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# Official copy of register of title

Title number MS595091

Edition date 10.08.2012

- This official copy shows the entries on the register of title on 28 MAR 2022 at 10:59:37.
- 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 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 The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 17 to 45 (odd) Morecroft Road, Birkenhead (CH42 2AQ), 539 to 553 (odd) New Chester Road, Birkenhead (CH42 2AQ) and 1 to 6 (inclusive) The Hawthornes, Birkenhead (CH42 1NX).

2 The Conveyance dated 20 February 1912 referred to in the Charges Register contains the following provision:-

IT IS HEREBY DECLARED that the Purchasers and their successors in title shall not be entitled to any right of light or air which would prejudicially affect or interfere with the user by the parties hereto of the first part or the said William Frederick Gorst or their respective successors in title for building or other purposes of any land now belonging to or in mortgage to them respectively and adjoining the piece of land hereby assured PROVIDED always and on the conditions that no building or other erection which shall be hereafter placed on such adjoining land shall exceed in height from the ground floor line to the eaves of the roof the height (measured from the same points) of the dwellinghouses already erected in Morecroft Road aforesaid opposite to the piece of land hereby assured.

3 (10.08.2012) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 25 July 2012 referred to in the Charges Register.

NOTE 1: The rights granted by the Transfer dated 25 July 2012 are in part granted over title number MS517624 first registered with possessory title on 31 January 2006 and are consequently not binding on any right or interest adverse to or in derogation of the title of the first registered proprietor of that title.

NOTE 2: The rights granted by the Transfer dated 25 July 2012 are in part granted over title number MS550873 first registered with possessory title on 27 March 2008 and are consequently not binding on any right or interest adverse to or in derogation of the title of the first registered proprietor of that title.

4 (10.08.2012) The Transfer dated 25 July 2012 referred to above contains

## A: Property Register continued

a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.

## 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 (10.08.2012) PROPRIETOR: BANKSIDE REAL ESTATE LIMITED (Co. Regn. No. 07526424) of Unit 3, Edge Business Centre, Humber Road, London NW2 6EW.
- 2 (10.08.2012) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor(s) for the time being of the estate registered under title numbers MS10537, MS517624 and MS550873 or their conveyancer(s) that the provisions of Clause 12.6.1.6 of the Transfer dated 25 July 2012 referred to in the Charges Register have been complied with.
- 3 (10.08.2012) The price stated to have been paid on 25 July 2012 for the land in this title and in MS595788 was £141,000.
- 4 (10.08.2012) A Transfer of the land in this title and other land dated 25 July 2012 made between (1) Innovation Property Solutions (UK) Limited and (2) Bankside Real Estate Limited contains purchaser's personal covenants.  
  
*NOTE: Copy filed.*
- 5 (22.12.2015) The proprietor's address for service has been changed.

## C: Charges Register

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

- 1 A Conveyance of the land tinted pink on the title plan and other land dated 14 April 1841 made between (1) Richard Watson Barton (2) Anthony Nichol and (3) William Robinson contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted blue on the title plan and other land dated 20 February 1912 made between (1) Edwin Jones and others (2) William Frederick Gorst and (3) The Reverend Thomas Jones Evans and others (Purchasers) contains the following covenants:-

THE PURCHASERS HEREBY for themselves and their assigns jointly and severally covenant with the parties hereto of the first part and the said William Frederick Gorst and their respective heirs and assigns and each of them his heirs and assigns (to the intent that such covenant shall be binding upon the piece of land hereby assured into whosoever hands the same may come but not so as to under liable in damages for any breach thereof any of the Purchasers who shall have vacated his office as such Vicar or Churchwarden as aforesaid or any other person (including a Corporation) who shall have parted with all interest in the piece of land hereby assured or be merely interested in the legal estates thereof) that no building to be erected on the piece of land hereby assured shall be used for any purpose which shall or may be or grow to be in any way a nuisance to the parties hereto of the first part of the said William Frederick Gorst or their successors in title or the owners or occupiers of the other property in Morecroft Road aforesaid or shall be used as a School for children on week days

PROVIDED always that the maintenance and conduct of any such building as shall or place of assembly or the reasonable user thereof for instruction discussion entertainment recreation or other social purposes shall not be deemed to be a breach of the covenant lastly

## C: Charges Register continued

hereinbefore contained.

