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Official copy of register of title

Title number MS343678

Edition date 03.04.2006

- This official copy shows the entries on the register of title on 09 MAY 2022 at 12:28:23.
- 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 09 May 2022.
- 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

MERSEYSIDE : WIRRAL

- 1 (10.05.1993) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 111A Poulton Road, Wallasey, (CH44 9DE).

NOTE: Only the Top Floor Flat is included in the title.

- 2 (10.05.1993) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 4 December 1992
 Term : 999 years from 4 December 1992
 Rent : A Peppercorn
 Parties : (1) Mark Derek Holme and Julie Clare Holme
 (2) Nicola Jane Holme
- 3 The lessor's title is registered.
- 4 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 (04.06.2003) PROPRIETOR: ROBERT ASHWORTH of 379 Leasowe Road, Moreton, Wirral, Merseyside CH46 2RF.
- 2 (04.06.2003) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register

B: Proprietorship Register continued

and of indemnity in respect thereof.

- 3 (04.06.2003) The price stated to have been paid on 2 May 2003 was £11,000.

C: Charges Register

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

- 1 (10.05.1993) A Conveyance of the freehold estate in the land in this title and other land dated 2 September 1912 made between (1) Charles Salusbury Mainwaring (Vendor) (2) David Evans and William Jones and (3) Maria Evans, William Park and William Eugene Gregson contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (10.05.1993) A Conveyance of the freehold estate in the land in this title and other land dated 31 October 1912 made between (1) Maria Evans, William Park and William Eugene Gregson (Vendors) and (2) William Henry Chorley and Edward Tomley (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 2 September 1912 referred to in the Charges Register:-
- COVENANT by the said Maria Evans William Park and William Eugene Gregson with the said David Evans and William Jones and with each of them their and each of their heirs and assigns but so that such covenant should only be binding on them while they should respectively continue such Trustees as aforesaid of the said Will of the said Joseph John Evans and to the extent only of the trust funds for the time being in their hands and to the intent that the covenant should run with the remainder of the land contracted to be purchased from the Vendor as thereinbefore recited and enure to the benefit of such land that no buildings should be erected upon the said pieces of land fronting to Karslake Road and Drayton Road other than dwellinghouses and no buildings other than dwellinghouses or shops should be erected on the said pieces of land fronting Poulton Road (the total number of such houses and shops not to exceed thirty-nine) with the usual outhouses thereto And that none of such dwellinghouses should be at the time of the erection thereof of less annual value than £20 net And that none of such shops should at the time of erection thereof be less annual value than Thirty-five pounds net And that none of the said shops should be used as a beerhouse or public house or for the sale of or the taking of orders for the sale of beer wines or spirituous liquors And that the covenanting parties their heirs and assigns would not permit the said shops to be used for any trade or business that might be or become a nuisance or annoyance to the neighbourhood and would not carry on or permit to be carried on upon the said premises fronting Karslake Road and Drayton Road any trade or business whatsoever or use or permit the same to be used for any purpose other than as private dwellinghouses.
- 2 The following are details of the covenants contained in the Conveyance dated 31 October 1912 referred to in the Charges Register:-
- COVENANT by the Purchasers with the Vendors and their heirs executors administrators and assigns that no Gable or other walls fronting Karslake Road Drayton Road and Poulton Road shall be built except the same shall be faced with the best red Ruabon facing bricks with such ornamental coloured glazed bricks as the Vendors shall approve in writing by their Surveyor Provided always that the Purchasers shall be at liberty if they think proper so to do pebble dash the second stories and upwards of the messuages or dwellinghouses and shops to be erected by the Purchasers on the said piece of land And further that not more than six shops with appropriate dwellinghouses should be erected on the said piece of land thereby conveyed and no such shops and dwellinghouses should front any road or street other than Poulton Road nor should any such shop or dwellinghouse be erected without plans

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Schedule of restrictive covenants continued

thereof having been first submitted to and approved by the Vendors or their Surveyors in writing.

End of register