



Official copy of register of title

Title number MS479528

Edition date 21.08.2008

- This official copy shows the entries on the register of title on 30 AUG 2017 at 12:32:47.
- 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 Aug 2017.
- 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

MERSEYSIDE : WIRRAL

- 1 (31.10.2003) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 10 The Grove, Wallasey (CH44 4BQ).

NOTE: As to the part tinted blue on the filed plan only the ground floor flat is included in the title.

- 2 (31.10.2003) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 31 October 2003
Term : 999 years from 11 July 2003
Parties : (1) Simon Baldwin
(2) Helen Roberts
- 3 (31.10.2003) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 4 (31.10.2003) A Conveyance of the freehold estate of the land in this title dated 1 November 1996 made between (1) Wirral Borough Council and (2) Simon Baldwin contains the following provision:-

"IT is hereby AGREED AND DECLARED that all boundary walls or fences belonging to the property are the sole responsibility of the Purchaser with the exception of those which abut adjoining properties which in the absence of evidence to the contrary shall be party walls or boundaries."

- 5 (31.05.2005) By a Deed dated 17 May 2005 made between (1) Carolyn June Dring and (2) Rachel Jane Roberts the terms of the registered lease were varied.

NOTE: Copy Deed filed.

- 6 (31.05.2005) The landlord's title is registered.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Title number MS479528

A: Property Register continued

- 7 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

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 (21.08.2008) PROPRIETOR: IAN LEDDER of 10 The Grove, Wallasey, Merseyside CH44 4BQ.
- 2 (21.08.2008) The price stated to have been paid on 8 August 2008 was £76,000.

C: Charges Register

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

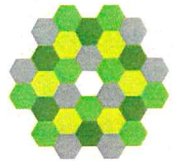
- 1 (21.08.2008) REGISTERED CHARGE dated 8 August 2008.
- 2 (21.08.2008) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.
- 3 (21.08.2008) The proprietor of the Charge dated 8 August 2008 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register

HM Land Registry

Official copy of
title plan

Title number **MS479528**
Ordnance Survey map reference **SJ3191SW**
Scale **1:1250**
Administrative area **Merseyside : Wirral**



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These are the notes referred to on the following official copy

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This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 30 August 2017 shows the state of this title plan on 30 August 2017 at 12:32:48. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground. This title is dealt with by the HM Land Registry, Birkenhead Office .