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Official copy of register of title

Title number MS188605

Edition date 05.12.2018

- This official copy shows the entries on the register of title on 10 NOV 2023 at 14:01:36.
- 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 10 Nov 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 (18.01.1983) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 9 Yelverton Road, Birkenhead (CH42 6PE).
- 2 The walls and/or fences separating the land in this title from the adjoining properties are party walls and/or fences.

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 (15.09.2016) PROPRIETOR: REDWOOD ESTATES LIMITED (Co. Regn. No. 7790441) of 58 Greenbank Road, Birkenhead CH42 7JT.
- 2 (15.09.2016) The price stated to have been paid on 12 August 2016 was £42,500.
- 3 (15.09.2016) 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.
- 4 (09.01.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 2 December 2016 in favour of Handelsbanken PLC referred to in the Charges Register.

C: Charges Register

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

Title number MS188605

- 1 A Conveyance of the land in this title and Syewerton Road dated 5 July 1905 made between (1) Reginald Heber Radcliffe (Vendor) and (2) John Roberts (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 1, 1a, 3, 5, 7 and 9 Yelverton Road are subject to a perpetual yearly rentcharge of £24.15s.0d created by a Deed of Grant dated 6 July 1905 made between (1) John Roberts and (2) Reginald Heber Radcliffe. The said Deed also contains covenants.

NOTE 1: Copy filed under MS173604

By a Transfer of the land in this title dated 29 July 1983 by Fovero Limited to Belmashourne Limited this rentcharge was informally apportioned as to £2.50 to the land in this title.

NOTE 2: Original filed.

- 3 (09.01.2017) REGISTERED CHARGE dated 2 December 2016.
- 4 (05.12.2018) Proprietor: HANDELSBANKEN PLC (Co. Regn. No. 11305395) of 3 Thomas More Square, London E1W 1WY and of 101 Barbirolli Square, Manchester M2 3BG.
- 5 (09.01.2017) The proprietor of the Charge dated 2 December 2016 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 5 July 1905 referred to in the Charges Register:-

"AND the Purchaser for himself his heirs executors administrators and assigns hereby Covenants with the Vendor his heirs executors and administrators that no shops (except the one at the corner of Downham Road and Yelverton Road and Numbered 1 in Yelverton Road) and no public house and no court or court houses shall be erected on the said land nor shall any cellar be let or occupied separately from the house under which it is and that no slaughter house herring house colour works blubber house rosin works or gas house shall be built on the said land nor shall there be carried on in any building thereon any of the trades following namely soapboiling 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 shall consider a nuisance or annoyance to the neighbourhood nor shall any intoxicating drinks be sold on the said land or in any building to be erected thereon either by wholesale or retail nor shall any article matter or thing be exposed to view or offered for the purpose of sale in any building to be erected thereon other than the said shop number 1 Yelverton Road aforesaid and that all buildings shall be set back three feet at least from the footwalk in Yelverton Road aforesaid except the said shop which shall not be set back and the area or space so formed shall 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 shall 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 And the Vendor hereby acknowledges the right of the Purchaser to production of the document of title mentioned in the second schedule hereto and to delivery of copies thereof and hereby underlaties for the safe custody thereof".

NOTE: The Deed referred to is an Indenture dated 7 December 1904 made between (1) John Cavendish Orred and Frederic North and (2) Reginald Heber Radcliffe.

End of register