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Official copy of register of title

Title number CH47666

Edition date 11.11.2009

- This official copy shows the entries on the register of title on 30 MAR 2022 at 08:57:03.
- 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 30 Mar 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.

MERSEYSIDE : WIRRAL

- 1 (11.08.1969) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 94 Harrowby Road, Birkenhead (CH42 7HX).
- 2 The Conveyance dated 10 July 1969 referred to in the Charges Register contains a provision as to 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 (11.11.2009) PROPRIETOR: DEAN WARREN HOLMES and AUDREY PATRICIA HOLMES of 25 Bryanston Road, Birkenhead, Merseyside CH42 8PT.
- 2 (19.10.2007) The price stated to have been paid on 29 September 2007 was £62,500.
- 3 (11.11.2009) A Transfer to a former proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (11.11.2009) 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 23 October 2009 in favour of Bank of Scotland PLC referred to in the Charges Register.

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 10 March 1902 made between (1) Reginald Heber Radcliffe and (2) Owen Shadrach

C: Charges Register continued

Jones contains covenants details of which are set out in the schedule of restrictive covenants hereto.

- 2 80 - 102 (even) Harrowby Road are subject to a perpetual yearly rentcharge of £40 created by a Deed of Grant dated 11 March 1902 and made between (1) Owen Shadrach Jones and (2) Catherine Elizabeth Radcliffe. The said deed also contains covenants.

NOTE: Copy Abstract filed under CH11560.

- 3 By a Conveyance dated 10 July 1969 and made between (1) Edith May Lobley, Frances Ida Cape and John Douglas Kewish and (2) James Arthur Grimmer this rentcharge was informally apportioned as to £3.10.0. to the land in this title. The said conveyance also refers to previous apportionments.

NOTE: Copy filed.

- 4 (11.11.2009) REGISTERED CHARGE dated 23 October 2009.

- 5 (11.11.2009) Proprietor: BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC327000) of Birmingham Midshires Division, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 10 March 1902 referred to in the Charges Register:-

COVENANT by the Purchaser for himself his heirs executors administrators and assigns with the Vendor his heirs executors and administrators that no shops and 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 rosin works or gas house should be built on the said land nor should there be carried on in any building thereof any of the trades following namely soap boiling tallow chandler tanner skinner currier of herrings lime burner sugar boiler or manufacturer of alkali or any other 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 nor should any article matter or thing be exposed to view or offered for the purpose of sale in any building to be erected thereon and that all buildings should be set back five feet at least from any footwalks they might respectively abut and the area or space so formed should at all times be kept open and bay windows not exceeding further into such area than three feet and the said area should be enclosed with a palisading wall of about six courses of patent brickwork surmounted with a neatly worked stone coping and a neat iron palisading railing.

End of register