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Official copy of register of title

Title number MS396315

Edition date 08.11.2011

- This official copy shows the entries on the register of title on 23 MAR 2022 at 11:43:31.
- 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 23 Mar 2022.
- 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 (23.01.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 49 Mount Road, Birkenhead (CH42 6PW).
- 2 (23.01.1998) The land in this title has the benefit of a right of way over the passageway at the side not included in the title.
- 3 (23.01.1998) A Conveyance of the land in this title dated 20 February 1914 made between (1) The London City and Midland Bank Limited (2) John Pennington Beed and (3) Mary Jane Hodgkinson contains the following provision:-

"the wall on the South westerly side is hereby declared to be a party wall"

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 (21.04.2010) PROPRIETOR: MARGARET MARY DUNLEAVY of 49 Mount Road, Birkenhead, Merseyside CH42 6PW.
- 2 (13.11.2000) The price stated to have been paid on 27 October 2000 was £39,950.
- 3 (13.11.2000) A Transfer to a former proprietor contains a covenant of indemnity in respect of the covenants referred to in the Charges Register.

C: Charges Register

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

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- 1 (23.01.1998) The passageway at the side included in the title is subject to rights of way.
- 2 (23.01.1998) A Conveyance of the land in this title and other land dated 11 June 1904 made between (1) Hugh Laughland Roxburgh and Charles Herbert Whitney (2) Bebington Land Company Limited (the Company) and (3) Frank Sharples contains the following covenants:-

COVENANT by the said Frank Sharples with the Company their successors and assigns

That no outbuilding should be erected on the said piece of land or any part thereof until the plans thereof should have been submitted to and approved of by the Company or their Surveyor for the time being and that no building erected or to be erected on the said land should be used as an inn or a public-house or beer-house or otherwise for the sale of ale beer or spirituous or intoxicating liquors of any description whatsoever and that no part of the said land should be used for the purpose of burning bricks nor for the erection or carrying on of any vitriol or chemical works or any steam engine, lime kiln, brick kiln, foundry, tan yard, or other noisome or offensive trade or business which might be considered a nuisance to the neighbourhood and that no right of light or other easement should be claimed over any adjoining land of the Company their successors or assigns in respect of any building or buildings then or thereafter to be erected on the said land thereby conveyed.

PROVISO and DECLARATION and AGREEMENT that notwithstanding anything therein contained the Company their successors or assigns should not be in any way restricted as to the mode of laying out user and enjoyment of any adjoining land belonging to them or the covenants to be imposed thereon.

End of register