



## Title register for:

**land at Rivacre Road, Eastham, Wirral (Freehold)**

**Title number: MS458284**

Accessed on 07 July 2024 at 19:06:26

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## Register summary

**Title number** MS458284

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**Registered owners**

Richard Christopher Miles

4 Vicars Lane, Chester CH1 1QU

James Anthony Fowell Buxton

Galhampton Manor, Galhampton, Yeovil BA22 7AL

Alexander Peter Hope

11 Inworth Street, London SW11 3EW

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**Value stated**

Over over £1,000,000 on 06 December 2019

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## A: Property Register

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

**Entry number    Entry date**

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1	2002-06-19	MERSEYSIDE : WIRRAL  The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land at Rivacre Road, Eastham, Wirral.
2	2002-06-19	An Agreement dated 9 May 1963 made between (1) The Manchester Ship Canal Company and (2) The Honourable Margaret Cecilia Sullivan Westenra and Sir Derrick Thomas Louis Bailey relates to the boundary between the points A and B on the filed plan.  NOTE: Copy filed.
3	2002-06-19	The Conveyance dated 25 January 1963 referred to in the Charges Register contains a provision as to light or air.
4	2002-06-19	The Transfer dated 4 April 1976 referred to in the Charges Register contains the following provision:-  "THE Transferee shall not acquire any rights of light air or otherwise over the adjoining land of the Transferors edged blue on the said plan so as to prevent the Transferors building thereon or otherwise using or enjoying the same"

**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	2019-12-06	PROPRIETOR: RICHARD CHRISTOPHER MILES care of The Naylor Estate Office, 4 Vicars Lane, Chester CH1 1QU and JAMES ANTHONY FOWELL BUXTON of Galhampton Manor, Galhampton, Yeovil BA22 7AL and ALEXANDER PETER HOPE of 11 Inworth Street, London SW11 3EW.
2	2002-06-19	RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.
3	2019-12-06	The value as at 6 December 2019 was stated to be over £1,000,000.
4	2022-07-13	RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyancer that the provisions of clause 11.1 of an Agreement dated 22 April 2022 made between (1) Richard Christopher Miles, Alexander Peter Hope and James Anthony Fowell Buxton (2) Stoford Hooton Limited and (3) Stoford Properties Limited have been complied with or do not apply to the disposition.

## C: Charges Register

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

**Class of Title:** Title absolute

Entry number	Entry date	
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1	2002-06-19	The land edged blue on the filed plan is with other land unknown subject to two rentcharges of £24 and £1 13s 6d payable to Dean and Chapter of Chester. By a Deed dated 18 August 1851 made
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between (1) William Healing and (2) Richard Christopher Naylor the land was expressed to be indemnified against payment of the said rentcharges.

NOTE: Copy filed under CH477193.

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2                      2002-06-19              The land is subject to the rights granted over the roadway between the points D1 and D2 shown on the plan to a Conveyance of land lying to the south east of the land in this title dated 29 October 1919 made between (1) Mary Straker and the Right Honourable William Westenra Baron Rossmore (2)The Right Honourable Mittie Lady Rossmore and Mary Straker and (3) British Dyestuffs Corporation (Blackley) Limited.

NOTE: Copy filed.

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3                      2002-06-19              The land is subject to the rights granted over the roadway between the points D1 and D2 shown on the plan to a Conveyance of land lying to the north of the land in the title dated 29 July 1921 made between (1) Mary Straker and the Right Honourable William Westenra Baron Rossmore (2) the Right Honourable Mittie Lady Rossmore and Mary Straker (3) the Ellesmere Port and Whitby Urban District council and (4) British Dyestuffs Corporation (Blackley) Limited.

NOTE: Copy filed.

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4                      2002-06-19              The land is subject to the following rights demised in a Conveyance of the land tinted mauve on the filed plan dated 3 May 1947 made between (1) Mary Straker and The Right Honourable William Westenra Baron Rossmore (The Vendors) and (2) Reginald Poole (The Purchaser):-

The Vendors hereby demise unto the Purchaser ALL

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THAT the right of way with and without vehicles and for all purposes ancillary to the use and occupation of the premises herein conveyed along the existing drives between the points A and B and A and C on the said plan TO HOLD the same unto the Purchaser for 999 years from the date hereof yielding and paying therefore yearly and every year during the continuance of the said term the yearly rent of one peppercorn if demended

PROVIDED ALWAYS AND IT IS HEREBY AGREED AND DECLARED that the Vendors may at any time terminate the said term by giving the Purchaser six months notice of their intention in that behalf and upon the expiration of such notice the said term should cease and determine

IT WAS HEREBY FURTHER AGREED AND DECLARED that during the said term and until the same should be determined as aforesaid the expense of keeping the said drives between the points A and C on the said plan in good order and condition should be borne by the Vendors and the Purchaser in equal shares and the expense of keeping the drive between the points A and B on the said plan in like condition should be borne and paid by the Purchaser.

NOTE: The land cross hatched blue on the filed plan comprises part of the said driveways A to B and A to C referred to.

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5	2002-06-19	<p>The land is subject to the rights in respect of a gas main granted by a Deed of Grant dated 16 October 1962 made between (1) The Honourable Margaret Cecilia Sullivan Westenra and Sir Derrick Thomas Louis Bailey and (2) North Western Gas Board.</p> <p>The said Deed also contains restrictive covenants by the grantor.</p>
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NOTE 1: Copy filed

NOTE 2: The approximate line of the gas main has been shown by a yellow broken line between the points X-Y on the filed plan.

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6                      2002-06-19                      The land tinted pink on the filed plan is subject to the rights reserved by a Conveyance thereof and other land dated 25 January 1963 made between (1) The Secretary of State for Air and (2) The Honourable Margaret Cecilia Sullivan Westenra and Sir Derrick Thomas Louis Bailey.

