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Official copy of register of title

Title number CH64598

Edition date 12.03.2019

- This official copy shows the entries on the register of title on 31 AUG 2019 at 12:01:14.
- 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 31 Aug 2019.
- 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 (09.07.1971) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 8 Upton Road, Birkenhead (CH41 0DF).
- 2 The Transfer dated 13 February 1978 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED and declared as follows that is to say

(a) the walls and fences separating the property hereby conveyed from the adjoining or neighbouring property of the Vendor (and all eaves gutters sewers drains and downspouts used in common) are and shall be party walls fences and structures and shall be maintained and repaired by the respective adjoining owners in equal shares and proportions:

(b) as between the property hereby conveyed on the one hand and the said adjoining or neighbouring property belonging to and retained by the Vendor on the other hand all rights and privileges of support way water and drainage and rights of entry for repair and maintenance and all other easements and quasi or apparent easements rights and privileges as the same were heretofore used exercised or enjoyed by the one property or the owner or occupier thereof over the property whilst in one ownership shall (except as hereinafter mentioned) continue to be maintained exerciseable or used and enjoyed in the like manner and to the like extent hereafter and all necessary easements cross easements and rights in that behalf shall (without prejudice to the operation of Section 62 of the Law of Property Act 1925) be deemed to be granted or reserved in fee simple by or out of this Conveyance as the case shall require:

(c) Provided Always that the Purchaser and his successors in title shall not be entitled to any right of air or light which would in any manner restrict or interfere with the free use by the Vendor or his successors in title of any such adjoining or neighbouring property aforesaid either for building or for any other purpose and neither the conveyance hereinbefore contained nor the foregoing agreements and declarations shall be deemed or construed so as to imply the grant of any such right"

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 (13.07.2007) PROPRIETOR: MICHAEL JOHN TRAYNOR and JACQUELINE ANN TRAYNOR of Priory Cottage, Upton Road, Prenton CH43 7QF and of Gills Lane Farm, Gills Lane, Wirral CH61 1AH.
- 2 (13.07.2007) The price stated to have been paid on 1 May 2007 was £135,000.
- 3 (13.07.2007) 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 (27.05.2008) 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 18 April 2008 in favour of Nationwide Building Society referred to in the Charges Register.
- 5 (12.03.2019) 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 28 February 2019 in favour of Nationwide Building Society referred to in the Charges Register.
- 6 (12.03.2019) The proprietor's address for service has been changed.

C: Charges Register

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

- 1 A Conveyance dated 26 May 1845 made between (1) John Neal (2) James Highton (3) Thomas Glover (4) William Rimmer and (5) George Hawkyard contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 A Conveyance dated 11 August 1881 made between (1) Annie Dorothy Wilson and others (2) William Rimmer and others (3) William Rimmer and (4) Robert Henry Amery contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 3 A Transfer of the land in this title dated 13 February 1978 made between (1) Co-operative Retail Services Limited and (2) Alan Edward Currie contains the following covenants:-

"For the benefit and protection of the said (adjoining) or neighbouring premises of the Vendor situate and known as 10 and 12 Upton Road aforesaid and any part or parts thereof and so as to bind the property hereby conveyed and every part thereof into whosoever hands the same may come the Purchaser for himself and the persons deriving hereby conveyed or any part thereof shall not at any time be used for the sale of wines spirits or other or any of such goods alcoholic beverages meat or meat products groceries green groceries and provisions"
- 4 (06.05.2008) REGISTERED CHARGE dated 18 April 2008.
- 5 (02.12.2008) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.
- 6 (12.03.2019) REGISTERED CHARGE dated 28 February 2019 affecting also other titles.

NOTE: Charge reference CH32275.
- 7 (12.03.2019) Proprietor: NATIONWIDE BUILDING SOCIETY of Nationwide House, Pipers Way, Swindon L SN38 1NW.

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End of register