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Official copy of register of title

Title number CH88825

Edition date 03.08.2020

- This official copy shows the entries on the register of title on 29 JUN 2023 at 15:37:04.
- 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 29 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 (06.08.1949) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 50 Oxton Road, Birkenhead (CH41 2TW).
- 2 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 3 A Transfer of the land edged and numbered MS41786 in green on the filed plan dated 24 September 1976 made between (1) Ess-Gee Investments Limited and (2) Gerald Francis O'Connell contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED as follows:-

1. The walls and fences dividing the property hereby transferred from the adjoining property of the Vendor known as 50 Oxton Road, Birkenhead are party walls and fences and the respective owners of the severed parts thereof shall contribute equally to all necessary repairs thereto

2. All eaves gutters rain water spouts sewers drains pipes wires and other conveniences heretofore used or enjoyed in common by or in respect of the property hereby transferred and the said adjoining property of the Vendor shall continue to be so used or enjoyed and this paragraph shall operate to grant and reserve appropriate legal easements of user enjoyment in fee simple for the benefit of the property hereby transferred and the said adjoining property of the Vendor respectively

3. All rights of eavesdropping drainage passage of gas electricity and other matter way light air water support and all other liberties privileges and advantages now used or enjoyed (whether as easements quasi-easements or otherwise and whether or not continuous apparent or reasonably necessary) by or in respect of the property hereby transferred and the said adjoining property of the Vendor shall hereafter take effect as (and this paragraph hereby grants and reserves them as) legal easements in fee simple for the benefit of the property hereby transferred and the said adjoining property of the Vendor respectively.

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A: Property Register continued

- 4 (11.06.2003) The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan. The property description has been amended to reflect the land remaining in the title.

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 (08.07.1994) PROPRIETOR: GRAHAM HANDLEY of 24 Pennine Walk, Little Sutton, South Wirral, Cheshire and ALUN WYNFORD EVANS of Orchard End, Church Road, Saughall, Chester.
- 2 (08.07.1994) 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.

End of register