



Title register for:

187 Picton Road, Wavertree, Liverpool, L15 4LG (Freehold)

Title number: MS30192

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Register summary

Title number	MS30192
Registered owners	Richmond Management (Northern) Limited 2 Duncombe Way, Bradford BD8 9SY
Last sold for	£565,000 on 07 July 2017

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	1973-02-05	MERSEYSIDE : LIVERPOOL The Freehold land shown edged with red on the plan of the above Title filed at the Registry and

being 187 To 195 (odd numbers), Picton Road, Wavertree, Liverpool (L15 4LG).

2

A Conveyance of the land tinted brown, tinted yellow and hatched brown on the title plan and other land dated 28 May 1901 made between (1) John Wignall Witham Wignall (2) John Wignall Witham and William Henry Radcliffe Saunders and (3) John Kellitt contains the following exceptions and reservations:-

"Except and always reserved out of the grant hereby made all mines and minerals in or under the said hereditaments and premises hereby expressed to be granted with full and free right for the owners of such mines and minerals to win get and carry away the same without entering on the surface and the free access of light and air to the adjoining land of the said John Wignall Witham Wignall over the land hereby conveyed and all easements or quasi easements over the last mentioned land heretofore used and enjoyed in respect to the said adjoining land of the said John Wignall Witham Wignall."

This registration takes effect subject thereto and the mines and minerals so excepted are excluded from the registration.

3

The land has the benefit of the following rights reserved by a Conveyance dated 31 October 1968 made between (1) Clock Motor Co. (Wavertree) Limited and (2) Jet Petroleum Limited:-

EXCEPT AND RESERVING unto the Vendor and others authorised by it (a) a right of way on foot or with vehicles over and across such part of the land delineated on the Plan as is thereon hatched with red lines for the purpose of access to and egress from the site of a proposed car wash building situated on the adjacent land of the Vendor subject

to the vendor and the Purchaser and their respective successors in title maintaining the said plot of land hatched red free from obstruction the cost of maintaining the surface thereof being borne by the Vendor and Purchaser respectively as according to the user made thereof by them. In default of agreement as to the amount to be paid by the Vendor and Purchaser respectively the same shall be referred to arbitration pursuant to the provisions of the Arbitration Act 1950 or any statutory modification or re-enactment thereof for the time being in force, and (b) a right of way on foot only at all times over and across such part of the land delineated on the Plan as is thereon hatched with red lines and cross hatched violet.

NOTE: The land hatched red referred to is hatched blue on the filed plan and the land hatched red cross hatched violet referred to is hatched yellow on the filed plan.

4	The land edged and lettered A in red on the title plan added to the title on 29 August 1989.
5	The land edged and lettered A in red on the title plan is not included in either of the Conveyances dated 31 October 1968 and 28 May 1901 referred to above.
6	The land edged and lettered A in red on the title plan was formerly copyhold of the Manor of Wavertree and the rights saved to the lord by the 12th Schedule of the Law of Property Act 1922 are excepted from the registration.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	2017-08-18	PROPRIETOR: RICHMOND MANAGEMENT (NORTHERN) LIMITED (Co. Regn. No. 03032591) of 2 Duncombe Way, Bradford BD8 9SY.
2	2017-08-18	The price stated to have been paid on 7 July 2017 was £565,000.

C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date	
1		<p>A Conveyance of the land tinted brown, tinted yellow and hatched brown on the title plan and other land dated 12 February 1960 made between (1) John Kellitt & Sons Limited (Vendor) and (2) Harry Waterman (Purchaser) contains the following covenants:-</p> <p>"THE Purchaser hereby COVENANTS with the Vendor that he the Purchaser and the persons deriving title under him will not use the premises hereby conveyed for the sale of or as a place for taking orders for the sale whether by wholesale or retail and whether for consumption on or off the premises of ale porter beer wine or spirituous liquors and whether such ale porter beer wine or spirituous liquors should be stored on or off the premises nor for carrying on the business of a Vintner Distiller Brewer or Tavern Keeper."</p>
2		The part of the passageway on the western side leading into Picton Road is subject to the right of

way "granted to the Liverpool Co-operative Society Limited by a Conveyance dated the seventh day of December One thousand nine hundred and twenty six and made between the said John Wignall Witham-Wignall of the first part Esther Ann Winstanley of the second part and the Liverpool Co-operative Society Limited of the third part."

No further particulars of the Conveyance dated 7 December 1926 referred to were lodged on first registration.

3

The land tinted brown on the title plan is subject to the following rights granted by a Deed of Grant dated 14 April 1964 made between (1) Harry Waterman (2) Barclays Bank Limited and (3) Clock Motor Co. (Wavertree) Limited:-

The Owner (with the approval and concurrence of the Bank) hereby grants unto the Grantee the full and free right for the Grantee and successors in title of the Grantee and the owners or occupiers for the time being of the Dominant Tenement and all persons authorised by them in common with the Owner and his successors in title and the owners or occupiers for the time being of the Servient Tenement and the other adjacent and neighbouring lands and properties owned by the Owner and his successors in title and the owners or occupiers for the time being of such adjacent lands and properties at all times hereafter and for all purposes to pass (but not to park) with or without motor and other vehicles fitted with rubber tyres only across the Servient Tenement for the purpose of access to and egress from the Dominant Tenement.

NOTE: The servient tenement referred to is that tinted brown on the filed plan and the dominant tenement referred to is described as the land on the easterly side of and immediately adjacent to the

A Deed dated 31 October 1968 made between (1) Clock Motor Co. (Wavertree) Limited (Vendor) (2) Paul Kvaas Jenson and Harry Waterman and (3) Jet Petroleum Limited contains the following covenants affecting the land edged blue on the title plan:-

"With the object of benefiting the land comprised in the Conveyance the Vendor for itself and its successors in title hereby covenants with the Purchaser that no part of the Violet Plot shall without the written consent Under Seal of the Purchaser be used for or in connection with the storage sale or advertisement of motor fuels at any time after the date hereof and the Directors for themselves and their successors in title hereby jointly and severally covenant with the Purchaser that no part of the Red Plot shall be used for or in connection with the storage sale or advertisement of motor fuels at any time after the date hereof PROVIDED ALWAYS that such covenants shall not impose any further or personal liability on the Vendor and the Directors of the Violet Plot and the Red Plot respectively after their respective interest in the Violet Plot and Red Plot shall have determined and PROVIDED FURTHER that the Vendor and the Directors and those persons deriving title under it or them shall deliver to the Purchaser a photo copy of any document transferring any interest in the Violet Plot or the Red Plot and pay a fee of One guinea (£1.1s.0d.) in respect of the registration thereof."

NOTE: The violet plot referred to, so far as it falls within the land in this title, is edged blue on the title plan; the land edged red referred to falls outside the land in this title and the land comprised in the Conveyance referred to is land fronting Picton Road approximately in front of the land edged blue

on the title plan.

5

The land tinted brown and hatched brown on the title plan is subject to the following rights reserved by a Transfer of the land in this title dated 10 February 1976 made between (1) National Westminster Bank Limited and (2) Harrison Hire Company Limited:-

"EXCEPT AND RESERVING a right of way for the Transferor and its successors in title for the benefit of the remainder of the land comprised in the above mentioned title at all times and hereafter and for all purposes to pass (but not to park) with or without motor or other vehicles fitted with rubber tyres only across that part of the property tinted brown on the said plan."

NOTE: The land tinted brown referred to is tinted brown and hatched brown on the title plan.

6

The land edged and lettered A in red on the title plan is not affected by entries numbered 1-5 inclusive above.