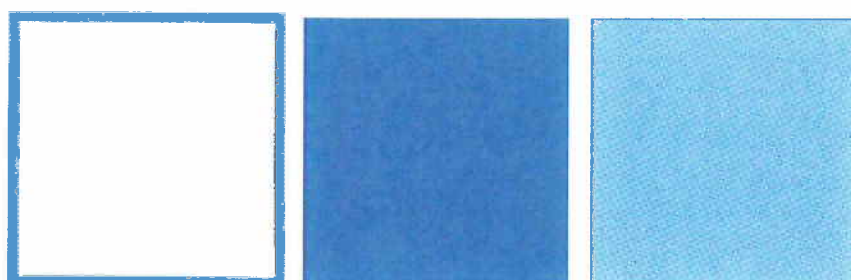




ADDLESHAW GODDARD

Auction Pack

MPA Property Auction



23 September 2010

Jurys Inn Hotel, 31 Keel Wharf, Liverpool,  
L3 4FN

Relating to a sale of 81 Fincham Road, Liverpool, L14  
9NH



# ADDLESHAW GODDARD

## Index

- 1 TITLE DOCUMENTS (including a copy of the Occupational Tenancy)
- 2 SPECIAL CONDITIONS
- 3 BUYER'S GUIDE
- 4 TRANSFER
- 5 LEGAL MORTGAGE
- 6 APPOINTMENT DOCUMENTS
- 7 SEARCH RESULTS (Incl breakdown of search costs)



# Official copy of register of title

Title number MS313739      Edition date 15.11.2007

- This official copy shows the entries on the register of title on 04 JUN 2010 at 09:32:03.
- 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 04 Jun 2010.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or Land Registry Public Guide 1-A guide to the information we keep and how you can obtain it.
- This title is dealt with by Land Registry, Birkenhead Office.

## A: Property Register

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

MERSEYSIDE : KNOWSLEY

- 1      (08.01.1991) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 81 Fincham Road, Liverpool (L14 9NH).

NOTE 1: as to the part numbered 1 on the title plan only the First Floor and above is included in the title.

NOTE 2: As to the part numbered 2 on the title plan the First Floor and above is excluded from the title.

- 2      (08.01.1991) The Conveyance dated 25 April 1932 referred to in the Charges Register contains the following provision:-

"PROVIDED Always and it is hereby declared that the Purchasers and their successors in title shall not be entitled to any right of light or air which would in any manner diminish or interfere with the free and unrestricted user of any adjoining property now belonging to the Vendor either for building or anyother purposes and the assurance hereinbefore contained shall not be deemed or construed to imply the grant of any such right"

- 3      (08.01.1991) The Conveyance dated 3 December 1990 referred to in the Charges Register was made pursuant to Part V of the Housing Act, 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.

- 4      (08.01.1991) The Conveyance dated 3 December 1990 referred to in the Charges Register contains provisions as to light or air and boundary structures.

Title number MS313739

## 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 (15.11.2007) PROPRIETOR: GK HOMES (LIVERPOOL) LIMITED (Co. Regn. No. 05265980) of 81 Fincham Road, Huyton, Liverpool, Merseyside L14 9NH.
- 2 (15.11.2007) 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.
- 3 (15.11.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any future registered charge, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 25 September 2007 in favour of The Royal Bank Of Scotland Plc referred to in the Charges Register.

