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Official copy of register of title

Title number MS369714

Edition date 03.04.2006

- This official copy shows the entries on the register of title on 09 JUN 2023 at 15:52:59.
- 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. 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 (04.10.1995) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 38A Liscard Road, Wallasey (CH44 6LW).
- 2 (04.10.1995) A Transfer of the freehold estate in the land in this title and other land dated 1 May 1990 made between (1) Merseyside Estates Limited and (2) Carl Sylvester Cherrie contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED as follows that is to say :

(a) The walls and fences separating the property hereby transferred from the adjoining properties of the Vendor numbered 36 and 42 Liscard Road aforesaid (and all eaves gutters sewers drains and downspouts used in common) are and shall be party walls and fences and structures and shall be maintained and repaired by the respective adjoining owners in equal shares and proportions

(b) As between the property hereby transferred and the said adjoining properties belonging to and retained by the vendor all rights and privileges of support way water drainage and all other easements and quasi of apparent easements rights and privileges as the same were heretofore used exercised or enjoyed by the one property or the owner or occupier thereof over the other property whilst in one ownership shall (except as hereinafter mentioned) continue to be maintained exercisable or used and enjoyed in the like manner and to the like extent hereafter and all necessary easements cross easements and rights in that behalf shall (without prejudice to the operation of Section 62 of The Law of Property Act 1925) be deemed to be granted or reserved in fee simple by or out of this Transfer as the case shall require

(c) (PROVIDED) always that the purchaser and his successors in title shall not be entitled to any right of air or light which would in any manner restrict or interfere with the free use by the vendor or its successors in title of any adjoining property either for building or

A: Property Register continued

for any other purpose and neither the Transfer hereinbefore contained nor the foregoing agreements and declarations shall be deemed or construed so as to imply the grant of any such right."

- 3 (04.10.1995) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 6 July 1995
Term : 999 years from 6 July 1995
Rent : £60
Parties : (1) Carl Sylvester Cherrie
(2) Robert Stephen Boyle
- 4 (04.10.1995) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 5 (04.10.1995) The lessor's title is registered.
- 6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 (30.09.2004) PROPRIETOR: DENNIS THOMAS BARWISE and MARGARET BARWISE of Ash Farm, Willington Lane, Oscroft, Chester CH3 8NL.
- 2 (30.09.2004) The price stated to have been paid on 10 September 2004 was £15,500.
- 3 (30.09.2004) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

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

- 1 (04.10.1995) 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 (04.10.1995) 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 (04.10.1995) A Deed dated 12 October 1898 made between (1) William Hood 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 (04.10.1995) 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: Original filed

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C: Charges Register continued

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: Original filed

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 MS306855.

End of register