

Mr and Mrs Roberts  
99 Dudley Street  
Bedford  
MK40 3UE

Our ref: YP/BP/RO121001/Roberts  
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Direct Fax: 01234 348112  
Email: [yatin.patel@premiersolicitors.co.uk](mailto:yatin.patel@premiersolicitors.co.uk)

24th January 2014

Dear Mr Roberts,

**Purchase of: 55 Phillpotts Avenue, Bedford, MK40 3VE**

I am pleased to confirm that registration of your property has been completed and I enclose a copy of the Title Information Document for your information. Please check the details set out in the proprietorship register, and let me know if you have any queries.

I would like to take this opportunity to thank you for instructing this firm.

Yours sincerely

  
Yatin Patel

**Premier Solicitors**

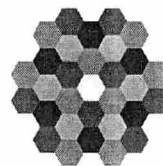


A list of members of the Chartered Institute of Taxation & ICSA is available at our registered office.

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Branch Offices in: Milton Keynes, Luton, Stevenage, Hitchin, Leicester, Cambridge & Sutton - by appointment only.  
Office opening hours: 9am to 7pm Monday to Friday & 10am to 2pm Saturday. We do not accept service by fax or e-mail.

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## Title information document

This document has been issued following a change to the register. It has been supplied for information only. It should not be sent to Land Registry in connection with any subsequent application.

Attached is an official copy of the register and of the title plan showing the entries subsisting following the recent completion of the application to change the register.

Please note: The attached official copy shows the state of the individual register of title as at the date and time stated on it.

If in future you wish to apply for an official copy of the register or the title plan, please apply using form OC1 (available from our website, any Land Registry local office and law stationers). A fee is payable for each copy issued.

If you have any queries, or you require this correspondence in an alternative format, please contact us at the address shown, quoting the title number shown on the top of the official copy.

Land Registry  
Peterborough Office  
Stuart House  
West Wing  
City Road  
Peterborough PE1 1QF  
  
DX 12598 Peterborough 4  
  
Tel 0300 006 0007  
Fax 0300 006 0027  
peterborough.office  
@landregistry.gsi.gov.uk  
  
www.landregistry.gov.uk

### **Important information about the address for service**

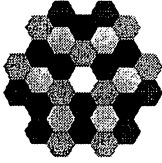
If we need to write to an owner, chargee or other party who has an interest noted on the register, we will write to them at the address shown on the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a measure to safeguard against fraud. It is important that this address is correct and up to date. If it is not you may not receive our letter or notice and could suffer a loss as a result.

You can have up to three addresses for service noted on the register. At least one of these must be a postal address, whether or not in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for

service.

Public Guide 2 – *Keeping your address for service up to date* explains how to do this. You can view or download copies of this guide from our website at [www.landregistry.gov.uk](http://www.landregistry.gov.uk) in English and Welsh or obtain a copy of it free of charge from any Customer Support – telephone 0844 892 1111 (0844 892 1122 for a Welsh-speaking service) from Monday to Friday between 8am and 6pm.



## Official copy of register of title

Title number BD292012

Edition date 15.01.2014

- This official copy shows the entries in the register of title on 20 January 2014 at 13:19:41.
- 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 20 January 2014.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Peterborough Office.

## A: Property register

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

BEDFORD

- 1 (15.01.2014) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 55 Phillpotts Avenue, Bedford (MK40 3UE).
- 2 (15.01.2014) The land has the benefit of the rights granted by a Conveyance of the land in this title dated 14 April 1938 made between (1) Ronald Herbert Goodship and (2) Dorothy Gladys Tindall.

*NOTE: Copy filed.*

- 3 (15.01.2014) The Conveyance dated 14 April 1938 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 (15.01.2014) PROPRIETOR: PAUL PHILLIP ROBERTS and CLAUDIA ROBERTS of 55 Phillpotts Avenue, Bedford MK40 3UE.
- 2 (15.01.2014) The price stated to have been paid on 23 December 2013 was £275,000.

