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# Official copy of register of title

Title number MS388705

Edition date 17.10.2017

- This official copy shows the entries on the register of title on 23 MAR 2022 at 09:32:01.
- 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 (18.01.1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 5 Yelverton Road, Birkenhead (CH42 6PE).
- 2 The walls and/or fences separating the land in this title from the adjoining properties are party walls and/or fences.

## 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 (28.03.2003) PROPRIETOR: JOHN CULLEN and LINDA CULLEN of 5 Yelverton Road, Birkenhead, Wirral, Merseyside CH42 6PE.
- 2 (28.03.2003) The price stated to have been paid on 9 December 2002 was £22,000.
- 3 (28.03.2003) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
- 4 (15.03.2004) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 27 February 2004 in favour of Paragon Bank PLC referred to in the Charges Register.

## C: Charges Register

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

- 1 A Conveyance of 5 and 9 Yelverton Road and other land dated 5 July 1905

## C: Charges Register continued

made between (1) Reginald Heber Radcliffe (Vendor) and (2) John Roberts (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 2 1, 1a, 3, 5, 7 and 9 Yelverton Road are subject to a perpetual yearly rentcharge of £24.15s.0d. created by a Deed of Grant dated 6 July 1905 made between (1) John Roberts and (2) Reginald Heber Radcliffe. The said Deed contains covenants.

*NOTE: Copy filed under MS173604.*

- 3 Particulars of apportionments of the rentcharge referred to above are set out in the Schedule of Apportionments and exonerations hereto.

- 4 (15.03.2004) REGISTERED CHARGE dated 27 February 2004.

- 5 (17.10.2017) Proprietor: PARAGON BANK PLC (Co. Regn. No. 5390593) of 51 Homer Road, Solihull, West Midlands B91 3QJ.

- 6 (15.03.2004) The proprietor of the Charge dated 27 February 2004 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

## Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 5 July 1905 referred to in the Charges Register:-

"AND the purchaser for himself his heirs executors administrators and assigns hereby Covenants with the Vendor his heirs executors and administrators that no shops (except the one at the corner of Downham Road and Yelverton Road and Numbered 1 in Yelverton Road) and no public house and no court or court houses shall be erected on the said land nor shall any cellar be let or occupied separately from the house under which it is and that no slaughter house herring house colour works blubber house rosin works or gas house shall be built on the said land nor shall there be carried on in any building thereon any of the trades following namely soapboiling tallow chandler tanner skinner currier curer of herrings lime burner sugar boiler or manufacturer of alkali or any other business or trade that the Vendor shall consider a nuisance or annoyance to the neighbourhood nor shall any intoxicating drinks be sold on the said land or in any building to be erected thereon either by wholesale or retail nor shall any article matter or thing be exposed to view or offered for the purpose of sale in any building to be erected thereon other than the said shop number 1 Yelverton Road aforesaid and that all buildings shall be set back three feet at least from the footwalk in Yelverton Road aforesaid except the said shop which shall not be set back and the area or space so formed shall at all times be kept open and unbuilt upon and free from every obstruction excepting steps and bay windows not extending further into such area than three feet and the said area shall be enclosed with a palisading wall of about six courses of patent brickwork surmounted with a neatly worked stone coping and neat iron palisading railing

And the Vendor hereby acknowledges the right of the purchaser to production of the document of title mentioned in the second schedule hereto and to delivery of copies thereof and hereby undertakes for the safe custody thereof."

NOTE: The Deed referred to is an Indenture dated 7 December 1904 made between (1) John Cavendish Orred and Frederic North and (2) Reginald Heber Radcliffe.

## Schedule of apportionments and exonerations

- 1 Improved or  
apportioned rentcharge: £5  
Property description : 3 Yelverton Road  
Nature of deed : Conveyance  
Date of deed : 28 July 1961

## Schedule of apportionments and exonerations continued

- Remarks : Duplicate in Certificate. Copy filed under MS173604.
- 2 Improved or apportioned rentcharge: £5  
Property description : 7 Yelverton Road  
Nature of deed : Conveyance  
Date of deed : 14 January 1969  
Remarks : Duplicate in Certificate. Copy filed under MS173604.
- 3 Improved or apportioned rentcharge: £5  
Property description : 1 Yelverton Road  
Nature of deed : Conveyance  
Date of deed : 20 May 1970  
Remarks : Duplicate in Certificate. Copy filed under MS173604.
- 4 Improved or apportioned rentcharge: £5  
Property description : 1a Yelverton Road  
Nature of deed : Conveyance  
Date of deed : 11 June 1979  
Remarks : Duplicate in Certificate. Copy filed under MS173604.
- 5 Improved or apportioned rentcharge: £2.50  
Property description : 9 Yelverton Road  
Nature of deed : Conveyance  
Date of deed : 29 July 1983  
Remarks : Filed under MS188605

End of register