NOTE: Copy filed.

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7                      2002-06-19                      The land is subject to the rights granted by a Deed of Grant dated 5 April 1967 made between (1) The Honourable Margaret Cecilia Sullivan Westenra and others and (2) Shell UK limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under CH477193

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8                      2002-06-19                      The land is subject to the rights granted in respect of a gas main by a Deed of Grant dated 29 February 1972 made between (1) the Honourable Margaret Cecilia Sullivan Westenra and Cynthia Zia Hester Miles and (2) North Western Gas Board.

The said Deed also contains restrictive covenants by the grantor.

NOTE 1: Copy filed

NOTE 2: The approximate position of the gas main has been shown by a blue broken line lettered S-T on the filed plan.

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9                      2002-06-19              The land is subject to the rights granted by a Deed of Grant dated 27 August 1974 made between (1) The Honourable Margaret Cecilia Sullivan Westenra and others (2) Vauxhall Motors Limited and (3) Burmah Oil Trading Limited.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under CH477193

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10                      2007-03-06              The land is subject to the rights granted by a Transfer of the land tinted brown on the filed plan dated 4 April 1976 made between (1) The Honourable Margaret Cecilia Sullivan Westenra and Cynthia Zia Hester Miles and (2) Kenneth Leonard Tweedle:-

"IT IS HEREBY Agreed and declared that the Transferee shall have the right to pass and repass with and without vehicles at all times from the said driveway edged green to the land edged red on the said plan between such point or points at the Transferors or other the owners for the time being of the said land hatched blue on the said plan shall from time to time nominate providing that:-

(a) The Transferors or their successors as aforesaid shall at all times nominate a strip of land not less than ten feet in width in respect of which the Transferee and his successors may exercise such right of way as aforesaid

(b) The Transferors or their successors as aforesaid may at any time on giving to the Transferee or his successors as aforesaid not less than three months notice in writing vary the line of such right of way (including the said right of way over the driveway edged green) in any way in which they shall think fit and upon the expiry of such notice the right of way for the Transferee shall be deemed to be the right

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to pass and repass between the points and along the line stipulated in such notice and the right of way existing prior to the date of the expiry of such notice shall thereupon terminate

PROVIDED THAT :

(i) the Transferors or their successors as aforesaid shall be responsible for the costs of constructing any such new right of way up to the boundary of the property hereby transferred to the same standard as any right of way then in use by the Transferee and in the event of building works taking place on the Transferors retained land the Transferors shall indemnify and keep indemnified the Transferee and his successors as aforesaid from and against all costs claims and demands whatsoever, and

(ii) Subject thereto the Transferors or their successors as aforesaid shall be responsible for any costs incurred by the Transferee arising from any variation of the right of way

(c) For the purpose of this clause the perpetuity period shall be eighty years".

NOTE: The driveway edged green referred to is cross hatched blue on the filed plan for so much as it affects the land in the title.

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11	2002-06-19	The land has the benefit of the rights reserved by but is subject to the rights granted in a Conveyance of the land tinted yellow on the filed plan dated 8 September 1978 made between (1) The Honourable Margaret Cecilia Sullivan Westenra and Cynthia Zia Hester Miles and (2) James & Chase Leisure Limited.
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NOTE: Copy filed under MS81573.



12	2002-06-19	<p>Lease dated 15 September 2000 for 99 years from 17 March 1999 of the subsoil of the strip of land 6.2 metres wide shown hatched blue on the filed plan the upper surface of which is 2 metres above the centre line of the pipe-line as laid, or, 0.6 metres below the surface of the land and the lower limit of which is 2 metres below the centre line of the pipe-line as laid.</p> <p>NOTE 1: The lease includes also other land</p> <p>NOTE 2: Lessee's title registered under MS437737.</p>
13	2002-06-19	<p>The land edged yellow on the filed plan is subject to such restrictive covenants as may have been imposed thereon before 19 June 2002 and are still subsisting and capable of being enforced.</p>
14	2007-03-06	<p>The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.</p> <p>The leases grant and reserve easements as therein mentioned.</p>
15	2010-04-28	<p>The land is subject to the rights granted by a Deed dated 15 April 2010 made between (1) Richard Christopher Miles, Sebastian Andrew Hope and Desmond Shane Spencer Chichester and (2) United Utilities Water Plc.</p> <p>The said Deed also contains restrictive covenants by the grantor.</p> <p>NOTE: Copy filed.</p>
16	2019-01-25	<p>The land is subject to the easements granted by a lease of the land edged and numbered 3 in blue on the title plan dated 18 October 2018 made between (1) Richard Christopher Miles and James Anthony</p>

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Fowell Buxton and (2) A M Transport (Liverpool) Limited for a term of 5 years beginning on, and including, 1 April 2018.

NOTE 1: A copy of the Existing Lease dated 11 May 2016 referred to in the above Lease is filed.

NOTE 2:-Copy filed.

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17                      2021-07-08                      The land is subject to the easements granted by a lease of land and buildings at Hooton Park dated 16 June 2021 made between (1) Richard Christopher Miles, James Anthony Fowell Buxton and Alexander Peter Hope and (2) Police and Crime Commissioner for Merseyside for a term of 6 years from and including 1 July 2020 to and including 30 June 2026.

NOTE 1:- A copy of the Existing Lease dated 14 December 2015 referred to in the above lease is filed.

NOTE 2:-Copy filed.

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18                      Registration Date    : 14.10.2016  
Plan Reference       : edged and numbered 2 in blue  
  
Property Description : Land on the south side of North Road  
Date of Lease        : 09.02.2016  
Term                  : 12 years from and including 1.2.2016  
  
Lessee's Title        : MS636907