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Official copy of register of title

Title number MS559795

Edition date 19.04.2010

- This official copy shows the entries on the register of title on 28 MAR 2022 at 10:59:31.
- 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. 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 (28.11.2008) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 19 Morecroft Road, Birkenhead (CH42 1NX).
- 2 (28.11.2008) 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.
- 3 (28.11.2008) 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.
- 4 (28.11.2008) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 19 September 2008
Term : 250 years from 1 January 2008
Parties : (1) Newick Homes Limited
(2) Brian Anthony Finnan
- 5 (28.11.2008) The landlord's title is registered.

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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 (19.04.2010) PROPRIETOR: NEIL WOOD of 19 Morecroft Road, Birkenhead, Merseyside CH42 1NX.
- 2 (19.04.2010) The price stated to have been paid on 11 March 2010 was £82,000.
- 3 (19.04.2010) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.
- 4 (19.04.2010) 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 11 March 2010 in favour of Bank of Scotland PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (28.11.2008) A Conveyance of the freehold estate in the land in this title 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 hereinbefore contained.

- 2 (19.04.2010) REGISTERED CHARGE dated 11 March 2010.
- 3 (19.04.2010) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Birmingham Midshires Division, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

End of register