

Title Number : MS527245

This title is dealt with by HM Land Registry, Birkenhead Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 28 MAR 2022 at 12:42:38 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: MS527245
Address of Property	: 8 Heydon Close, Halewood, Liverpool (L26 9SD)
Price Stated	: £142,000
Registered Owner(s)	: GEORGIA HILL of 8 Heydon Close, Halewood, Liverpool L26 9SD.
Lender(s)	: None

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This is a copy of the register of the title number set out immediately below, showing the entries in the register on 28 MAR 2022 at 12:42:38. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title.

MERSEYSIDE : KNOWSLEY

- 1 (11.04.2002) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 8 Heydon Close, Halewood, Liverpool (L26 9SD).
- 2 (11.04.2002) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (11.04.2002) By Conveyances of adjacent or neighbouring land pursuant to Chapter 1 of Part 1 of the Housing Act 1980 or Part V of the Housing Act 1985 the land in this title has the benefit of and is subject to the easements and other rights prescribed by paragraph 2 of Schedule 2 to the Housing Act 1980 or Schedule 6 to the Housing Act 1985.
- 4 (09.10.2006) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 19 May 2006 referred to in the Charges Register.
- 5 (09.10.2006) The Transfer dated 19 May 2006 referred to in the Charges Register contains provisions as to light or air and boundary structures.

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 (25.05.2017) PROPRIETOR: GEORGIA HILL of 8 Heydon Close, Halewood, Liverpool L26 9SD.
- 2 (25.05.2017) The price stated to have been paid on 9 May 2017 was £142,000.
- 3 (25.05.2017) The Transfer to the proprietor contains a covenant to observe and perform the covenants now subsisting and affecting the property and of indemnity in respect thereof.

C: Charges Register

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

- 1 (11.04.2002) The land is subject to the following rights reserved by a Conveyance dated 31 May 1960 made between (1) David Scotson Bramley (The Vendor) and (2) The Lord Mayor Aldermen and Citizens of the City of Liverpool (the Corporation):-

"AND SUBJECT also to all public rights of way (if any) affecting the same or any part thereof"

C: Charges Register continued

- 2 (25.03.2004) A Transfer of the land in this title and other land dated 20 February 2004 made between (1) Knowsley Metropolitan Borough Council (Transferor) and (2) Harron Homes (North West) Limited (Transferee) contains the following covenants:-

13.5 The Transferee covenants with the Transferor to the intent that the burden of this covenant may run with and bind the Property and every part thereof and to the intent that the benefit thereof may be annexed to and run with such part or parts of the Retained Land as shall for the time being remain unsold by the Transferor or other the owners or owners for the time being thereof claiming under the Transferor otherwise than by conveyance or Conveyances on sale or shall from time to time have been sold by the Transferor or any person or persons claiming under them as aforesaid with the express benefit of this covenant:-

13.5.1 Not at any time to use the Property or any part thereof otherwise than for residential purposes or or for purposes ancillary thereto

13.5.2 Not to erect any building or buildings on the Property except in such position and in accordance with such plans elevations sections and specifications of such building or buildings respectively including building lines and points of access as shall be submitted by the Transferee to and be required and approved by the Transferor as landowners (such approval not to be unreasonably withheld) by the Local Authority and by the Local Planning Authority for the district prior to the commencement of such building or buildings."

- 3 (25.03.2004) The land is subject to the following rights reserved by the Transfer dated 20 February 2004 referred to in the Charges Register:-

"Rights reserved for the benefit of other land

13.2 There are excepted and reserved unto the Transferor and its successors in title being the owners and occupiers of the Retained Land and all others entitled thereto:-

13.2.1 the free passage of running water gas electricity foul and surface water telecommunications soil and other services through all drains channels sewers pipes watercourses gutters electricity wires cables and other service conduits ("Service Media") constructed during a period of 80 years from the date hereof ("the Perpetuity Period") in through and over the Property and a right of way over the roads and footpaths constructed on the Property during the Perpetuity Period intended for public use and until the same are adopted and become maintained at the public expense.

13.2.2 a right of access to and enter upon so much of the Property as is not built upon as may be necessary during the Perpetuity Period for the purpose of inspecting replacing renewing reinstating removing relaying cleansing maintaining repairing and connecting to any such Service Media causing no unnecessary disturbance and making good any damage caused during the exercise of such rights.

13.2.3 the full and free right to erect or raise buildings to any height the Transferor or its successors may require or think fit on the Retained Land.

13.3 This Transfer shall not operate to grant by way of implication or otherwise any estate right interest easement or quasi easement over or in respect of the Retained Land except as herein expressly granted.

Definitions

"Retained Land" means the adjoining land of the Transferor.

- 4 (09.10.2006) A Transfer of the land in this title dated 19 May 2006 made between (1) Harron Homes (North West) Limited and (2) Darren Clarke and Lynne Williams contains restrictive covenants.

NOTE: Copy filed.

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End of register