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Official copy of register of title

Title number MS11794

Edition date 02.12.2003

- This official copy shows the entries on the register of title on 28 MAR 2022 at 11:55:31.
- 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 28 Mar 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.

MERSEYSIDE : WIRRAL

- 1 (27.03.1975) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 16 Slatey Road, Birkenhead (CH43 4UF).
- 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 8 December 1921 made between (1) Hugh Sydney Egerton (Vendor) (2) The Right Honourable Idina Mary Countess Brassey and others and (3) Charles Ernest Robinson in the following terms and the land is also subject to the following ancillary powers of working:-

"Except and reserving unto the Vendor and his successors in title and assigns all mines minerals and fossils under the said land thereby assured together with all rights of getting and carrying the same away by underground workings and without entering upon or in any manner affecting or exercising any rights or powers whatsoever in or over the surface of the said lands and making from time to time nevertheless to the Purchaser his heirs and assigns and his and their lessees and tenants reasonable and adequate compensation for all damage thereby done or occasioned to the said lands or any buildings thereon."
- 3 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land in this title dated 19 January 1948 made between (1) Mary Ethel Robinson (Vendor) and (2) Lilian Pearce Fowler:-

"TOGETHER with (so far as the Vendor is able to grant the same but not further or otherwise and without any covenants for title in respect of the same) the free use and enjoyment of the continuation into Devonshire Road of the passage way at the rear of the said property in common with all others entitled thereto."

"Subject Also to a prescriptive right of way over the passageway at the rear of the said property And also subject to but with the benefit of an agreement as to rights over the said passage."

Title number MS11794

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 (06.10.1989) Proprietor(s): MACMASTER PROPERTIES LIMITED (Co.Regn.No.1549947) of 45 Woodchurch Road, Birkenhead, Wirral, Merseyside
- 2 (06.10.1989) The Transfer to the proprietor(s) contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 3 (02.12.2003) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 30 October 2003 in favour of Paragon 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 dated 3 October 1846 made between (1) James Taylor (2) Thomas Brassey (3) Henry Christian and (4) Hugh Molyneux, Richard Sanders and Thomas Grundy contains reservations covenants and restrictions but neither the original conveyance nor a certified copy or examined abstract thereof was produced on first registration.
- 2 An Agreement dated 19 April 1895 made between (1) The Honourable Thomas Allnut Brassey and (2) William Henry Dreaper and John Shaw Dreaper refers to rights over the passageway at the rear. No further particulars of the Agreement were supplied on first registration.
- 3 (02.12.2003) REGISTERED CHARGE dated 30 October 2003.
- 4 (02.12.2003) Proprietor: PARAGON MORTGAGES LIMITED (Co. Regn. No. 2337854) of St. Catherine's Court, Herbert Road, Solihull, W Midlands B91 3QE.
- 5 (02.12.2003) The proprietor of the Charge dated 30 October 2003 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register