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# Official copy of register of title

Title number MS306855

Edition date 17.10.2017

- This official copy shows the entries on the register of title on 09 JUN 2023 at 15:52:54.
- 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 09 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 (17.07.1990) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 38 Liscard Road, Wallasey.
- 2 (17.07.1990) The Transfer dated 1 May 1990 referred to in the Charges Register contains provisions as to light or air and boundary structures.

## 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 (17.07.1990) PROPRIETOR: CARL SYLVESTER CHERRIE of 36 Kenilworth Road, Wallasey, Merseyside.

## C: Charges Register

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

- 1 (17.07.1990) The land is subject, if and so far as affected thereby, to the rights contained in the Deed dated 2 November 1837 made between (1) Richard Smith (2) Thomas Parry and (3) George Hamilton Crump.

NOTE: No further evidence of the deed referred to was supplied on first registration.

- 2 (17.07.1990) A Deed dated 1 September 1896 made between (1) Thomas Ridgeway Bridson the parties thereto of the second to fourth parts and (5) William Hood contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 3 (17.07.1990) A Deed dated 12 October 1898 made between (1) William Hood

## C: Charges Register continued

and (2) Andrew Montgomery contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

- 4 (17.07.1990) The land is subject to a perpetual yearly rentcharge of £50 created by a Deed of grant dated 5 December 1898 made between (1) Andrew Montgomery and (2) Arthur Wall.

The said Deed also contains covenants.

*NOTE 1: Copy filed under MS304297*

By a Transfer dated 1 May 1990 made between (1) The Merseyside Estates Limited and (2) Carl Sylvester Cherrie this rentcharge was informally apportioned as to £25 to numbers 38 to 40 Liscard Road

*NOTE 2: No copy of the Transfer referred to is held by HM Land Registry*

By a Transfer dated 1 May 1990 made between (1) Carl Sylvester Cherrie and (2) Christine Kelly this rentcharge was further informally apportioned as to £12.50 as to the land in this title

The said Transfer also refers to previous apportionments.

*NOTE 3: Copy filed under MS304297.*

- 5 (31.05.1991) 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	31.05.1991 1 (part of)	38C Liscard Road, (Second floor flat)	13.05.1991 999 years from 13.5.1991	MS320794
2	07.06.1991 1 (part of)	38b Liscard Road (First floor flat)	24.04.1991 999 years from 24.4.1991	MS321070
3	31.12.1991 1 (Part of)	38 Liscard Road, (Ground Floor Shop)	06.11.1991 999 years from 6.11.1991	MS329229
4	04.10.1995 2 (part of)	38A Liscard Road (ground floor and first floor flat)	06.07.1995 999 years from 6.7.1995	MS369714

End of register