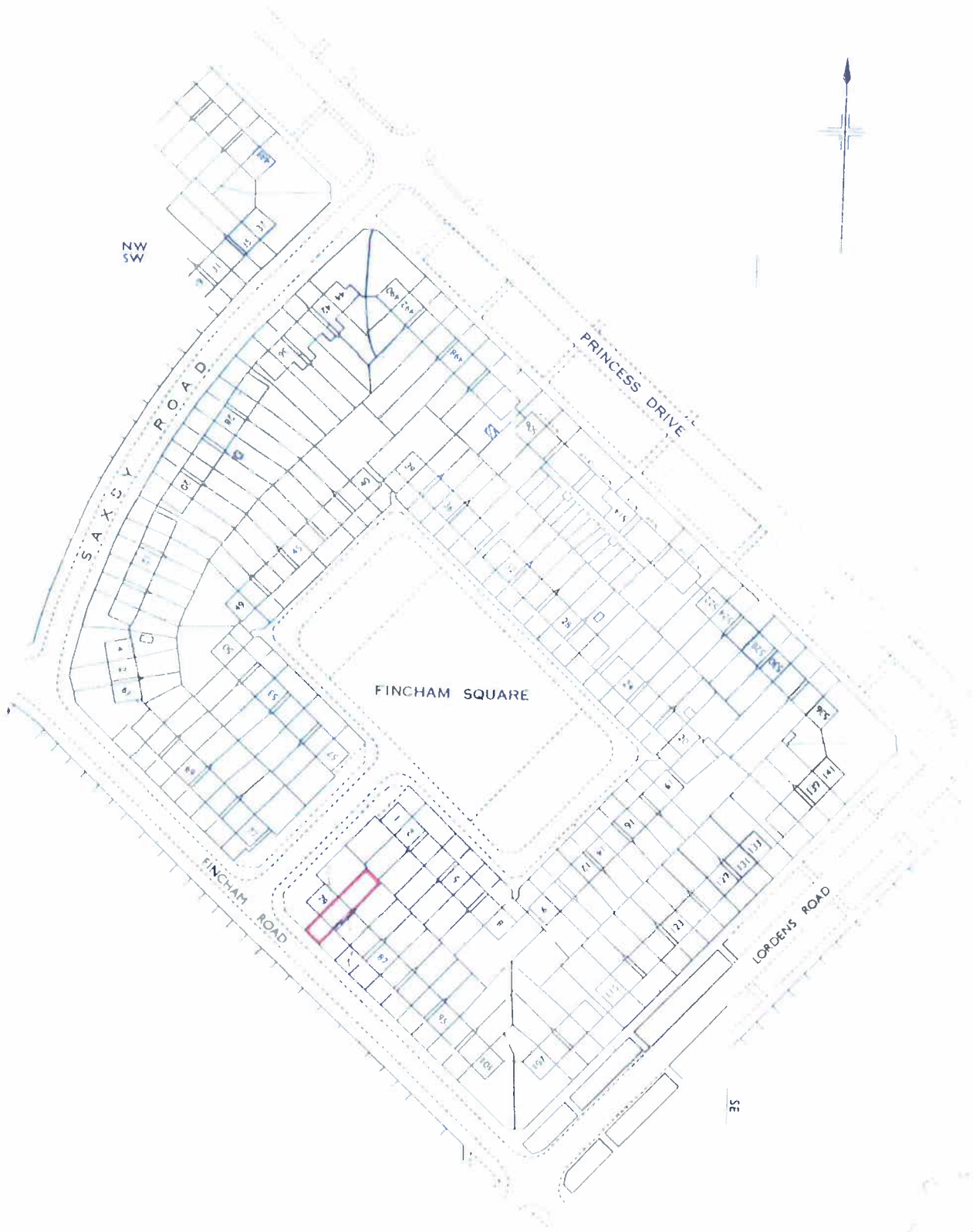
## C: Charges Register

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

- 1 (08.01.1991) The land is subject to the following rights reserved by a Conveyance dated 25 April 1932 made between (1) Prescott Proprietary Limited (2) The Right Honourable Charles William Augustus Montagu and Rudolph Edgar Francis De Trafford and (3) Liverpool Corporation:-  
  
"EXCEPT and Reserving unto the Vendors and their successors and assigns the free and uninterrupted passage and running of water and soil from and to any lands in the Parishes of Knowsley West Derby Huyton and Roby to which the Vendors are entitled at law or in equity and the buildings thereon through the sewers drains watercourses brooks and ditches in under or adjoining the said property hereby conveyed"
- 2 (08.01.1991) A Conveyance of the land in this title dated 3 December 1990 made between (1) Knowsley Borough Council and (2) Agnes Simpson contains restrictive covenants.  
  
*NOTE: Original filed.*
- 3 (15.11.2007) REGISTERED CHARGE dated 25 September 2007.
- 4 (15.11.2007) Proprietor: THE ROYAL BANK OF SCOTLAND PLC (Scot. Co. Regn. No. 90312) of 40 Horsemarket Street, Warrington, Cheshire WA1 1XN.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		<b>MS 313739</b>	
ORDNANCE SURVEY PLAN REFERENCE ©	SJ 4292	SECTION R	Scale 1/1250
COUNTY MERSEYSIDE	DISTRICT KNOWSLEY		© Crown copyright 1983



1/41  
 GS  
 1/41

