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Official copy of register of title

Title number CH40481

Edition date 05.01.2022

- This official copy shows the entries on the register of title on 31 AUG 2023 at 16:52:23.
- 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 31 Aug 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 (21.10.1968) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 68 Argyle Street, Birkenhead (CH41 6AF).
- 2 The land has the benefit of a right of way over the passageway leading from the back.
- 3 The Conveyance dated 14 May 1856 referred to in the Charges Register contains the following provision:-

"Saving and reserving nevertheless unto Francis Richard Price Esquire his heirs and assigns all rights of common and other manorial rights whatsoever appurtenant to or which may be claimed in rights of the said piece of land hereinbefore conveyed and also all seats pews or sitting places in Birkenhead Church"

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 (11.01.2002) PROPRIETOR: SUSAN PATRICIA RICHARDS, ANN JUDITH GOULD, SUSAN ELIZABETH COCHRANE, and MARIE WILSON of 68 Argyle Street, Birkenhead CH41 6AF.
- 2 (11.01.2002) 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.
- 3 (11.01.2002) The price stated to have been paid on 14 December 2001 was £128,420.

C: Charges Register

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

- 1 A Conveyance dated 10 September 1828 made between (1) Francis Richard Price (2) Joseph Harrison and (3) Charles Potts contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 A Conveyance dated 14 May 1856 made between (1) The Reverend Thomas Staniforth (2) Henry Forshaw and (3) Francis Styan contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (07.08.2014) 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 14 May 1856 referred to in the Charges Register:-

"The said Francis Styan for himself his heirs executors administrators and assigns doth hereby covenant with the said Henry Forshaw his heirs executors and administrators that he the said Francis Styan his heirs and assigns shall and will at all times hereafter observe perform fulfil and keep all and singular the covenants and agreements in and by the hereinbefore mentioned Indenture of Release of the tenth day of September One thousand eight hundred and twenty eight expressed and contained and which on the part of the said Joseph Harrison his heirs and assigns are or ought from henceforth to be observed performed fulfilled and kept so far as the same covenants and agreements or any of them are or may be applicable to the said hereditaments and premises hereinbefore conveyed.

AND that the said Francis Styan his heirs executors administrators and assigns shall and will at all times hereafter effectually save harmless and keep indemnified the said Henry Forshaw his heirs executors and administrators and his and their lands and tenements goods and chattels from and against all actions suits and other proceedings whatsoever which at any time or times hereafter shall be brought had commenced or prosecuted against the said Henry Forshaw his heirs executors or administrators and all costs charges damages and expenses which he or they shall or may bear pay sustain or be put unto by reason or in consequence of any future breach neglect or default of or in performance observance and fulfilment of the same covenants and agreements or any of them so far as aforesaid.

AND ALSO that he the said Francis Styan his heirs and assigns shall and will at his and their own expense lay out make form flag and complete to the satisfaction of the said Henry Forshaw his heirs or assigns the whole of the said intended passage of three feet wide along the North West end of the said piece of land hereinbefore conveyed commencing at the said intended street called or intended to be called Marion Street at the extremity of the said piece of land hereby conveyed and running thence in a Northwesterly direction along the whole extent of the North West side of the said piece of land and shall and will forever afterwards keep the same in good repair and open and unbuilt upon and permit the said Henry Forshaw his heirs and assigns (owners and occupiers for the time being of dwellinghouses or shops erected or to be erected on the adjoining land of the said Henry Forshaw fronting Argyle Street aforesaid) to use and enjoy the same for all tenantly purposes.

AND ALSO that he the said Francis Styan his heirs or assigns shall and will forthwith at his own expense lay out form rock macadamize and complete one half of so much of the said intended street called or intended to be called Marion Street (including the sewerage thereof if required in conformity with the regulations of the Birkenhead Commissioners) and of the whole of the parapet with suitable kerb and channel stones contiguous to and co-extensive with the piece of land hereby conveyed and keep such one half of the same street and the whole of the parapet in repair until the same shall be adopted by the Township of Birkenhead and become repairable accordingly.

Schedule of restrictive covenants continued

AND ALSO that he the said Francis Styan his heirs or assigns shall not nor will erect or build or suffer to be erected or built on the said piece of land any buildings other than one dwellinghouse with or without a shop or warehouse and the outbuildings thereto which dwellinghouse or buildings shall front to Argyle Street aforesaid and shall not be less than Three stories in height and that he or they shall not nor will erect or build or suffer to be erected or built on the said piece of land any steam engine lime kiln soapery or tanyard or carry on or suffer to be carried on any manner of noisome or offensive trade or manufactory nor erect or build any court or courts backhouse or backhouses on the said piece of land nor permit the cellar or cellars belonging to the said dwellinghouse or buildings so to be erected on the said piece of land to be used as a separate dwelling"

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	07.08.2014	68 Argyle Street, Birkenhead	04.08.2014 8 years from 1.4.2014 ending on and including 31.3.2022	MS614510

End of register