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Official copy of register of title

Title number MS29247

Edition date 20.08.2002

- This official copy shows the entries on the register of title on 18 APR 2023 at 10:47:37.
- 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 18 Apr 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 (03.03.1975) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 13 Brill Street, Birkenhead, (CH41 6DJ).
- 2 There are excluded from this registration the mines and minerals and the ancillary rights reserved by a Conveyance of the land in this title and other land dated 25 November 1842 made between (1) Francis Richard Price (2) Thomas Brassey and (3) Charles William Potts in the following terms:-

SAVING AND RESERVING unto the said Francis Richard Price his heirs and assigns one clear eighth part or share of and in all mines minerals and fossils which should or might at any time or times thereafter be found or discovered and worked and got by the said Thomas Brassey his heirs executors administrators and assigns in or under the said hereditaments and premises or any part thereof with all powers of and incidental to the carrying away the produce of the said reserved share.
- 3 The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 13 February 1976 made between (1) C and O Developments Limited and (2) Frederick George Long and Joan Long.

NOTE: Copy in Certificate.
- 4 The Transfer dated 13 February 1976 referred to above contains provisions as to a party wall and a provision as to user of adjoining 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 (20.08.2002) PROPRIETOR: BARRY DALE LIGHTBURN and TIMOTHY DAVIES of

B: Proprietorship Register continued

Sampson House, Corporation Road, Birkenhead, Merseyside the trustees of BDL Contracts & Design Plc.

- 2 (20.08.2002) The price stated to have been paid on 29 April 2002 was £26,500.
- 3 (20.08.2002) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

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 23 December 1889 made between (1) The Honourable Thomas Allnutt Brassey and (2) John Annan contains covenants unverified particulars of which are set out in the schedule of restrictive covenants hereto.

Schedule of restrictive covenants

- 1 The following are unverified particulars of the covenants contained in the Conveyance dated 23 December 1889 referred to in the Charges Register.

COVENANT by the said John Annan for himself and his assigns with the said Thomas Allnutt Brassey to observe and perform the covenants and conditions contained in an Indenture of the 25th day of November 1842 more particularly described in the Second Schedule thereto.

AND would at his own expense make and thereafter maintain a pathway of a width of five feet from the pathway at the back of Bray Street into Bream Street and would make and maintain the western half of the pathway upon the back of the land firstly thereafter described and the half of the pathways adjoining the land sixthly and seventhly described and shown on the said plan.

AND would not build upon or over any of the pathways constructed on the premises and the same should be for the joint use of the said Thomas Allnutt Brassey and the said John Annan the servants and agents and the owners of the adjoining properties.

AND would not erect more than two dwellinghouses on the land secondly described or more than six dwellinghouses on the land thirdly described which said dwellinghouses should front on Land Street and might be built as to the houses on the land secondly described either detached or semi-detached and the front mainwalls should be set back not less than eighteen feet from the said road and as to the houses on the land thirdly described or continuous houses or semi-detached and the front mainwalls should be set back not less than twelve feet from the said road and no buildings on either piece of land except bow windows and necessary projections should be erected beyond the line of such setting back for thirty years after the date of those presents and each such dwellinghouse with the land thereto belonging should when first erected as to the houses on the land secondly described be of an annual value of £24 each at least exclusive of rates and as to the houses on the land thirdly described should be of an annual value of £19.19.0 each at least exclusive of rates.

AND would not erect any buildings within three feet of Bream Street Brett Street and Brill Street in the event of the said streets being constructed of a width of thirty feet or should the corporation require the said street to be made of a width of thirty six feet than this covenant so far as it related to the line of setting back in those three streets should be considered void and of no effect but if the said Corporation should require the said streets to be widened then the Purchaser should give the necessary amount of land adjoining on the said streets to enable the requirements of the said Corporation to be complied with.

Schedule of restrictive covenants continued

AND also that no dwellinghouse shop or other building erected or to be erected on any of the said land should have a less frontage than five yards.

AND ALSO that no building on any of the said land should be occupied or used as a beerhouse or publichouse nor should any part or cellar of any building be let off in flats or portions as separate dwellinghouses and no building should be used for the purposes of any trade or business which could or might be considered noisome or offensive or injurious to the adjoining properties.

AND ALSO would erect and maintain all necessary fences on all sides of the said land

AND ALSO would forthwith at his own cost sewer drain make and complete so much of the intended roads called Bream Street Brett Street and Brill Street shewn on the plan thereto and described as bounding on the said premises and flag the footways and in all respects complete the same to the satisfaction of the Corporation of Birkenhead.

NOTE :-No copy of the plan referred to was produced on first registration.

End of register