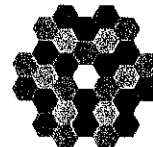


The electronic official copy of the register follows this message.

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 MS259462

Edition date 10.10.2001

- This official copy shows the entries on the register of title on 21 JUN 2023 at 13:59:15.
- 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 21 Jun 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 (21.08.1987) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 33 and 35 Market Street, Birkenhead, (CH41 5BS).
- 2 The mines and minerals are excepted.
- 3 There is excluded from the registration the stratum of sub-soil 11 metres in depth or thereabouts beneath the land tinted pink on the filed plan. The upper surface of which stratum of sub-soil is at a level equivalent to 23.16 metres or thereabouts below the level of William Street at the point marked X on the filed plan.
- 4 The Conveyance dated 25 June 1987 referred to in the Charges Register contains the following provision:-

"(a) IT IS HEREBY AGREED AND DECLARED that the walls and fences separating the property hereby agreed to be sold from the adjoining property of the Vendor shall be deemed to be party walls and fences and shall be used and repaired accordingly and that the spouts for all pipes and water pipes which serve the said properties jointly shall be maintained and repaired and the costs thereof borne by the owners and occupiers for the time being of the said properties in equal shares

(b) This Conveyance shall be deemed to grant so far as the Vendor lawfully can for the benefit of the property hereby conveyed and to reserve for the benefit of the adjoining or neighbouring property now or formerly of the Vendor the benefit of such rights and easements of a continuous nature and whether apparent or latent as have hitherto been used and enjoyed by such respective properties or the owners or occupiers thereof over the other but so that neither this Conveyance nor anything herein contained shall be deemed to prevent the full and free use by the Vendor of her adjoining or neighbouring property for building or any other purpose and

IT IS HEREBY EXPRESSLY DECLARED that neither the Purchaser nor her successors in title shall hereunder become entitled to any right of light or air over or in respect of any adjoining property which is retained by the Vendor"

Title number MS259462

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 (21.08.1987) Proprietor: TRACEY LEIGH BIRD of 91 Orrets Meadow Road, Woodchurch, Birkenhead, Wirral, Merseyside.

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 25 June 1987 made between (1) Rita Mary Winifred Murphy (Vendor) and (2) Tracy Leigh Bird (Purchaser) contains the following covenants:-

The Purchaser with intent and so as to bind (so far as practicable) the property hereby transferred into whomsoever's hands the same may come and to benefit and protect the estate and property of the Vendor being numbers 29, 31, 37, 39, 41, 43, 45 and 47 Market Street aforesaid (or any part thereof) but not so to render herself personally liable for any breach of covenant committed after she shall have parted with all interest in the property in respect of which such breach shall occur hereby covenants with the Vendor that she the Purchaser and her successors in title will at all times hereafter observe and perform the stipulations and restrictions following in relation to the property hereby conveyed namely:

(a) The building line presently existing shall be observed

(b) Nothing shall be done or permitted on the land hereby conveyed that shall be a nuisance to the owners or occupiers of the properties hereinbefore listed now or previously in the ownership of the Vendor

- 2 (10.10.2001) 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.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	10.10.2001	35 Market Street (first and second floor flat and ground floor yard and bin store areas)	11.9.2001 29 years from 11.9.2001	MS449066

End of register

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

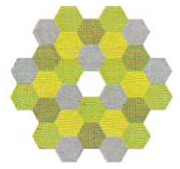
Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 21 June 2023 shows the state of this title plan on 21 June 2023 at 13:59:15. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Birkenhead Office .

HM Land Registry
Official copy of
title plan

Title number **MS259462**
Ordnance Survey map reference **SJ3288NE**
Scale **1:1250**
Administrative area **Merseyside : Wirral**



©Crown Copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316

