

Title Number : BM62833

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 1 SEP 2020 at 09:19:38 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	: BM62833
Address of Property	: 5 Martin Close, Neath Hill, Milton Keynes and garage (MK14 6JG)
Price Stated	: £120,000
Registered Owner(s)	: AMANDA MARY ARMSTRONG of 58 Church Street, Wolverton, Milton Keynes MK12 5JW.
Lender(s)	: Topaz Finance Limited

Title number BM62833

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 1 SEP 2020 at 09:19:38. 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 (15.06.1978) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 5 Martin Close, Neath Hill, Milton Keynes and garage (MK14 6JG).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 3 September 1979 referred to in the Charges Register.
- 3 The Transfer dated 3 September 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 (19.12.2006) PROPRIETOR: AMANDA MARY ARMSTRONG of 58 Church Street, Wolverton, Milton Keynes MK12 5JW.
- 2 (19.12.2006) The price stated to have been paid on 22 September 2006 was £120,000.
- 3 (19.12.2006) 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 (19.12.2006) 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 22 September 2006 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 the following rights granted by a Deed dated 12 December 1978 made between (1) Milton Keynes Development Corporation and (2) Post Office:-

"THE Grantor HEREBY GRANTS irrevocably to the Post Office:-

(a) Full and free right liberty and consent from time to time to place telegraphic lines in under over and upon the Estate approximately in the position so indicated as aforesaid with full right to alter inspect maintain repair renew replace test and remove the same making good any

C: Charges Register continued

damage to the Estate caused by the Post Office in the exercise of the rights and consents hereby granted

(b) Full right for the Post Office its officers servants agents or contractors with or without vehicles materials appliances and things from time to time and at all reasonable times hereafter to enter the Estate or any part thereof for the purpose of exercising the powers conferred upon it by the Telegraph Acts 1863-1916 and the rights granted by this Deed or for any purpose connected therewith

PROVIDED that if any part or parts of the Estate is or are from time to time adopted as highways or open spaces maintainable at public expense then on such adoption the rights hereby granted shall cease in respect of those parts of the telegraphic lines which are in under over or upon the part or parts so adopted but without prejudice to any other rights of the Post Office in respect of them"

NOTE: The "positions" shown on the deed plan referred to above indicate the approximate position of proposed telegraph lines under the estate roads and footpaths and serving each house on the estate.

2 The Deed dated 12 December 1978 referred to above contains covenants details of which is set out in the Schedule of restrictive covenants hereto.

3 A Transfer of the land in this title dated 3 September 1979 made between (1) Milton Keynes Developments Corporation by the direction of Abbey Homesteads (Group) Limited and (2) Andrew Brian Camp contains restrictive covenants.

NOTE: Original filed.

4 (19.12.2006) REGISTERED CHARGE dated 22 September 2006.

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 (19.12.2006) The proprietor of the Charge dated 22 September 2006 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 AL1 3UU.

Schedule of restrictive covenants

1 The following are details of the covenants contained in the Deed dated 12 December 1978 referred to in the Charges Register:-

"THE Grantor for itself and its successors in title and assigns owner or owners for the time being of the Estate or any part thereof hereby covenants with the Post Office that it they and each of them will not obstruct access to the telegraphic lines or any of them or any part thereof nor use the Estate or any part thereof in such a way as to render the rights liberties and consents granted by this Deed difficult or inconvenient to exercise nor permit any such thing to be done and in particular but without prejudice to the generality of the foregoing will not

(a) Build or place or permit to be built or placed any erection (other than garden fences or walls) on or over the telegraphic lines or any of them nor substantially alter the existing level of the Estate in which the same are laid

(b) Plant or permit to be planted any tree or shrub or cultivate the Estate on or over the telegraphic lines in any way save for the sowing and cutting or trimming of grass if desired PROVIDED that nothing

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Schedule of restrictive covenants continued

herein shall operate to prevent the Grantor or its successors in title from turfing the Estate and complying with the landscaping details approved or required by the Milton Keynes Development Corporation and constructing the New Roads for the Estate and laying asphalt or concrete on the surface thereof in connection with the making of any garden private drive or house footpath

(c) Drive or permit to be driven into the Estate on or over the said telegraphic lines any stake pole or other object PROVIDED that Grantor and such successors in title shall not be liable in respect of any breach of these covenants occurring after the Grantor or successor in question has parted with all interest in the part of the Estate where such breach occurs"

End of register