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Official copy of register of title

Title number CH160947

Edition date 30.04.2013

- This official copy shows the entries on the register of title on 17 APR 2023 at 14:45:18.
- 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 17 Apr 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.

CHESHIRE WEST AND CHESTER

- 1 (13.08.1980) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 58 Whitby Road, Ellesmere Port (CH65 8AE).
- 2 (08.05.2008) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (30.04.2013) PROPRIETOR: CURZON PARK PROPERTIES LIMITED (Co. Regn. No. 8420566) care of The Plaza, 100 Old Hall Street, Liverpool L3 9QJ.
- 2 (30.04.2013) The price stated to have been paid on 3 April 2013 was £102,500 plus £20,500 VAT.
- 3 (30.04.2013) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

- 1 A Conveyance of the land in this title dated 20 November 1911 made between (1) Edward Frederick Beddard (Vendor) and (2) John Joseph Gell (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (14.09.2007) A Transfer of the land in this title dated 22 August 2007 made between (1) Harry James Shipley and Harry James Shipley Junior (Transferors) and (2) Daniel Travis Freeman Wild and Anna Clare Wild

C: Charges Register continued

(Transferees) contains the following covenants:-

"The Transferee with the intention to bind the property covenants with the Transferor on its own behalf and on behalf of its successors in title not to use the property or allow or suffer the property to be used as an amusement arcade or bingo hall."

- 3 (08.05.2008) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 20 November 1911 referred to in the Charges Register:-

The Purchaser for himself and his heirs and assigns hereby covenants with the Vendor his heirs and assigns that the Purchaser will set apart the piece of land coloured yellow on the plan drawn on these presents for the making of one half in width of the said common passage and will as soon as required by the Local Authority or the Vendor make pave sewer and complete the said half of the said passage to the satisfaction of the Surveyor to the said Local Authority and will pay the cost of so much of the said works as shall have been done by the said authority or the Vendor prior to the date of these presents And that the said common passage shall for ever remain open and unbuilt upon and that the Vendor his heirs and assigns shall have the right to the free and uninterrupted use of the said passage and drains in common with the Purchaser and all persons deriving title under him and others having a like right And that until such passage shall be adopted by the Local Authority the portion hereby conveyed shall be kept in repair by the Purchaser his heirs and assigns And further that no steam engine brewery chemical works or smelting works shall be erected on the land hereby conveyed and that no house shall be erected on the said land of less annual value than Twenty five pounds and the plans of all property to be erected on the said land shall first be submitted to and approved of in writing by the Vendor his heirs or assigns And further that the land hereby conveyed shall not be used for the business of a soap boiler candle maker skinner or any other trade or business which may be considered a nuisance or annoyance to the neighbourhood.

NOTE: The land coloured yellow referred to has been tinted blue on the title plan.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	08.05.2008	58 Whitby Road	10.04.2008 15 years from 10.4.2008	CH574472

End of register