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Official copy of register of title

Title number MS541056

Edition date 29.05.2012

- This official copy shows the entries on the register of title on 29 AUG 2023 at 11:31:08.
- 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 29 Aug 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Birkenhead Office.

A: Property Register

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

MERSEYSIDE : WIRRAL

- 1 (09.08.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 11 Morecroft Road, Birkenhead (CH42 1NX).
- 2 (09.08.2007) The land has the benefit of the following rights granted by the Conveyance dated 20 June 1913 referred to in the Charges Register:-

"TOGETHER with the free use and enjoyment of Morecroft Road and of the passages of nine feet on the southerly and easterly sides of the land thereby assured in common with all others entitled thereto including turning space shown on the said plan."

NOTE: Copy plan filed.
- 3 (09.08.2007) The Conveyance dated 20 June 1913 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY DECLARED that the Purchaser and his successors in title shall not be entitled to any right of light or air which would prejudicially affect or interfere with the user by the parties thereto of the first part of the said William Frederick Gorst or their respective successors in title for building or other purposes of any land now belonging to or in mortgage to them respectively and adjoining the piece of land thereby assured."

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 (29.05.2012) PROPRIETOR: DAVID CROSBY of 11 Morecroft Road, Birkenhead, Merseyside CH42 1NX.
- 2 (29.05.2012) The price stated to have been paid on 23 May 2012 was

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B: Proprietorship Register continued

£43,000.

C: Charges Register

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

- 1 (09.08.2007) An Indenture of the land in this title and other land dated 20 June 1913 made between (1) William Whincup Gamble and others (2) William Frederick Gorst and (3) William Owen Thomas contains the following covenants:-

"THE Purchaser for himself and his assigns hereby COVENANTS with the said parties hereto of the first part and the said William Frederick Gorst and each of them their respective heirs executors administrators and assigns that not more than seven dwellinghouses shall at any time be erected on the said piece of land hereby assured and that each of such dwellinghouses shall have a frontage of not less than seventeen feet two inches from Morecroft Road and shall be set back twelve feet from Morecroft Road aforesaid and each of such dwellinghouses shall be of the Gross Rental Value to let to a Tenant of not less than twenty eight pounds and that the height of every house to be erected on the said piece of land shall not be more than the ground to the eaves of the roof than the height of the houses on the opposite side of Morecroft Road.

AND ALSO that no building to be erected on the piece of land hereby assured shall be used for any purpose otherwise than as a private dwellinghouse."

End of register