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Official copy of register of title

Title number BK282912

Edition date 07.12.2011

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- This title is dealt with by Land Registry, Gloucester Office.

A: Property Register

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

WEST BERKSHIRE

- 1 (14.08.1929) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 1, 3, 9, 11, 15, 17, 21-29 (odd), 37-47 (odd), 6-10 (even), 14-20 (even), 24-34 (even), 42 and 44 Coldharbour Road 1-5 (odd), 9, 11, 15, 19, 23, 27-33 (odd), 39, 45, 49, 51, 2-14 (even), 20-24 (even) and 28-32 (even) Park Way, 1-7 (inclusive) The Priory, Priory Road, and 1-24 Plattcourt Coldharbour Road Hungerford, Newbury.

NOTE: The land tinted green on the filed plan is not included in the title.

- 2 (11.01.1990) By transfers of adjacent or neighbouring land pursuant to Part V of the Housing Act 1957 or Chapter I of Part I of the Housing Act 1980 or Part V of the Housing Act 1985 the land in this title has the benefit of but is subject to the easements and other rights granted or reserved by transfers pursuant to Part V of the Housing Act 1957 or prescribed by paragraph 2 of Schedule 2 of the Housing Act 1980 or Schedule 6 of the Housing Act 1985.

- 3 (11.01.1990) The Transfer dated 30 November 1989 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED:-

(a) That the dividing walls (which for the avoidance of doubt shall include any chimney forming part thereof) between buildings on the property and buildings attached thereto on the sold land shall be deemed to be party walls and be maintained accordingly

(b) That the Purchaser and its successors in title shall not acquire any right of access of light or air or otherwise which would restrict or interfere with the free use for building or for any other purpose of the Council's retained land."

- 4 (14.01.1991) The land edged and numbered in green on the filed plan has

A: Property Register continued

been removed from this title and registered under the title number or numbers shown in green on the said plan.

- 5 (14.01.1991) The transfers of those parts edged and numbered in green on the filed plan which were made pursuant to Part V of the Housing Act 1985 as applied by the Housing (Preservation of Right to Buy) Regulations 1993 took effect with the benefit of and subject to the easements and other rights specified in paragraph 2 of Schedule 6 of the said Act as applied.
- 6 (04.04.1997) Where the parts edged and numbered in green on the filed plan include parts of communal accessways or footpaths rights of way on foot only are reserved thereover.
- 7 (04.04.1997) Where the parts edged and numbered in green on the filed plan have upper floors of adjoining and neighbouring properties overhanging rights of support and protection are reserved.
- 8 (04.04.1997) The transfers of those parts edged and numbered in green on the filed plan which were made pursuant to Part V of the Housing Act 1985 as it applies by virtue of the Housing (Preservation of Right to Buy) Regulations 1989 or 1993 took effect with the benefit of and subject to the easements and other rights specified in paragraph 2 of Schedule 6 to the said Act as it so applies.
- 9 (26.04.2011) The numbered 2 in blue reference on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.
- 10 (24.10.2011) The numbered 1 in blue reference on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.

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 (11.01.1990) PROPRIETOR: SOVEREIGN HOUSING ASSOCIATION LIMITED (Industrial and Provident Society No. IP26480R) of Woodlands, 90 Bartholomew Street, Newbury, Berkshire RG14 5EE.
- 2 (11.01.1990) RESTRICTION: No charge of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed on behalf of the proprietor of the registered estate by its secretary or solicitor that the provisions of the rules of the said proprietor have been complied with.
- 3 (11.01.1990) RESTRICTION: Except under an order of the Registrar no disposition by the proprietor of the land (except an exempt disposal as defined by Section 81(8) Housing Act 1988) is to be registered without the consent of the Secretary of State for the Environment to that disposition made under the provisions of Section 133 of that Act.
- 4 (11.01.1990) RESTRICTION: Except under an order of the registrar no disposition of a qualifying dwellinghouse (except to a qualifying person or persons) is to be registered without the consent of the Secretary of State given under section 171D(2) of the Housing Act 1985 as applied by the Housing (Preservation of Right to Buy) Regulations 1989 or 1993.
- 5 (10.01.1997) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed on behalf of the proprietor by its secretary (or by two trustees, if a charitable trust) or its solicitor or licensed conveyancer that the provisions of section 9 of the Housing Act 1996 have been complied with.
- 6 (03.11.2010) 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

B: Proprietorship Register continued

this restriction is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 30 September 2010 in favour of Prudential Trustee Company Limited referred to in the Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The part of Coldharbour Road and the footpaths thereto between the land transferred and Billputt Lane are subject to rights of way and rights in respect of electricity wires and apparatus granted by a Transfer of an electricity sub station site adjoining The north western boundary of the land in this title dated 5 October 1964 made between (1) The Rural District Council of Hungerford (The Council) and (2) the Southern Electricity Board (The Board).

