

Title Number : BM47711

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 20:37:03 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	: BM47711
Address of Property	: 66 Tiffany Close, Bletchley, Milton Keynes (MK2 3NA)
Price Stated	: £118,000
Registered Owner(s)	: AMANDA MARY ARMSTRONG of 58 Church Street, Wolverton, Milton Keynes MK12 5JW.
Lender(s)	: Fleet Mortgages Limited

Title number BM47711

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 20:37:03. 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 (16.08.1971) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 66 Tiffany Close, Bletchley, Milton Keynes (MK2 3NA).
- 2 There are excluded from this registration the mines and minerals excepted by a Conveyance of the land in this title and other land dated 30 June 1924 made between (1) Sir Everard Philip Digby Pauncefort Duncombe (Vendor) and (2) Hedley Joseph Clarke (Purchaser) in the following terms and the land is also subject to the following ancillary powers of working:-

Excepting and Reserving out of these presents unto the Vendor his heirs and assigns all mines and minerals lying at a greater depth than two hundred feet beneath the surface of the said premises with full power and authority to work and get the same mines and minerals but by underground workings only including power to let down the surface (whether for the time being built upon or not) but without in so doing entering upon the surface of the said premises and subject to the conditions that the person actually exercising such powers makes from time to time to the Purchaser his heirs or assigns and his and their lessees and tenants reasonable and adequate compensation for all damage thereby done or occasioned to the said premises or any building for the time being thereon.
- 3 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 15 May 1974 referred to in the Charges Register.
- 4 The Transfer dated 15 May 1974 referred to above contains a provision as to light or air.

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 (16.06.2006) PROPRIETOR: AMANDA MARY ARMSTRONG of 58 Church Street, Wolverton, Milton Keynes MK12 5JW.
- 2 (16.06.2006) The price stated to have been paid on 19 May 2006 was £118,000.
- 3 (16.06.2006) 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 (24.01.2011) The proprietor's address for service has been changed.
- 5 (13.07.2018) 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

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 22 June 2018 in favour of Fleet Mortgages Limited referred to in the Charges Register.

C: Charges Register

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

1 A Conveyance of the land in this title and other land dated 30 July 1971 made between (1) Milton Keynes Development Corporation (Vendor) and (2) George Wimpey & Co. Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 The land is subject to the following rights reserved by the Conveyance dated 30 July 1971 referred to above:-

"(a) The reservation to the Vendor and its successors in title for the benefit of all other land owned by the Vendor or its successors in title

(i) Of the free passage of water and soil gas and electric current through all sewers drains pipes wires and cables now or at any time within eighty years from Seventh day of May One thousand Nine hundred and Seventy-one running through in under over or attached to the property hereby conveyed with full power to enter upon the said property to make lay connect reconstruct divert or alter all sewers drains pipes wires and cables as may be necessary or expedient the person or persons entering causing as little damage as possible and making good all damage occasioned thereby PROVIDED THAT before such laying connecting reconstructing diverting or altering is carried out details thereof shall be submitted to and agreed with the Purchaser such agreement not to be unreasonably withheld

(ii) Of a right for the Vendor and its successors in title and all persons authorised by them to enter upon the property hereby conveyed at all reasonable times for the purpose of having access to the sewers drains pipes wires and cables thereon or running thereto or therefrom as aforesaid for the purposes of cleansing repairing maintaining or renewing the same (but without any obligation on the Vendor or its successors in title so to do) the Vendor or its successors in title causing as little damage as possible and making good all damage thereby occasioned.

(iii) The right to use at all times and for all purposes and without making any contribution towards the making or upkeep thereof all estate roads footpaths and passageways constructed by the Purchaser on the property hereby conveyed until the same shall have been adopted by the highway authority as maintainable at the public expense the person or persons exercising such rights causing as little damage as possible and making good all damage thereby occasioned

(b) Except as herein provided nothing herein contained and implied by law shall operate to confer on the Purchaser or its successors in title and the Purchaser and its successors in title shall not hereafter acquire

(1) Any easement or quasi easement right or privilege whatsoever over or against the Vendor's adjoining or adjacent property or any other property of the Vendor whether or not belonging to the Vendor at the date hereof

(ii) Any rights to light or air or any easement right or privilege which would or might restrict or prejudicially affect the future rebuilding alteration or development of such adjoining or adjacent property or any part thereof or any part or parts of any land owned by the Vendor or its successors in title

(c) It is hereby agreed that the Vendor shall be at liberty to sell or

C: Charges Register continued

dispose of any land at any time belonging to it on such terms and conditions as it shall think fit and whether or not subject to any easements or covenants restrictive or otherwise."

- 3 The land is subject to rights to place alter inspect maintain renew repair and test telegraphic lines in the approximate position shown by a blue line on the filed plan granted by a Deed dated 10 April 1972 made between (1) George Wimpey & Co. Limited (Grantor) and (2) The Post Office.

