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Official copy of register of title

Title number BK268769

Edition date 07.07.2021

- This official copy shows the entries on the register of title on 27 APR 2023 at 12:03:26.
- 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 Apr 2023.
- 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.

WEST BERKSHIRE

- 1 (06.10.1988) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land lying to the North West of Reading Road, Burghfield Common.
- 2 (06.10.1988) The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 28 July 1988 referred to in the Charges Register:-

"TOGETHER with all easements quasi easements liberties privileges rights and advantages now or heretofore enjoyed by the property hereby conveyed over the property retained by the Transferor (including that showed edged blue on the plan annexed hereto) but EXCEPT AND RESERVING unto the Transferor and her successors in title the owners or occupiers for the time being of the adjoining land all easements quasi easements liberties privileges rights and advantages now or heretofore enjoyed by the said adjoining property of the Transferor over or in respect of the property hereby transferred and which would be implied by statute or by reason of severance in favour of a purchaser of the said adjoining land of the Transferor as if the same had been conveyed to such purchaser and the property hereby transferred had been retained by the Transferor."

NOTE: Copy plan filed.
- 3 (06.10.1988) The Conveyance dated 28 July 1988 referred to above contains the following provision:-

"IT IS HEREBY DECLARED that the Transferees shall not be entitled to any right of way over any land retained by the Transferor (including the land edged blue on the plan annexed hereto) so that access is obtained to the land hereby transferred over the land already owned by the Transferors."
- 4 (06.10.1988) A Deed dated 28 July 1988 made between (1) Margaret Shipley Russell (Transferor) and (2) Ian David Cheshire and Mary Frances Cheshire (Transferees) contains the following provision:-

"THE Transferor and the Transferees hereby agree and declare that the said boundary indicated by the line of oaks on the south west boundary

A: Property Register continued

and south east boundary of the said property shall be deemed to be included in the said Transfer of even date between the parties hereto and the responsibility of the Transferees."

- 5 (07.07.2021) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (04.08.1999) PROPRIETOR: IAN DAVID CHESHIRE of Stable Cottage, Reading Road, Burghfield Common, Berks RG7 3BH.
- 2 (04.08.1999) 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.
- 3 (22.08.2018) RESTRICTION: No disposition of the registered estate (other than a charge) 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 certificate signed by a conveyancer that the provisions of clause 15.1 of a Deed dated 21 August 2018 and made between Ian Cheshire and Peter Michael Russell and Shinaine Kathleen Wykes and Ian Russell and Hugh Russell and Raymond Norman Shaw and Karen Patricia Shaw (1) and Crest Nicholson Operations Limited (2) have been complied with or that they do not apply to the disposition.
- 4 (04.09.2018) 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 certificate signed by a conveyancer that the provisions of clause 15.1 of a Co-Operation Agreement dated 20 August 2018 and made between (1) Peter Michael Russell and Others (2) Ian David Cheshire and (3) Raymond Norman Shaw and Karen Patricia Shaw have been complied with or that they do not apply to the disposition.
- 5 (07.07.2021) RESTRICTION: No disposition of the part of the registered estate shown edged blue on the title plan 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 T A Fisher & Sons Limited (Co. Regn. No. 2582252) of Theale Court, 11-13 High Street, Theale, Reading, Berkshire RG7 5AH or their conveyancer.

C: Charges Register

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

- 1 (06.10.1988) A Transfer of the land in this title dated 28 July 1988 made between (1) Margaret Shipley Russell (Transferor) and (2) Ian David Cheshire and Mary Frances Cheshire (Transferee) contains the following covenants:-

"THE Transferees hereby covenant with the Transferor as follows:-

(a) The Transferees hereby covenant with the Transferor that they will within one month from the date hereof erect and forever thereafter maintain a good and sufficient post and wire fence on the south western boundary of the land hereby transferred

(b) For the benefit and protection of the land retained by the Transferor shown edged blue on the plan annexed hereto that the land hereby transferred shall not be used for any purpose other than that of agriculture or horticulture and that no buildings or other erections be

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C: Charges Register continued

placed on the said land hereby transferred."

NOTE: Copy plan filed.

End of register