- 3 By a Conveyance affecting the land tinted pink on the title plan dated 1 August 1957 made between (1) Christine Emily Dover Rollo and (2) J O'Grady Limited the land was conveyed subject as follows:-
- "Subject to the rights and privileges of the Local Authority for the time being as respects the maintenance of the public sewer shown on the Plan".
- NOTE: The public sewer referred to is shown by a blue broken line on the title plan so far as it affects the land in this title.
- 4 (03.08.2012) An Agreement dated 20 July 2012 made between (1) Nicholas Hancock and Graham Clark (2) United Utilities Water PLC and (3) Nationwide Building Society relates to an agreement for building over a public sewer.
- NOTE:- Copy filed under MS10537.
- 5 (10.08.2012) A Transfer of the land in this title and other land dated 25 July 2012 made between (1) MBE Construction Limited and (2) Innovation Property Solutions (UK) Limited contains restrictive covenants.
- NOTE: Copy filed.
- 6 (28.11.2008) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.  
The leases grant and reserve easements as therein mentioned.
- 7 (10.08.2012) A Deed of Covenant dated 25 July 2012 made between (1) United Utilities Water Plc and (2) Bankside Real Estate Limited relates to a Building Over Agreement.
- NOTE: Copy filed.

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 14 April 1841 referred to in the Charges Register:-
- Covenants by the said Anthony Nichol with the said Richard Watson Barton his heirs and assigns that he the said Anthony Nichol his heirs and assigns should not erect and build upon any part of the said plot of land thereby released any messuage or dwellinghouse which should not be of a respectable appearance and the plans elevations of all such messuages or dwellinghouses should be previously submitted to the said Richard Watson Barton or his Surveyors or Architect for their approval and that no messuage or dwellinghouse so to be erected should be of less annual value than £35 to be let to a tenant or tenants.
- That no messuage or dwellinghouse or other erection or building should be built upon the said plot of land within 10 yards of the northeasterly boundary line of the said road leading from Birkenhead to Chester.
- Not to erect or build upon the said land any stable outhouse or other outbuilding to front the said last mentioned road or the said new road called Ross Street.
- To leave open and unbuilt upon a space of 3 yards and a half in breadth part of and along the southeasterly side of the said plot of land so far as the same lay opposite to and coextensive with the said plot of land in order to form one half of the said new Road called Ross Street.
- At all times thereafter to bear and pay one moiety or equal half part of the expense of keeping in good and sufficient repair and condition to same Road coextensive as aforesaid.
- When required by the said Richard Watson to pay one half of the expense of keeping in good repair and condition all main soughs drains or sewers then or thereafter to be made through or under the said last

## Schedule of restrictive covenants continued

mentioned Road so far as such soughs drains or sewers were coextensive with the said plot of land.

That he the said Anthony Nichol his heirs and assigns would not nor would his or their tenants or occupiers make any bricks nor use follow exercise or carry on or permit or suffer to be used followed exercised or carried on in or upon the said plot of land thereby granted and released 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 shall produce any smoke or disagreeable smell or the trade or business of a smelter of fat fustian, dresser, pipe maker, Tallow Chandler, Inn keeper or Beershop Keeper or any other trade or business manufactory or employment whatsoever which is can shall or may be deemed a public or private nuisance or any inconvenience to the neighbourhood. And would not erect any iron or brass forge or foundry or any furnace or fire engine or steam engine.

Not to make any Street way passage or communication between the plot of land thereby released and the land adjoining belonging to the said Thomas Morecroft without the consent in writing of the said Richard Watson Barton his heirs and assigns first had and obtained.

## Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	28.11.2008 Edged and numbered 1 in blue	19 Morecroft Road	19.09.2008 250 years from 1.1.2008	MS559795
2	28.11.2008 Edged and numbered 2 in blue	27 Morecroft Road	19.09.2008 250 years from 1.1.2008	MS559796
3	28.11.2008 Edged and numbered 3 in blue	29 Morecroft Road	22.09.2008 250 years from 1.1.2008	MS559798
4	28.11.2008 Edged and numbered 4 in blue	31 Morecroft Road	22.09.2008 250 years from 1.1.2008	MS559799
5	28.11.2008 Edged and numbered 5 in blue	33 Morecroft Road	23.09.2008 250 years from 1.1.2008	MS559800
6	07.09.2012 Edged and numbered 6 in blue	1 The Hawthornes	25.07.2012 199 years from 1.1.2012	MS595751
7	07.09.2012 Edged and numbered 7 in blue	41 Morecroft Road	25.07.2012 199 years from 1.1.2012	MS595752
8	07.09.2012 Edged and numbered 8 in blue	43 Morecroft Road	25.07.2012 199 years from 1.1.2012	MS595753
9	07.09.2012 Edged and numbered 9 in blue	45 Morecroft Road	25.07.2012 199 years from 1.1.2012	MS595754

## Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
10	07.09.2012 Edged and numbered 10 in blue	25 Morecroft Road	25.07.2012 199 years from 1.1.2012	MS595755
11	07.09.2012 Edged and numbered 11 in blue	23 Morecroft Road	25.07.2012 199 years from 1.1.2012	MS595757
12	07.09.2012 Edged and numbered 12 in blue	35 Morecroft Road	25.07.2012 199 years from 1.1.2012	MS595758
13	07.09.2012 Edged and numbered 15 in blue	4 The Hawthornes	25.07.2012 199 years from 1.1.2012	MS595762
14	07.09.2012 Edged and numbered 13 in blue	2 The Hawthornes	25.07.2012 199 years from 1.1.2012	MS595759
15	07.09.2012 Edged and numbered 14 in blue	3 The Hawthornes	25.07.2012 199 years from 1.1.2012	MS595761
16	07.09.2012 Edged and numbered 16 in blue	5 The Hawthornes	25.07.2012 199 years from 1.1.2012	MS595763
17	07.09.2012 Edged and numbered 17 in blue	6 The Hawthornes	25.07.2012 199 years from 1.1.2012	MS595764
18	07.09.2012 Edged and numbered 18 in blue	551 New Chester Road	25.07.2012 199 years from 1.1.2012	MS595765
19	07.09.2012 Edged and numbered 19 in blue	553 New Chester Road	25.07.2012 199 years from 1.1.2012	MS595766
20	07.09.2012 Edged and numbered 20 in blue	541 New Chester Road	25.07.2012 199 years from 1.1.2012	MS595767
21	07.09.2012 Edged and numbered 21 in blue	543 New Chester Road	25.07.2012 199 years from 1.1.2012	MS494768
22	07.09.2012 Edged and numbered 22 in blue	545 New Chester Road	25.07.2012 199 years from 1.1.2012	MS595769
23	07.09.2012 Edged and numbered 23 in blue	547 New Chester Road	25.07.2012 199 years from 1.12.2012	MS595771
24	07.09.2012	549 New Chester Road	25.07.2012	MS595772

## Schedule of notices of leases continued

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
	Edged and numbered 24 in blue		199 years from 1.1.2012	
25	17.09.2012 Edged and numbered 25 in blue	17 Morecroft Road	25.07.2012 199 years from 1.1.2012	MS595969
26	17.09.2012 Edged and numbered 26 in blue	539 New Chester Road	25.07.2012 199 years from 1.1.2012	MS595970
27	17.09.2012 Edged and numbered 27 in blue	21 Morecroft Road	25.07.2012 199 years from 1.1.2012	MS595972
28	17.09.2012 Edged and numbered 28 in blue	37 Morecroft Road	25.07.2012 199 years from 1.1.2012	MS595973
29	17.09.2012 Edged and numbered 29 in blue	39 Morecroft Road	25.07.2012 199 years from 1.1.2012	MS595974

End of register