NOTE 1: The said Deed contains the following covenant:-

"NEITHER the Grantor nor those deriving title under it shall be liable for any breach of the covenant herein contained after it or they shall have parted with all interest in the Estate or any part or parts thereof the Grantor for itself and its successors in title and assigns owner or owners for the time being of the Estate and each and every part thereof hereby covenants with the Post Office that it will not obstruct access to the telegraphic lines nor use the Estate 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 without the written consent of the Post Office

(a) Build or place or permit to be built or placed any erection on or over the telegraphic lines nor alter substantially 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 herein shall operate to prevent the Grantor or its successors in title from turfing 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."

NOTE 2: The said Deed also contains the following agreement:-

"IT is hereby agreed and declared that:

(a) The Grantor and its successors in title and assigns and persons deriving any Estate or interest in the Estate from the Grantor shall not be entitled either by virtue of Section 30 of the Telegraph Act 1863 or any other statutory provision or at common law to require the Post Office to alter or remove telegraphic lines placed in the approximate positions indicated on the said drawing in accordance with the terms and conditions of this Deed"

IN this Deed the expression "telegraphic lines" has the same meaning as in the Telegraphic Act 1878.

- 4 A Transfer of the land in this title dated 15 May 1974 made between (1) George Wimpey & Co. Limited and (2) Mary Jane Flanagan contains restrictive covenants.

NOTE: Original filed.

- 5 (13.07.2018) REGISTERED CHARGE dated 22 June 2018.
- 6 (13.07.2018) Proprietor: FLEET MORTGAGES LIMITED (Co. Regn. No. 8663979) of 2nd Floor, Flagship House, Reading Road North, Fleet, Hampshire GU51 4WP.
- 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 Raydens 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 Conveyance dated 30 July 1971 referred to in the Charges Register:-

"THE Purchaser to the intent that the covenant in this Clause contained may so far as possible bind all persons who now are or shall hereafter become entitled to any estate or interest in the property hereby conveyed or any part thereof hereby covenants on behalf of itself and its successors in title with the Vendor to the intent that this covenant shall be for the benefit of the land of the Vendor adjoining or adjacent to the property hereby conveyed that the Purchaser and all persons intended to be so bound as aforesaid will duly observe and perform the stipulations set out in the Third Schedule hereto but so that neither the Purchaser nor those deriving title under it shall be liable for a breach of this covenant occurring on or in respect of the property hereby conveyed or any part or parts thereof after they shall have parted with all interest therein.

THE THIRD SCHEDULE

(Stipulations referred to in Clause 2 hereof)

1. The Purchaser shall not erect upon the property hereby conveyed any building or other erection between the front walls of the dwellinghouses and the road.
2. The Purchaser shall repair and keep in tenantable repair the said dwellinghouse to be erected on the land hereby conveyed and all additions thereto and all other buildings at any time erected or standing thereon and all sewers unless and until such sewers are adopted by the Local Authority as maintainable at the public expense and all drains and the fences or walls marked with a 'T' inwards on any boundary shown on the said plan or dividing any of the said dwellinghouses or the sites thereof from each other
3. The dwellinghouses erected on the land hereby conveyed shall not be used for any purpose other than that of a single private residence in the occupation of one family only
4. The Purchaser shall not do or permit or suffer to be done upon the property hereby conveyed or any part thereof anything which may be or become a nuisance or annoyance or cause damage or inconvenience to the Vendor or the occupiers of any adjoining or neighbouring houses whereby any insurance for the time being effected on the buildings erected on the land hereby conveyed may be rendered void or voidable or whereby the rate of premium may be increased
5. The Purchaser will keep all gardens and grounds and all ornamental trees shrubs and bushes on the property hereby conveyed in good order and condition and properly tended manured and cultivated and shall replace any ornamental trees shrubs or bushes which may perish
6. The Purchaser shall not cut down lop or top any of the timber or other trees on the property hereby conveyed without the consent in writing of the Vendor which consent may be granted subject to conditions as to the time or manner in which the cutting down lopping or topping as the case may be is to be performed and is not to be refused in the case of cutting down or lopping or topping required by virtue of any effective notice order requisition or direction from the local highway or other authority but shall keep such trees and all hedges properly trimmed to the satisfaction of the Vendor.
7. The Purchaser shall not affix to any building on the property hereby conveyed or any part thereof any radio or television aerial or similar apparatus without the consent in writing of the Vendor and shall not make any claim against the Vendor in respect of interference with any reception of wireless or television programmes suffered or alleged to be suffered by reason of the use of electrical or other apparatus on other property of the Vendor
8. The Purchaser shall not do or omit or permit or suffer to be done or permitted any act matter or thing in on or respecting the property hereby conveyed in contravention of the Town and Country Planning Act 1962 or any amending or replacing enactment and shall at all times

Title number BM47711

Schedule of restrictive covenants continued

hereafter indemnify and keep indemnified the Vendor from and against all actions proceedings costs expenses claims and demands in respect of any such act matter or thing contravening the said provisions of the said Act or any of them aforesaid."

NOTE: The T marks referred to above do not affect the land in this title.

End of register