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Official copy of register of title

Title number MS573526

Edition date 12.11.2013

- This official copy shows the entries on the register of title on 04 MAY 2022 at 15:13:34.
- 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 04 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 (20.04.2010) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 19 Hydro Avenue, Wirral (CH48 3HP).

NOTE: As to the part tinted blue on the title plan only the ground floor flat is included in the title.

- 2 (20.04.2010) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 12 April 2010
 Term : 999 years from 1 January 2010
 Parties : (1) Damien John Fogg
 (2) Damien John Fogg and Kimberley Shareen Fogg
- 3 (20.04.2010) The Lease prohibits or restricts alienation.
- 4 (20.04.2010) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (20.04.2010) 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 (12.11.2013) PROPRIETOR: NEVILLE HOWSON and SANDRA HOWSON of 99a Meols Drive, West Kirby, Wirral CH48 5DE.
- 2 (12.11.2013) The price stated to have been paid on 6 November 2013 for

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B: Proprietorship Register continued

the land in this title and in MS376571 was £220,000.

C: Charges Register

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

- 1 (20.04.2010) By a Deed dated 11 October 1897 made between (1) Edward Frederick Beddard and (2) Thomas Chrimes the land was conveyed subject as follows:-

COVENANT by the said Thomas Chrimes for himself his heirs and assigns with the said Edward Frederick Beddard his heirs and assigns that no building should at any time be erected on the said land thereinbefore conveyed except houses with or without suitable outbuildings each of which said houses should at time of its completion be of not less value than £19.10s.0d. a year.

AND THAT the premises should not be used for any purpose which might be a nuisance or dangerous to a residential neighbourhood.

End of register