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Official copy of register of title

Title number MS274850

Edition date 21.01.2016

- This official copy shows the entries on the register of title on 14 NOV 2023 at 14:11:51.
- 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 14 Nov 2023.
- 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 (16.02.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 2 The Old Tennis Club, Waterpark Road, Birkenhead (CH42 9GF).
- 2 The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 20 July 1988 referred to in the Charges Register.
- 3 The Transfer dated 20 July 1988 referred to in the Charges Register contains provisions as to light or air, boundary structures and other matters.

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 (27.03.2000) PROPRIETOR: RUSSELL MICHAEL CANNER and MARIKA ILONKA CANNER of 2 The Old Tennis Club, Waterpark Road, Birkenhead CH42 9GF.
- 2 (27.03.2000) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 3 (21.01.2016) 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 15 January 2016 in favour of Paragon Bank PLC referred to in the Charges Register.

C: Charges Register

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

Title number MS274850

- 1 A Conveyance of the land in this title and other land dated 8 July 1898 made between (1) Crowe and Williams Limited (2) John Annan and (3) Frederick Heath contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Transfer of the land in this title dated 20 July 1988 made between (1) C H Sayle Limited and (2) William Donald Cowan and Phyllis Freda Cowan contains restrictive covenants.

NOTE: Original filed.
- 3 (21.01.2016) REGISTERED CHARGE dated 15 January 2016.
- 4 (21.01.2016) Proprietor: PARAGON BANK PLC (Co. Regn. No. 5390593) of 51 Homer Road, Solihull, West Midlands B91 3QJ.
- 5 (21.01.2016) The proprietor of the Charge dated 15 January 2016 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.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 8 July 1898 referred to in the Charges Register:-

"Subject as to all the said premises to the restrictions and restrictive covenants contained in the Schedule hereto

THE SCHEDULE referred to

THAT not more than two detached or semi detached private dwellinghouse's with suitable Coach houses stables lodges and other outbuildings to be occupied therewith shall be erected on the said piece of land That any dwellinghouse which shall be erected on the said piece of land shall front either to Stourton Road or to Waterpark Road and be set back from each of such roads fifteen yards and shall be erected in a proper workmanlike manner of good materials and that the elevations and designs and the nature of the materials of the frontages of all houses and buildings shall before each such building be commenced be submitted to and approved by William Thomson of Liverpool Estate Agent & Company or other the person or persons deriving title under him or his or their Surveyor who shall also have the power to fix the position of Stables and other outbuildings and no part of the said houses shall be within four yards of each other That no building shall be erected or constructed on any portion of the land within fifteen yards of the said Roads respectively That no dwellinghouse which shall be erected shall be of less annual value to let than Forty pounds That no building to be erected on the said piece of land except Lodges and Rooms over the Coachhouses and Stables shall be used as a place of habitation separate from the principal building nor shall any building which may be erected be used as a Beershop or Public house or for the sale of intoxicating or excisable liquors or for any purpose which may be a nuisance danger or detriment annoyance or inconvenience to a residential neighbourhood nor shall the same or any part thereof be used as a shop without the previous consent in writing of the said William Thomson his heirs or assigns or other the person or persons deriving title under him That the boundary walls of the said piece of land fronting Stourton Road and Waterpark Road respectively shall not be of greater height than four feet six inches to the top of the coping and that the other boundary walls shall not be more than eight feet high and shall be ramped down to the walls fronting Stourton Road and Waterpark Road at least five yards back such walls And that no bricks shall be made or stone quarried on the said piece of land or any part thereof."

End of register