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# Official copy of register of title

Title number MS518850

Edition date 09.02.2021

- This official copy shows the entries on the register of title on 05 JUN 2026 at 07:46:32.
- 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 05 Jun 2026.
- 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 (02.03.2006) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 7 Lentworth Court, Liverpool (L17 6GD).

NOTE: Only the first floor is included in the title.

- 2 (02.03.2006) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
 Date : 27 October 2005  
 Term : 150 years from 1 January 2004  
 Parties : (1) George Wimpey UK Limited  
 (2) George Wimpey Manchester Limited  
 (3) Contour Property Services Limited  
 (4) David Julian Scaramanga
- 3 (02.03.2006) The lessor's title is registered.
- 4 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

## 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 (02.03.2006) PROPRIETOR: DAVID JULIAN SCARAMANGA of Blue Vein House, Blue Vein, Box, Corsham SN13 8DQ.
- 2 (02.03.2006) The price, other than rents, stated to have been paid on

## B: Proprietorship Register continued

the grant of the lease was £132,856.

- 3 (02.03.2006) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 27 October 2005 in favour of The Mortgage Works (UK) PLC referred to in the Charges Register.
- 4 (02.03.2006) RESTRICTION: No disposition of the registered estate other than a charge by the proprietor of the registered estate is to be registered without a certificate signed by a duly authorised signatory on behalf of Contour Property Services Limited of Portico House, Jo Street, Salford M5 4AB that the provisions of Clause 1(A) of the Third Schedule of the lease have been complied with.
- 5 (09.02.2021) The proprietor's address for service has been changed.

## C: Charges Register

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

- 1 (02.03.2006) The land in this title is with other land subject to the covenants and restrictions contained in a Deed affecting the freehold estate dated 1 January 1846 made between (1) Jonathan Hopkinson and Jonas Hopkinson (2) John Phillips Beavan (3) Joseph Bates (4) Elizabeth Hopkinson (5) Joseph Robinson, Augustus Radcliffe, William Henry Darby, William Fisher Sim and Halsall Segar Junior and (6) William Roberts.  
  
NOTE: No further evidence of the Deed dated 1 January 1846 referred to was supplied on first registration.
- 2 (02.03.2006) The land in this title is with other land subject to the covenants and restrictions contained in a Deed affecting the freehold estate dated 16 December 1850 made between (1) Benjamin Hopkinson and Jonas Hopkinson (2) Joseph Robinson Augustus Radcliffe, William Henry Darby, William Fisher Sim and Halsall Segar Junior (3) Abraham Darby and Alfred Darby and (4) William Putt  
  
NOTE: No further evidence of the Deed dated 16 December 1850. referred to was supplied on first registration.
- 3 (02.03.2006) REGISTERED CHARGE dated 27 October 2005.
- 4 (02.03.2006) Proprietor: THE MORTGAGE WORKS (UK) PLC (Co. Regn. No. 2222856) of Nationwide House, Pipers Way, Swindon SN38 1NW.

End of register