

Title Number : BM273172

This title is dealt with by HM Land Registry, Leicester Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 31 AUG 2020 at 19:53:39 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: BM273172
Address of Property	: 15 Dulverton Drive, Furzton, Milton Keynes (MK4 1HX)
Price Stated	: £130,000
Registered Owner(s)	: AMANDA MARY FLYNN of 58 Church Street, Wolverton, Milton Keynes MK12 5JW.
Lender(s)	: Fleet Mortgages Limited

Title number BM273172

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 31 AUG 2020 at 19:53:39. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

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

MILTON KEYNES

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 15 Dulverton Drive, Furzton, Milton Keynes (MK4 1HX).
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Transfer dated 31 March 1989 referred to in the Charges Register:-

"TOGETHER WITH (in common with all others entitled to the like right) the rights and easements more particularly set out in the First Schedule hereto but EXCEPTING or RESERVING unto the Corporation and its successors in title and its and their servants agents contractors and licensees for the benefit of all other adjoining or neighbouring land now or formerly belonging to the Corporation ("the Corporation's adjoining land") or its successors in title the exceptions and reservations more particularly set out in the Second Schedule hereto.

THE FIRST SCHEDULE

above referred to

(Rights Easements and Privileges together with the benefit of which the property is transferred)

.....
..

2. A right to the free passage of water and soil gas and electricity telephone radio or television signals through the sewers drains channels pipes water courses gutters wires cables and all other such apparatus (the common services) now or within a period of eighty years from the date hereof ("the perpetuity period") running through in under or over or attached to the Corporation's adjoining land with full power (upon reasonable prior notice being given) to enter upon any such land to inspect make lay clean reconstruct divert alter maintain or connect into such sewers drains pipes wires and cables the person or persons exercising such rights doing as little damage as possible and forthwith making good all damage done.

THE SECOND SCHEDULE

above referred to

(Exceptions and Reservations)

- 1. During The Perpetuity Period

1.1 the right to free passage of water soil gas and electricity telephone radio or television signals through the common services now or at any time within such period running through in under or over or attached to the land with full power to enter upon the Land to make lay connect reconstruct divert or alter all such sewers drains pipes and cables.

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A: Property Register continued

2. Any right to light air or other easements right or privilege which would or might restrict or prejudicially affect the future rebuilding alteration or development of the Corporation's adjoining land or any part or parts thereof.

3. The right to use enlarge extend repair remove alter and replace the Common Services now or within the perpetuity period installed in the Land and to enter upon the Land in the exercise of any of the above rights above PROVIDED nevertheless that the persons exercising such rights cause in the process as little damage done with reasonable dispatch and that any equipment installed shall remain the property of those who install it."

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 (03.10.2005) PROPRIETOR: AMANDA MARY FLYNN of 58 Church Street, Wolverton, Milton Keynes MK12 5JW.
- 2 (03.10.2005) The price stated to have been paid on 14 September 2005 was £130,000.
- 3 (09.09.2010) The proprietor's address for service has been changed.
- 4 (02.02.2017) The proprietor's address for service has been changed.
- 5 (14.09.2018) 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 written consent signed by the proprietor for the time being of the Charge dated 14 September 2018 in favour of Fleet Mortgages Limited referred to in the Charges Register.
- 6 (20.01.2020) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by Lorna Maud Reynolds and Stephen Paul Laurencin of 55 Herbert Road Hornchurch, Essex, RM11 3LL.

C: Charges Register

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

- 1 A Transfer of the land in this title and other land dated 31 March 1989 made between (1) Milton Keynes Development Corporation (Corporation) and (2) Coventry Churches (Thirty-First) Housing Association Limited (Transferee) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (14.09.2018) REGISTERED CHARGE dated 14 September 2018.
- 3 (14.09.2018) Proprietor: FLEET MORTGAGES LIMITED (Co. Regn. No. 8663979) of 2nd Floor, Flagship House, Reading Road North, Fleet, Hampshire GU51 4WP.
- 4 (11.01.2019) UNILATERAL NOTICE in respect of a Loan Agreement dated 28 March 2013 made between (1) Lorna Maud Reynolds and Stephen Paul Laurencin and (2) Amanda Mary Armstrong.
NOTE: Copy filed.
- 5 (11.01.2019) BENEFICIARY: Lorna Maud Reynolds and Stephen Paul Laurencin of 55 Herbert Road, Hornchurch, Essex RM11 3LL and care of

C: Charges Register continued

Carter Devile Solicitors, 592 Green Lane, Goodmayes, Ilford, Essex IG3 9SG.

- 6 (02.04.2019) UNILATERAL NOTICE in respect of a pending land action relating to a property adjustment order under the Matrimonial Causes Act 1973 in the Central Family Court (Court Reference Number BV16D03406).
- 7 (02.04.2019) BENEFICIARY: Glenn Antony Armstrong care of Rayden Solicitors, The Limes, 32-34 Upper Marlborough Road, St Albans AL1 3UU.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Transfer dated 31 March 1989 referred to in the Charges Register:-

"The Transferee HEREBY COVENANTS with the Corporation for the benefit and protection of the Corporations adjoining land or any part or parts thereof and so as to bind so far as may be the Land unto whosoever hands the same may come that the Transferee and the person deriving title under it will at all times hereafter observe and perform the following restrictions and stipulations more particularly set out in the Third Schedule hereto

THE THIRD SCHEDULE

(Covenants, Restrictions, Conditions and Stipulations)

1. Not to carry on any trade business or manufacture upon or in any dwellinghouse erected on the Land nor to use the same for any purpose other than as a single residence.
2. Not to make any additions or structural alterations of any kind to any dwellinghouse erected on the land without first obtaining the consent of the Corporation.
3. Not to erect on the Land or upon any buildings thereon any radio or television aerial or similar apparatus in such manner as to be visible from outside such building.
4. Not to cut down lop or top any of the timber or other trees on the Land without the consent in writing of the Corporation which if granted may be subject to such conditions as the Corporation may think fit but which shall not be unreasonably withheld in the case of cutting down lopping topping required by virtue of any effective notice order or direction from the local highway or other competent authority.
5. Not to park or permit to be parked on the Land or any part thereof any commercial vehicle other than a light delivery van except in case of emergency or for so long as may be reasonably necessary for the purpose of delivering goods to and collecting goods from the Land or some part thereof.
6. Not without the consent in writing of the Corporation to place or permit to remain on the Land in front of the face of any building thereon any caravan or trailer or boat.
7. Not to erect or permit to be erected upon such part of the Land that falls between the front face of any buildings erected thereon and the highway any wall fence or other linear feature of any nature whatsoever
8. Not to do or permit to suffer to be done upon the Land or any part thereof anything which may be or become a nuisance or annoyance or cause damage or inconvenience to the Corporation or the owners or occupiers of any adjoining or neighbouring land."

End of register