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Official copy of register of title

Title number CH41353

Edition date 05.12.2012

- This official copy shows the entries on the register of title on 17 JUN 2024 at 12:29:04.
- 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 17 Jun 2024.
- 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 (21.11.1968) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 129 Downham Road, Birkenhead (CH42 6PA).
- 2 The land has the benefit of a right of way over the passageway leading from the back.
- 3 The Conveyance dated 7 October 1968 made between (1) Vincent Raymond Munoz-Ramos and John Douglas Escolme and (2) Arthur Hughes referred to in Entry No 1 of the Schedule of Apportionments and Exonerations hereto contains an agreement and declaration as to party walls and mutual easements.

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 (05.12.2012) PROPRIETOR: REDWOOD ESTATES LIMITED (Co. Regn. No. CO.REGN.NO.7790441) of 78 Banks Road, West Kirby, Wirral CH48 0RE.
- 2 (05.12.2012) The price stated to have been paid on 4 December 2012 was £33,000.

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 26 March 1906 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 No's 125 to 137 (odd) Downham Road are subject to a perpetual yearly

C: Charges Register continued

rentcharge of £20 created by a Deed of Grant dated 27 March 1906 and made between (1) John Roberts and (2) Catherine Elizabeth Radcliffe. The said Deed also contains covenants.

NOTE: Abstract filed under CH33880

Particulars of apportionments thereof are set out in the Schedule of Apportionments and Exonerations hereto.

- 3 The land in this title is subject to rights of drainage.
- 4 Particulars of Apportionments of the rentcharge of £20 created by the Deed of Grant dated 27 March 1906 referred to above are set out in the Schedule of Apportionments and Exonerations hereto.

Schedule of restrictive covenants

- 1 The following are details of the covenants contained in the Conveyance dated 26 March 1906 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 (except the shop at the corner of Yelverton Road and numbered 125 in Downham Road) 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, resin works or gas house 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 nor should any article, matter or thing be exposed to view or offered for the purpose of sale in any building (except the said shop) to be erected thereon, and that buildings (except the said shop) with the dwellinghouse attached should be set back four feet at least from any footwalks they might 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 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.

Schedule of apportionments and exonerations

- 1 Improved or apportioned rentcharge: £5.0s.0d
Property description : 131 Downham Road
Nature of deed : Conveyance
Date of deed : 22 February 1962
Remarks : Copy issued with Certificate. Copy filed under CH33880.
- 2 Improved or apportioned rentcharge: £5.0s.0d
Property description : 133 Downham Road
Nature of deed : Conveyance
Date of deed : 31 March 1962
Remarks : Copy issued with Certificate. Copy filed under CH33880.
- 3 Improved or apportioned rentcharge: £5.0s.0d
Property description : 127 Downham Road
Nature of deed : Conveyance
Date of deed : 4 May 1962
Remarks : Abstract issued with Certificate. Abstract

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Schedule of apportionments and exonerations continued

filed

4 Improved or
apportioned rentcharge: £5.0s.0d
Property description : 129 Downham Road
Nature of deed : Conveyance
Date of deed : 7 October 1968
Remarks : Original issued with Certificate. Copy filed

End of register