

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number MS134824

Edition date 30.10.2013

- This official copy shows the entries on the register of title on 14 NOV 2023 at 16:44:26.
- 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 (21.05.1981) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 23 Grasville Road, Birkenhead (CH42 5PU).
- 2 The Conveyance dated 28 January 1906 referred to in the Charges Register contains the following provision:-

"The walls on the north and south sides being hereby declared to be party walls"
- 3 The land has the benefit of the following rights granted by a Conveyance of the land in this title dated 10 July 1920 made between (1) Edwin Harrison and (2) Mable Evelyn Challinor:-

"And together with the free use and enjoyment of the roads common passages and sewers with their outlets abutting upon the said land or usually enjoyed therewith in common with all others entitled to the like privilege"

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 (23.11.2012) PROPRIETOR: THE CHURCH PROPERTIES (WIRRAL) LIMITED (Co. Regn. No. 02648582) of Clifton House, 215 Bebington Road, Rock Ferry, Wirral CH42 4QA.
- 2 (23.11.2012) The price stated to have been paid on 2 November 2012 was £90,000.
- 3 (23.11.2012) 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.

B: Proprietorship Register continued

- 4 (23.11.2012) RESTRICTION: No disposition of the registered estate 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 written consent signed by the proprietor for the time being of the Charge dated 13 November 2012 in favour of Lloyds Bank PLC referred to in the Charges Register.

C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 28 January 1906 made between (1) Reginald Heber Radcliffe (Vendor) and (2) Thomas Hughes (Purchaser) contains the following covenants:-
- "AND the Purchaser for himself his heirs executors administrators and assigns hereby covenants with the Vendor his heirs executors and administrators that no shops and no public house and no court or court houses shall be erected on the said land nor shall any cellar be let or occupied separately from the house under which it is and that no slaughter house herring house colour works blubber house rosin works or gas house shall be built on the said land nor shall there be carried on any building thereon any of the trades following namely soap boiling tallow chandler skinner currier curer of herrings lime burner sugar boiler or manufacturer of alkali or any other business or trade that the Vendor shall consider a nuisance or annoyance to the neighbourhood nor shall any intoxicating drinks be sold on the said land or in any building to be erected thereon either by wholesale or retail nor shall any article matter or thing be exposed to view or offered for the purpose of sale in any building to be erected thereon and that all buildings shall be set back four feet at the least from any footwalks they may respectively abut upon and the area or space so formed shall at all times be kept open and unbuilt upon and free from every obstruction excepting steps and bay windows not extending further into such area than three feet and the said area shall be enclosed with a palisading wall of about six courses of patent brickwork surmounted with a neatly worked stone coping and neat iron palisading railing"
- 2 (23.11.2012) REGISTERED CHARGE dated 13 November 2012.
- 3 (23.11.2012) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

End of register