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Official copy of register of title

Title number MS606986

Edition date 01.11.2013

- This official copy shows the entries on the register of title on 16 NOV 2023 at 16:29:28.
- 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 16 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. 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 (01.11.2013) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 45 Gautby Road, Birkenhead (CH41 7DS).

NOTE: As to the part tinted blue on the title plan, only the ground floor flat is included in the title.

- 2 (01.11.2013) The title includes any legal easements granted by the registered lease but is subject to any rights that are granted or reserved by the said lease and affect the registered land.
- 3 (01.11.2013) The Conveyance dated 10 December 1973 referred to in the Charges Register contains provisions as to party walls and fences rights of support and other easements and quasi-easements.
- 4 (01.11.2013) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 12 July 1979
 Term : 999 years from 1 September 1975
 Parties : (1) Liver Investments Limited
 (2) Gwyndaf Morris Jones
 NOTE 1: The lease comprises also other land.

NOTE 2: Copy lease filed under MS100640.

- 5 (01.11.2013) 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.
- 6 (01.11.2013) The landlord's title is registered.

Title number MS606986

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 (01.11.2013) PROPRIETOR: EMMA JAYNE SHARPE of Leaswood Lodge, New Hey Lane, Willaston, Neston CH64 2UU and of 45 Gautby Road, Birkenhead CH41 7DS.
- 2 (01.11.2013) The price stated to have been paid on 13 September 2013 for the land in this title and in MS100640 was £41,000.

C: Charges Register

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

- 1 (01.11.2013) A Conveyance of the freehold estate in the land in this title and other land dated 4 October 1934 made between (1) Clare George Vyrer (Vendor) and (2) Melville Edward Curlender (Purchaser) contains the following covenants:-

AND the Purchaser hereby covenants with the Vendor that no building shall be erected on the said pieces of land edged red and yellow on the said plan other than private dwellinghouses having not less than three bedrooms each or houses comprising two flats with not less than two bedrooms each together with in either case suitable outbuildings and offices.

NOTE:-The land in this title forms part of the land edged red referred to.

- 2 (01.11.2013) A Conveyance of the freehold estate in the land in this title dated 10 December 1973 made between (1) Cilcen Estates Limited (2) Brian Martin Homes (3) John Leyland Carpenter and (4) Bernard McGuinness contains restrictive stipulations.

NOTE: Copy filed under CH89551.

- 3 (01.11.2013) The land is subject to the rights excepted and reserved by the conveyance dated 10 December 1973 referred to above.

End of register