NOTE: Copy filed under BK38919.

- 2 The land tinted brown on the filed plan which forms part of the land coloured brown referred to below is subject to the following right granted in a Deed of Exchange dated 30 October 1973 made between (1) The Thames Valley Police Authority and (2) Hungerford Rural District Council:-

"With a right of way at all times and for all purposes and with or without vehicles over the land coloured brown on the said plan."

- 3 The parts of the communal passageways included in the title are subject to rights of way.
- 4 The parts of the land respectively affected thereby are subject to rights of support and protection in respect of the upper floor of adjoining and neighbouring properties.
- 5 (11.01.1990) A Transfer of the land in this title dated 30 November 1989 made between (1) Newbury District Council and (2) West Berkshire Housing Association Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 6 (11.01.1990) Such dwellinghouses as are listed below are the subject of a preserved right to buy entered on the date shown in favour of qualifying persons as determined by sections 171 A-H of the Housing Act 1985 as applied by the Housing (Preservation of Right to Buy) Regulations 1989:-

Item No of	Description of Qualifying Dwellinghouse	Date of Entry Notice
1	1 Coldharbour Road Hungerford	11 January 1990
2	3 Coldharbour Road Hungerford	11 January 1990
3	6 Coldharbour Road Hungerford	11 January 1990
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6	10 Coldharbour Road Hungerford	11 January 1990
7	11 Coldharbour Road Hungerford	11 January 1990
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..		
9	15 Coldharbour Road Hungerford	11 January 1990
10	16 Coldharbour Road Hungerford	11 January 1990
11	17 Coldharbour Road Hungerford	11 January 1990

C: Charges Register continued

12	18 Coldharbour Road Hungerford	11 January 1990
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15	23 Coldharbour Road Hungerford	11 January 1990
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17	25 Coldharbour Road Hungerford	11 January 1990
18	26 Coldharbour Road Hungerford	11 January 1990
19	27 Coldharbour Road Hungerford	11 January 1990
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23	32 Coldharbour Road Hungerford	11 January 1990
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26	39 Coldharbour Road Hungerford	11 January 1990
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28	42 Coldharbour Road Hungerford	11 January 1990
29	43 Coldharbour Road Hungerford	11 January 1990
30	44 Coldharbour Road Hungerford	11 January 1990
31	45 Coldharbour Road Hungerford	11 January 1990
32	47 Coldharbour Road Hungerford	11 January 1990
33	1 Park Way Hungerford	11 January 1990
34	2 Park Way Hungerford	11 January 1990
35	3 Park Way Hungerford	11 January 1990
36	4 Park Way Hungerford	11 January 1990
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39	8 Park Way Hungerford	11 January 1990
40	9 Park Way Hungerford	11 January 1990
41	10 Park Way Hungerford	11 January 1990
42	11 Park Way Hungerford	11 January 1990
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C: Charges Register continued

45	15 Park Way Hungerford	11 January 1990
46	19 Park Way Hungerford	11 January 1990
47	20 Park Way Hungerford	11 January 1990
48	22 Park Way Hungerford	11 January 1990
49	23 Park Way Hungerford	11 January 1990
51	27 Park Way Hungerford	11 January 1990
52	28 Park Way Hungerford	11 January 1990
53	29 Park Way Hungerford	11 January 1990
54	30 Park Way Hungerford	11 January 1990
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57	33 Park Way Hungerford	11 January 1990
58	39 Park Way Hungerford	11 January 1990
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60	49 Park Way Hungerford	11 January 1990
61	51 Park Way Hungerford	11 January 1990
62	Flat 1 The Priory Priory Road Hungerford	11 January 1990
63	Flat 2 The Priory Priory Road Hungerford	11 January 1990
64	Flat 3 the Priory Priory Road Hungerford	11 January 1990
65	Flat 4 The Priory Priory Road Hungerford	11 January 1990
66	Flat 6 The Priory Priory Road Hungerford	11 January 1990
67	Flat 6 The Priory Priory Road Hungerford	11 January 1990
68	Flat 7 The Priory Priory Road Hungerford	11 January 1990
69	1 Platt Court Coldharbour Road Hungerford	11 January 1990
70	2 Platt Court Coldharbour Road Hungerford	11 January 1990
71	3 Platt Court Coldharbour Road Hungerford	11 January 1990
72	4 Platt Court Coldharbour Road Hungerford	11 January 1990
73	5 Platt Court Coldharbour Road Hungerford	11 January 1990
74	6 Platt Court Coldharbour Road Hungerford	11 January 1990
75	7 Platt Court Coldharbour Road Hungerford	11 January 1990
76	8 Platt Court Coldharbour Road Hungerford	11 January 1990
77	9 Platt Court Coldharbour Road Hungerford	11 January 1990
79	11 Platt Court Coldharbour Road Hungerford	11 January 1990
80	12 Platt Court Coldharbour Road Hungerford	11 January 1990
81	13 Platt Court Coldharbour Road Hungerford	11 January 1990

