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Official copy of register of title

Title number MS574493

Edition date 05.02.2013

- This official copy shows the entries on the register of title on 27 APR 2022 at 14:20:03.
- 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 27 Apr 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. 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 (01.06.2010) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being 562a Old Chester Road, Birkenhead (CH42 4PF).

NOTE 1: As to the part tinted pink on the title plan only the first floor is included in the title.

NOTE 2: As to the part tinted blue on the title plan only the first and second floors are included in the title.

NOTE 3: As to the part tinted yellow on the title plan only the ground, first and second floors are included in the title.

- 2 (01.06.2010) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
 Date : 7 May 2010
 Term : 999 years from 7 May 2010
 Parties : (1) Rathgold Limited
 (2) Sandra Elisabeth Bennett

- 3 (01.06.2010) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

- 4 (01.06.2010) The landlord's title is registered.

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

B: Proprietorship Register continued

- 1 (01.06.2010) PROPRIETOR: SANDRA ELISABETH BENNETT of 6 Taunton Road, Wallasey, Merseyside CH45 3JN.
- 2 (01.06.2010) The price, other than rents, stated to have been paid on the grant of the lease was £85,000.
- 3 (01.06.2010) 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 7 May 2010 in favour of The Mortgage Works (UK) PLC referred to in the Charges Register.

C: Charges Register

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

- 1 (01.06.2010) A Conveyance affecting the freehold estate in the land in this title and other land dated 16 November 1868 made between (1) George Orred and (2) John Hunter contains the following covenants:-

Covenant by the said John Hunter for himself his heirs executors administrators and assigns with the said George Orred his heirs and assigns that he should not erect any shops or houses on the said land or any part thereof of less annual value than eighteen pounds each and that there should not be carried on upon the said land or in any building to be erected thereon any trade or business which could be considered a nuisance to the neighbourhood.
- 2 (01.06.2010) A Conveyance affecting the freehold estate in the land in this title and other land dated 10 November 1876 made between (1) Matilda Orred and others and (2) Elizabeth Kelly and others contains the following covenants:-

And each of them the said parties hereto of the second part doth hereby for himself and herself his and her heirs executors administrators and assigns covenant with the said parties hereto of the first part their heirs and assigns that they the said covenanting parties respectively shall not erect any shops or houses on the said land or any part thereof of less annual value than Eighteen Pounds each nor carry permit to be carried on upon the said land or any part thereof any trade or business which may be considered a nuisance to the neighbourhood.
- 3 (01.06.2010) REGISTERED CHARGE dated 7 May 2010.
- 4 (01.06.2010) Proprietor: THE MORTGAGE WORKS (UK) PLC (Co. Regn. No. 2222856) of Nationwide House, Pipers Way, Swindon SN38 1NW.

End of register