse which should front in any other direction than to the Craven Road aforesaid or to the Erleigh Road aforesaid nor any building whatsoever other than division walls or fences in advance of or which shall be nearer to the same roads respectively than any dwellinghouse to be thereafter built on the said piece of land nor any single detached dwellinghouse of less cost when finished or first occupied than £500 if the same should front to Craven Road aforesaid or £800 if the same should front to Erleigh Road aforesaid exclusive of outbuildings and division walls and fences nor any pair of semi-detached dwellinghouses of less cost when finished or first occupied than £800 if the same should front to Craven Road aforesaid or £1,200 if the same should front to Erleigh Road aforesaid exclusive of outbuildings division walls and fences

AND THAT the Purchaser his heirs or assigns would within three calendar months next after the finishing or first occupation of any and every such single detached dwellinghouse or pair of semi-detached dwellinghouses as the case might be by production of all necessary vouchers or otherwise to the satisfaction of the Mortgagee his heirs or assigns and the Company their successors covenantees or assigns respectively verify and establish the amount of such expenditure as aforesaid

THAT each and every plot of land into which the said piece of land thereby conveyed might be divided or allotted should not have less than forty feet of frontage to the Craven Road aforesaid for each and every single detached dwellinghouse fronting to Craven Road aforesaid which should be erected or built on such plot nor less than sixty feet of frontage to Craven Road aforesaid for each and every pair of semi-detached dwellinghouses fronting to Craven Road aforesaid which should be erected or built thereon nor less than fifty feet of frontage to Erleigh Road aforesaid for each and every single detached dwellinghouse fronting to Erleigh Road aforesaid which should be erected or built thereon nor less than sixty five feet of frontage to Erleigh Road aforesaid for each and every pair of semi-detached dwellinghouses fronting to Erleigh Road aforesaid which should be erected and built thereon

THAT the Purchaser his heirs or assigns would not at any time thereafter erect or permit to be erected upon the said piece of land thereby assured or any part thereof any dwellinghouse or dwellinghouses of any kind description or manner whatsoever other than single detached dwellinghouses or pairs of semi-detached dwellinghouses nor any dwellinghouses or any other building whatsoever which should be higher than fifteen feet in any part thereof within five feet of the boundary or boundary wall on either side of the end of the said piece of land thereby assured or of any or either plot of land into which the same might be divided or allotted

NOT to use or occupy or permit to be used or occupied the said dwellinghouse thereby conveyed or any other dwellinghouse or building to be erected on the said piece of land thereby assured or any part thereof for the purpose of any trade or business whatsoever or otherwise than as a private residence except for a Girl's School nor exercise or carry on or permit to be exercised or carried on upon the same piece of land or any part thereof or in any building now or hereafter to be erected thereon any trade business manufacture process or work which should be noisy noxious dangerous offensive or injurious to the neighbourhood or to the owner or occupier for the time being of

Schedule of restrictive covenants continued

any other portion of the said Redlands Park Farm Estate whether belonging or not to the Company or of any dwellinghouse to be erected thereon or on any part thereof respectively or which should be in any way injurious to the same premises or any part thereof respectively

THAT the Purchaser his heirs or assigns would from time to time within three calendar months next after notice in writing from the Mortgagee his heirs or assigns or the Company their successors covenantees or assigns requiring him or them so to do should be given to him or them or be left for him or them at his or their last known place of abode in England enclose in a proper and workmanlike manner the said piece of land thereby assured with division fences on the south and eastern sides thereof and with a front fence on the west and north side thereof in manner following (that is to say) the division fence on the south side behind the Building Line and the division fence on the east side behind the Building Line to the Erleigh Road should respectively be a fair brick or stone wall of sufficient thickness and not less than six feet high and the division fence on the south side before the Building Line and the front fence on the west side next adjoining the Craven Road aforesaid and on the north side adjoining the Erleigh Road aforesaid and on the east side before the Building Line to the Erleigh Road should respectively be of an ornamental character not more than five feet nor less than four feet high subject nevertheless to any variation in the manner of constructing the same fences or any or either of them which might at any time or from time to time be authorised in writing by the said Company under their Common Seal

AND from time to time after like notice as aforesaid in like manner enclose each and every or any plot of land into which the said piece of land thereby assured might be divided or allotted for building purposes

AND at all times after any such fence or fences as aforesaid should be erected maintain and preserve the same respectively in good and proper repair and condition

THAT the Purchaser his heirs or assigns would from time to time until the said Craven Road should be lawfully repairable out of some public rate or fund applicable to the repairs of Highways pay unto the Company their successors or assigns one half part of all the expenses of repairing and amending and keeping repaired and amended so much of the said road as lies opposite to the piece of land thereby assured.

NOTE: The eastern and western boundaries of the land in this title formed part of the eastern and western boundaries referred to respectively. The northern boundary of the land in this title comprised the northern boundary referred to.

End of register