## C: Charges register

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

- 1 (15.01.2014) A Conveyance of the land in this title and other land dated 11 May 1937 made between (1) Bedford Corporation (2) Frederick Augustus Taylor and (3) Ronald Herbert Goodship (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

## Schedule of restrictive covenants

- 1 (15.01.2014) The following are details of the covenants contained in the Conveyance dated 11 May 1937 referred to in the Charges Register:-

COVENANT by the Purchaser with the Corporation to the intent that the benefit of such of the same covenants as are thereafter contained as were restricted of the user of the land thereby conveyed should be annexed to and go with the remainder of the said Building Estate which was partly delineated on the plan Number 2 drawn on abstracting presents and thereon coloured blue that the Purchaser and all or (sic) the owners and occupiers of the land thereby conveyed and any part thereof will observe and perform the conditions and stipulations set out in the First Schedule

### THE FIRST SCHEDULE referred to

(a) THE Purchaser shall within three months after vacant possession is obtained of the land purchased erect and for ever after maintain good and sufficient fences at least 5 feet high on the sides of the land purchased which are marked with a "T" on the plan but the Purchaser shall not be bound to erect fences between each Lot. Any such fences shall be either close boarded fences or a brick wall. If constructed of the thickness of a single brick such wall should be supported by piers over twelve feet

(b) NO building or erection except a bay window porch portico or other architectural projection (none of which should project more than 4 feet beyond the building line) shall be set up on the land nearer the road in front thereof than is indicated by the line marked on the plan "building line" but the Purchaser might build behind the building line provided that no such action on his part shall prejudice the Purchaser of any adjoining land who proposes to build up to the building line

(c) NO building of any kind other than a private dwellinghouse with appropriate offices and outbuildings which shall be deemed to include a garage to be used in connection with the dwellinghouse shall be erected on the land

(d) NOT more than one house shall be erected on any lot and every house shall be either detached or semi-detached

(e) THE area of the ground and first floors of the house to be erected on either on the land shall not be less than 940 superficial feet measuring within the external or containing walls of the house

(f) THE erection shall not be commenced of any buildings on the land until the drawings showing the intended elevation to the road bounding the same shall have been submitted to and approved by the Corporation as Vendors and copies deposited with them

(g) THE elevation to the road bounding the lot of any house to be erected thereon shall be faced with stone or with good hard facing brick or rough cast including half timber effects or any other materials approved by the Corporation

## Schedule of restrictive covenants continued

(h) THE Purchaser shall before erecting any dividing wall or fence along the frontage of the land first submit to the Corporation a statement specifying the material and height of the proposed wall or fence and obtain the written approval of the Corporation thereto No such wall or fence should in any case exceed six feet in height

(i) THE Purchaser shall not lay or permit to be laid building materials or other obstructive matter on any footpath or road or erect or permit to be erected any hoarding thereon or in any way interfere with the traffic along such road or footway without obtaining the written consent of the Corporation thereto

(j) NO trade business or profession save those of a barrister solicitor physician surgeon architect or surveyor shall be carried on on the land and no advertisements of any kind may be displayed thereon or upon any building erected thereon but no objection shall be taken to a purchaser affixing either to the front of this house or to the wall or fence dividing the property in question from the public highway a small plate or notice on which may be set out his name and his trade profession or business

(k) NO temporary building of any kind should without the consent in writing of the Corporation be erected on any lot other than sheds or workshops to be used only for work incidental to the erection of permanent buildings thereon

(l) The land shall not be used for the shooting or depositing of rubbish or for the purpose of a roadway or bridge from or to the adjoining property without the previous consent in writing of the Corporation

(m) NO sand shall be carted and no sand or gravel shall be dug at any time out of the land except for laying the foundations of any buildings to be erected thereon or for use in erecting any such buildings

(n) NO buildings to be erected on any lot shall be used for the sale either on or off the premises of beer wine or any excisable or spirituous liquors."

NOTE: The 'T' marks referred to in clause (a) of the Schedule above affect the Western boundary of the land in this title.

End of register