

Title Number : MS192334

This title is dealt with by HM Land Registry, Birkenhead Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 23 NOV 2020 at 15:44:51 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: MS192334
Address of Property	: 15 St Peters Mews, Birkenhead (CH42 1RT)
Price Stated	: £58,000
Registered Owner(s)	: CARL VICTOR HULME and NICOLA JAYNE HULME of 15 St Peters Mews, Birkenhead, Merseyside CH42 1RT.
Lender(s)	: Santander UK PLC

## Title number MS192334

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 23 NOV 2020 at 15:44:51. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

### 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 (25.10.1983) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 15 St Peters Mews, Birkenhead (CH42 1RT).

NOTE: As to the part tinted blue on the filed plan only the ground floor flat excluding the staircase and landing leading to the first floor flat is included in the title.

- 2 (25.10.1983) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 26 July 1983  
Term : 999 years from 15 October 1981  
Rent : £20  
Parties : (1) Bellway (Builders) Limited  
(2) John Bernard Duncan

- 3 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.

- 4 The landlord's title is registered.

### 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 (16.04.2007) PROPRIETOR: CARL VICTOR HULME and NICOLA JAYNE HULME of 15 St Peters Mews, Birkenhead, Merseyside CH42 1RT.
- 2 (16.04.2007) The price stated to have been paid on 30 March 2007 was £58,000.
- 3 (16.04.2007) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

### C: Charges Register

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

## Title number MS192334

- 1 A Conveyance dated 23 July 1836 made between parties unknown contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 A Deed dated 14 May 1845 made between (1) Richard Watson Barton and (2) John Walker and William Walker contains restrictive stipulations details of which are set out in the Schedule of restrictive covenants hereto.  
  
NOTE: No copy of the covenant to observe the said restrictive stipulations was supplied on first registration.
- 3 A Deed dated 7 August 1908 contains covenants details of which are set out in the Schedule of restrictive covenants hereto.
- 4 The land is subject to the following rights reserved by a Transfer of the land in this title and other land dated 20 August 1982 made between (1) Cammell Laird Shipbuilders Limited and (2) Bellway Builders Limited:-  
  
THE said land is hereby transferred subject to all liberties privileges easements and quasi easements rights and advantages howsoever arising which are at the date hereof enjoyed over the property transferred by the Transferor the local authority or any other statutory authority or by the owners of any adjoining or adjacent property"
- 5 (16.04.2007) REGISTERED CHARGE dated 30 March 2007.
- 6 (12.02.2010) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Deeds Services, 101 Midsummer Boulevard, Milton Keynes MK9 1AA.

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Deed dated 14 May 1845 referred to in the Charges Register:-  
  
Not to erect, build or finish upon the said plot of land or some part thereof one or more but not exceeding four substantial messuages, or Dwellinghouses, Messuages or Dwellinghouses  
  
AND that in case four messuages or dwellinghouses should be built upon the said plot of land they should be erected in two piles of two in each pile so that each pile should have the appearance of but one large house And that in case three houses should be erected upon the said plot of land then two of such houses should be built in a pile as before mentioned And the other of such houses should be detached And that the entrances to the houses respectively And also the site and arrangement of the said houses and the plans and the elevations thereof And of the stables outhouses and outbuildings be attached thereto and the intended arrangement of the same should be previously submitted to Richard Watson Barton or his Architects for his approval before the commencing of the erection of the same respectively AND FURTHER that all messuages or dwellinghouses which should be erected upon the said plot or any part thereof shall be of a respectable appearance and not more than two stories high And that no message or dwellinghouse should be erected And should be of the rental value than £40 to be let to a tenant or tenants and that no message or dwellinghouse or other erection or building should be built upon the said plot of land within ten yards of the boundary of the said plot of land adjoining to the said road called the Church Road nor within five yards of the boundary of the said plot of land adjoining to the said road called the Middle Road and also should not nor would at any time hereafter erect or build upon the said plot of land any stable, outhouse or other outbuilding to face front or open into the said roads respectively and that such stables outhouses or outbuildings so to be erected should open into a yard or yards to be formed at the back of the said dwellinghouse or dwellinghouses And that such yard or yards should be properly enclosed and separated from the said roads by a wall to be approved of by the said Richard Watson Barton or his Architect as aforesaid so that the same stables outhouses and outbuildings should not be a nuisance or inconvenience to the adjoining land of the said Richard Watson Barton or the dwellinghouses to be erected thereon and would forever leave open and unbuilt upon one half of the said roads called Church Road and Middle Road respectively so far as the same respectively be opposite adjoining to and co-extensive with the said plot of land in order to

