

Title Number : BM61047

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 20:42:39 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	: BM61047
Address of Property	: 22 Berwick Drive, Bletchley (MK3 7NB)
Price Stated	: £110,000
Registered Owner(s)	: AMANDA MARY ARMSTRONG of 58 Church Street, Wolverton, Milton Keynes MK12 5JW.
Lender(s)	: Topaz Finance Limited

Title number BM61047

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 20:42:39. 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 (09.12.1936) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 22 Berwick Drive, Bletchley (MK3 7NB).
- 2 The land has the benefit of the rights granted by but is subject as mentioned in the Transfer dated 2 February 1979 referred to in the Charges Register.

NOTE: The covenants and stipulations referred to in the Charges Register of title BM15394 mentioned in Clause 2 of the above Transfer are set out in the Register of this title so far as they affect.

- 3 The Transfer dated 2 February 1979 referred to above contains a provision as to boundary structures.

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 (16.11.2007) PROPRIETOR: AMANDA MARY ARMSTRONG of 58 Church Street, Wolverton, Milton Keynes MK12 5JW.
- 2 (16.11.2007) The price stated to have been paid on 11 October 2007 was £110,000.
- 3 (16.11.2007) 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.
- 4 (16.11.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 11 October 2007 in favour of Topaz Finance Limited referred to in the Charges Register.
- 5 (02.02.2017) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 The land is subject to rights of passage and running of water through the water mains (if any) laid therein.
- 2 A Transfer of neighbouring land dated 24 January 1964 made between (1) The Council for the Urban District of Bletchley and (2) Charles Wells Limited contains the following covenants by the Vendor's:-

C: Charges Register continued

"THE Transferor hereby covenants with the Transferee:-

1. THAT it will not use or permit to be used within a radius of a quarter of a mile of the property hereby transferred any land or premises of the Transferor for the purpose of sale of intoxicating liquors for consumption either on or off the premises and

2. THAT upon the sale or lease of such land or premises it will procure covenant by any Purchaser or Lessee so far as to bind such land or premises into whosoever hands the same may come that such land or premises shall not be used for the sale of intoxicating liquors as aforesaid provided always that nothing contained herein shall

(1) render the Transferor liable in damage once it shall have parted with all interest in such land or premises and

(2) restrict the user of any such land or premises for the purposes of clubs registered under the Licensing Act 1961 or any re-enactment thereof and the sale or consumption of intoxicating liquors in such clubs."

NOTE: The land in this title falls within the radius of a quarter of a mile of the land transferred to Charles Wells Limited.

3 A Transfer of the land in this title dated 2 February 1979 made between (1) The Council of the Borough of Milton Keynes (2) Charles Henry Foote and (3) Brenda Christine Foote contains restrictive covenants.

NOTE: Original filed.

4 (16.11.2007) REGISTERED CHARGE dated 11 October 2007.

5 (22.02.2018) Proprietor: TOPAZ FINANCE LIMITED (Co. Regn. No. 5946900) of P.O. Box 112, Skipton BD23 9FB, trading as Rosinca Mortgages.

6 (16.11.2007) The proprietor of the Charge dated 11 October 2007 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.

7 (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).

8 (02.04.2019) BENEFICIARY: Glenn Antony Armstrong care of Rayden Solicitors, The Limes, 32-34 Upper Marlborough Road, St Albans, Hertfordshire AL1 3UU.

End of register