C: Charges Register continued

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| 82 | 14 Platt Court Coldharbour Road Hungerford | 11 January 1990 |
| 83 | 15 Platt Court Coldharbour Road Hungerford | 11 January 1990 |
| 84 | 16 Platt Court Coldharbour Road Hungerford | 11 January 1990 |
| 85 | 17 Platt Court Coldharbour Road Hungerford | 11 January 1990 |
| 86 | 18 Platt Court Coldharbour Road Hungerford | 11 January 1990 |
| 87 | 19 Platt Court Coldharbour Road Hungerford | 11 January 1990 |
| 88 | 20 Platt Court Coldharbour Road Hungerford | 11 January 1990 |
| 89 | 21 Platt Court Coldharbour Road Hungerford | 11 January 1990 |
| 90 | 22 Platt Court Coldharbour Road Hungerford | 11 January 1990 |
| 91 | 23 Platt Court Coldharbour Road Hungerford | 11 January 1990 |
| 92 | 24 Platt Court Coldharbour Road Hungerford | 11 January 1990 |
- 7 (11.01.1990) The land is subject to rights of drainage and rights in respect of water, gas, and electricity supply services with ancillary rights of entry and all such rights, quasi-rights and privileges as are enjoyed by neighbouring properties.
- 8 (11.01.1990) The accessway between 2 Parkway and 5 Coldharbour is subject to rights of way.
- 9 (14.01.1991) The general rights of drainage, entry etc. referred to above are also for the benefit of the parts edged and numbered in green on the filed plan.
- 10 (26.11.2008) The land tinted pink on the filed plan and other land is subject to two jointure rentcharges payable to Marie Gertrude Walmesley for life and has the benefit of the covenant of indemnity contained in a deed dated the 3rd of March 1925 and made between Charles Talbot Gerard Walmesley of the first part the Alliance Assurance Company Limited of the second part Harry Coverdale and Francis Nicholas Blundell of the third part Marjorie Platt and Geraldine May Platt of the fourth part.
- NOTE: No copy of the deed referred to is held by Land Registry.
- 11 (03.11.2010) REGISTERED CHARGE dated 30 September 2010 affecting also other titles.
- NOTE: Charge reference BK102151.
- 12 (03.11.2010) Proprietor: PRUDENTIAL TRUSTEE COMPANY LIMITED (Co. Regn. No. 1863305) of Laurence Pountney Hill, London EC4R 0HH.
- 13 (03.11.2010) The proprietor of the Charge dated 30 September 2010 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 30 November 1989 referred to in the Charges Register:-
- "THE Purchaser for itself and its successors in title and the persons deriving title under it or its successor HEREBY COVENANTS with the Council:-
- (a) for the benefit of the Council's retained land and every part thereof and pursuant to Section 52 of the Town and Country Planning Act 1971 with the intent that Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 as amended by Section 62 Berkshire Act 1986 shall apply at all times hereafter that it will observe and perform the restriction set out in the Fourth Schedule hereto PROVIDED

Schedule of restrictive covenants continued

THAT this covenant shall not bind the Purchaser its estate and effects for liability for any breach of covenant after it shall have ceased to be registered as proprietor of the property PROVIDED FURTHER THAT if the Purchaser (which expression for the purposes of this proviso shall not include its successors in title except successors following a merger or a transfer of engagements between the Purchaser and another registered housing association or any restructuring of the Purchaser) shall obtain such statutory consents as may be required to dispose of the property or any part thereof for any purpose which would contravene this covenant the Council shall release the Purchaser from this covenant in so far as it affects the property or that part thereof in respect of which any consent has been obtained in consideration of the Purchaser entering into a Deed of Covenant with the Council to use all the net proceeds (after deduction of usual costs fees and taxes) arising from such disposal on such scheme as may be specified by the Purchaser for the construction within such period as may be agreed between the parties hereto (or in default of agreement within a period of three years) of a replacement dwelling or dwellings within the district of Newbury

(b) by way of indemnity only that it will so far as aforesaid duly observe and perform the said covenants (if any) contained or referred to in the said title so far as the same are still subsisting and capable of taking effect and affect the property and keep the Council indemnified against the consequences of any future breach thereof

(c) that it shall not dispose of the property or any part thereof except with the consent of the Secretary of State for the Environment PROVIDED THAT no such consent shall be required if the disposal is an exempt disposal as defined in Section 81(8) Housing Act 1988

THE FOURTH SCHEDULE

NOT to use nor to allow permit or suffer the use of the property or any part thereof or any buildings erected thereon for any purpose whatsoever except as a private dwelling or dwellings and any use ancillary thereto or as private garages or hardstandings for private vehicles."

End of register