## Schedule of restrictive covenants continued

form part of the same roads respectively and also should and would at all times thereafter when requested by the said Richard Watson Barton his heirs or assigns with good and proper materials well and effectually make and complete and keep in good repair and condition All main soughs or drains which it may be necessary to construct from the said plot of land or the messuages or buildings to be erected thereto to the main sewer or drain so to be made by the said Richard Watson Barton as thereafter mentioned But that no main drain or sewer should be opened for the purpose of turning into it any drain or sewer to be made by said John Walker and William Walker their heirs or assigns or for any other purpose whatsoever without the previous notice in writing to be given to the Owner of the land immediately opposite to the place where such drains or sewer was intended to be opened by the party so requiring such opening ten days at least before the commencement of the same in order that the owner of the opposite land might have an opportunity of inspecting the work and that it is performed in an effective and workmanlike manner And also should and would after the said Richard Watson Barton his heirs or assigns his or their Solicitor or agent should give Notice to the said John Walker and William Walker that the said intended new road called the Church Road and Middle Road and the said main sewer or drain have been formed and completed by the said Richard Watson Barton his heirs or assigns as thereafter mentioned should and would forever maintain and keep one half of the same road respectively in good repair and condition so far as they respectively lie opposite adjoining to and co-extensive with the said plot of land and also should and would when required by the said Richard Watson Barton his heirs and assigns pay one half of the expense in keeping in good repair the main sewer or drain then made or thereafter to be made through or under the said new intended roads or either of them so far as such sewer or drain is co-extensive with the said plot of land And also should and would at all times thereafter permit and suffer the said Richard Watson Barton his heirs or assigns to take all proper steps to inspect the state and conditions of the said main sewer and drain And also that they the said John Walker and William Walker their heirs or assigns or the heirs or assigns for the time being of any message or dwellinghouse that should be erected or built upon the said plot of land or any part thereof should not at any time or times thereafter turn or permit or suffer to be turned into the said Soughs or drains so to be made by the said John Walker or William Walker their heirs or assigns or into the said main Soughs and drains to be made by the said Richard Watson Barton as aforesaid any foul water or the emptyings of any water closets or privies or anything that could be deemed a nuisance or inconvenience to the adjoining or other properties of the messuages or dwellinghouses erected thereon AND ALSO that the said John Walker and William Walker their heirs or assigns should not nor would any of them nor should nor would his or their or any of their tenant or tenants or occupiers for the time being of the said premises make any bricks nor use follow or exercise or carry on or permit or suffer to be used followed exercised or carried on in or upon the said plot of land or any part thereof any manufactory of Vitriol Glass Copper Brass Iron or any other mineral or any alkali or any chemical operation or chemical work which should produce any smoke or disagreeable smell or the trade or business of a melter of fat fustian dresser Pipe maker tallow chandler Innkeeper beer shop keeper butcher retailer shop keeper or any other trade or business manufactory or employment whatsoever which then was could should or might be deemed a public or private nuisance or any inconvenience to the neighbourhood and should not nor would erect build or make or permit or suffer to be erected built or made upon the said plot of land any iron or brass forge or foundry or any furnace or fire Engine or steam engine.

2 The following are details of the covenants contained in the Deed dated 7 August 1908 referred to in the Charges Register:-

THE Company do hereby for themselves their successors and assigns covenant with the said Henry John Hope Barton his heirs and assigns the owner or owners for the time being of the said Derby House Estate that the Company shall not nor will erect upon the said pieces of land respectively comprised in the Conveyance of One thousand eight hundred and forty five and One thousand eight hundred and sixty six any message or dwellinghouse whcih shall be of a less yearly value than Twenty five pounds to let to a tenant or tenants And shall not nor will erect any message or dwellinghouse on the said pieces of land as

Title number MS192334

## Schedule of restrictive covenants continued

aforesaid until the position plans and elevations of any such messuage or dwellinghouse shall have been submitted to the Agent or Surveyor for the time being of the said Henry John Hope Barton for approval and approved by him And shall not nor will at any time hereafter erect or build any stables or other accommodation for horses upon the said pieces or parcels of land and premises or any part thereof And further that the Company their successors and assigns will at all times hereafter observe and perform all the covenants on the part of the said John Walker and William Walker and the said Thomas Simpson Paterson contained in the Conveyance of One thousand eight hundred and forty five and One thousand eight hundred and sixty six respectively with the exception of the said covenants which are set out in the said Schedule hereto so far as such first mentioned Covenants remain to be performed and observed.

End of register