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# Official copy of register of title

Title number MS128952

Edition date 23.03.2007

- This official copy shows the entries on the register of title on 01 JUL 2021 at 09:49:13.
- 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 01 Jul 2021.
- 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 (15.01.1981) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 76 Elmswood Road, Birkenhead (CH42 7HR).
- 2 The Conveyance dated 21 April 1953 referred to in the Charges Register contains provisions as to light or air and boundary structures.

## 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 (23.03.2007) PROPRIETOR: SIXWOOD LIMITED (Co. Regn. No. 05487432) of 58 Telegraph Road, Heswall, Wirral, Merseyside CH60 0AG.
- 2 (23.03.2007) The price stated to have been paid on 23 February 2007 was £78,500.

## C: Charges Register

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

- 1 A Conveyance of the land in this title and other land dated 3 April 1900 made between (1) Climenson Yelverton Charles Dawbarn (Vendor) and (2) Bell Graham Williams and Edward Francis Wirgman (Purchasers) contains the following covenants:-

The Purchasers for themselves their heirs executors administrators and assigns thereby covenanted with the Vendor his heirs executors and administrators that no public house and no Court or Court Houses should be erected on the said land nor should any cellar be let or occupied separately from the house under which it was and that no slaughter house herring house colour works blubber house resin works or gas house

## C: Charges Register continued

should be built on the said land nor should there be carried on in any building thereon any of the trades following namely soap boiling 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 should consider a nuisance or annoyance to the neighbourhood nor should any intoxicating drinks be sold on the said land or in any building to be erected thereon either by wholesale or retail and that all buildings except shops should be set back Nine feet at least from any footwalks that may respectively abut upon and the area or space so formed should 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 (except shops should 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.

- 2 72 to 100 (even) Elmswood Road are subject to a perpetual yearly rentcharge of £52.10s.0d created by a Deed of Grant dated 4 April 1900 made between (1) Bell Gramham Williams and Edward Francis Wirgman and (2) Climenson Yelverton Charles Dawbarn.

*NOTE 1: Copy Duplicate filed under CH24987*

NOTE 2: By a Conveyance dated 21 April 1953 made between (1) Joyce Madoline Wirgman and (2) Elizabeth Whitby this rentcharge was informally apportioned as to £3.10s.0d to the land in this title. The said Conveyance also refers to previous apportionments

*NOTE 3: Copy filed.*

- 3 The Deed of Grant dated 4 April 1900 referred to in Entry No.2 above contains covenants.

End of register