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Official copy of register of title

Title number CH399427

Edition date 17.04.2009

- This official copy shows the entries on the register of title on 02 MAY 2024 at 14:31:39.
- 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 02 May 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.

CHESHIRE WEST AND CHESTER

- 1 (08.08.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land adjoining Sedalia, Heath Lane, Willaston.
- 2 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Deed of Exchange dated 10 June 1996 made between (1) Margaret Shirley Thurman and Graham Barrie Marsh (the First Party) and (2) Kenneth John Stewart (the Second Party):-

"each party HEREBY GRANTS to the other party and their successors in title and all persons authorised by them FULL RIGHT AND LIBERTY to enter and be upon so much of the other party's land as is necessary for the purpose of erecting and thereafter from time to time for the purpose of inspecting maintaining painting and repairing the sandstone edging and fence to be erected along the new boundary between the First Party's Land and the Second Party's land; and

the Second Party HEREBY GRANTS to the First Party and its successors in title and all persons authorised by it FULL RIGHT AND LIBERTY to enter and be upon so much of the Second Party's Land as is necessary for the purpose of erecting and thereafter from time to time for the purpose of inspecting maintaining painting and repairing any garage erected on the First Party's Land and which is situate in part on the Blue Land within a period of 21 years from the date of this Deed which is the perpetuity period applicable to this Deed"

NOTE: The First Party's Land is the land in this title and the Second Party's land is tinted blue on the filed plan.

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

B: Proprietorship Register continued

- 1 (17.06.1996) PROPRIETOR: KENNETH JOHN STEWART of Sedalia, Heath Lane, Willaston, South Wirral, Cheshire.
- 2 A Deed of Exchange dated 10 June 1996 made between (1) Margaret Shirley Thurman and Graham Barrie Marsh (the First Party) and (2) Kenneth Jones Stewart (the Second Party) contains Transferee's personal covenant(s) details of which are set out in the schedule of personal covenants hereto.
- 3 The Transfer by way of exchange to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

Schedule of personal covenants

- 1 The following are details of the personal covenants contained in the Deed of Exchange dated 10 June 1996 referred to in the Proprietorship Register:-

"COVENANTS

6.1 The Second Party HEREBY COVENANTS with the First Party to lay a proper sandstone edging to a standard suitable for a wooden fence to be erected adjacent to it along the new boundary between the First Party's Land and the Second Party's Land within one month of the date of this deed

6.2 The First Party covenants with the Second Party that subject to the Second Party complying with its obligation under sub-clause 6.1 above it will erect along the new boundary between the First Party's Land and the Second Party's Land but solely on the First Party's Land a good and substantial wooden fence and that the bottom of the fence (save for its supports) shall on its completion be level with the top of the said sandstone edging with each party causing as little damage to the surface of the other party's land as is reasonably possible and making good any damage thereby caused as soon as reasonably practicable"

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 January 1899 made between (1) Robert Lockhart Dalglish (2) Kenneth MacKenzie Dowie and Henry Douglas Eshelby (3) K.M. Dowie, Christopher Forbes Bell and Kenneth Dowie Dalglish and (4) James Howarth contains the following covenants:-

"COVENANT by said James Howarth with said Robert Lockhart Dalglish the Younger not to make or burn any bricks on said land and that no steam engine Soapery Tanyard Lime kiln manufactory or any trade or business that might be a nuisance or annoyance or offensive to the neighbourhood should be set up erected or carried on.

End of register