



# Official copy of register of title

Title number MS9500

Edition date 10.01.2022

- This official copy shows the entries on the register of title on 29 Apr 2022 at 14:30:01.
- 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 29 Apr 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. 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 : LIVERPOOL

- 1 (20.01.1975) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 61 Peter Road, Liverpool (L4 3RT).
- 2 The mines and minerals and ancillary powers of winning and working them excepted by the Lease, are excluded from this registration.
- 3 (20.01.1975) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
 Date : 8 September 1897  
 Term : 999 years from 25.3.1897  
 Rent : £11.10s.0d  
 Parties : (1) The Right Honourable Frederick Arthur Earl of Derby  
 (2) Joseph Joynson  
 NOTE: The Lease comprises also other land.
- 4 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.
- 5 By Assignment of the land in this title dated 13 December 1974 made between (1) Seabank Trust Limited and (2) Stephen Allman the rent reserved by the lease was informally apportioned as to £1.92p to the land in this title.
- 6 The Assignment dated 13 December 1974 referred to above contains the following provision:-  
 "IT IS HEREBY AGREED AND DECLARED that the walls and fences separating the property hereby assigned from Number 63 Peter Road Liverpool aforesaid shall henceforth be party walls and repairable and maintainable accordingly."
- 7 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it

Title number MS9500

## A: Property Register continued

reserves, so far as those easements and rights exist and benefit or affect the registered land.

8 (10.01.2022) The landlord's title is registered.

## 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 good leasehold

- 1 (10.01.2022) PROPRIETOR: NICHOLSON HOMES LIMITED (Co. Regn. No. 13809613) of Maghull Business Centre, 1 Liverpool Road North, Liverpool L31 2HB.
- 2 (10.01.2022) The price stated to have been paid on 24 December 2021 was £39,950..

### End of register