

The electronic official copy of the register follows this message.

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Mae'r copi swyddogol electronig o'r gofrestr yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
CYM65147

Edition date / Dyddiad yr
argraffiad 25.06.2015

- This official copy shows the entries on the register of title on 24 APR 2024 at 09:00:01.
- 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 24 Apr 2024.
- 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, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 24 EBRILL 2024 am 09:00:01.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 24 Ebrill 2024.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

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

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

POWYS

- 1 (19.03.2002) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Maenllwyd Isaf, Abermule, Montgomery (SY15 6NW).
- 2 (19.03.2002) The land has the benefit of the following rights granted by a Conveyance of the land in this title and other land dated 2 August 1956 made between (1) John Maurice Shepherd Davies and Elizabeth Ann Davies (Vendors) and (2) Denise Mary Catherine Hatchard (Purchaser) :-

"Together with the right for the Purchaser and her successors in title to take water for all purposes from a spring situate on field Number 642 forming part of Upper Maenllwyd Farm and piping it thence to Lower Maenllwyd Farm in a line approximately shown on the said plan by a dotted green line with a right of entry maintaining and repairing such spring and pipeline but making good any damage occasioned thereby or paying fair and proper compensation for any such damage AND TOGETHER with such other rights of way water light drainage and other easements (if any) as the owners tenants or occupiers of the said hereditaments or any of them have been accustomed to use exercise or enjoy over the adjoining property now or formerly belonging to Christopher John

A: Property Register continued / Parhad o'r gofrestr eiddo

Leyland

NOTE: Copy plan filed.

- 3 (19.03.2002) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of adjoining land known as the Barn dated 13 November 1984 made between (1) Denise Mary Catherine Hatchard (Vendor) and (2) David Parry Bates and Joan Anne Bates (Purchasers) :-

TOGETHER ALSO WITH the following rights

.....
..

(b) a right in common with the Vendor to drain into the septic tank on the said retained land and all necessary rights of entry on to the said retained land for the purpose of inspecting repairing maintaining and replacing as necessary the pipeline and the septic tank.

(d) a right to use the electricity and other services laid on under or above the retained land serving the property hereby conveyed and all appropriate rights of entry for the inspection repair maintenance and renewal as necessary the Purchasers causing as little damage as possible and making good to the reasonable satisfaction of the Vendor any damage caused

(e) all necessary rights and easements (including rights hitherto enjoyed as quasi easements) of which the property hereby conveyed has the benefit or to which it is subject by virtue of its hereto common ownership and occupation RESERVING un to the Vendor and her successors in title owners or occupiers from time to time of Maenllwyd Isaf a right of way over and along the land hatched green on the said plan.

NOTE 1: Copy plan filed

NOTE 2: The land hatched green referred to was not shown on the copy plan supplied on first registration.

- 4 (19.03.2002) The land has the benefit of the following rights reserved by but is subject to the following rights granted by a Conveyance of land forming part of the adjoining land known as the Barn dated 13 August 1993 made between (1) Denise Mary Catherine Hatchard (Vendor) and (2) David Parry Bates and Joan Anne Bates (Purchasers) :-

EXCEPTING AND RESERVING unto the Vendor and her successors in title together as owners from time to time of the adjoining property shown edged in green on plan A appended hereto the right in common with the Purchasers to pass and repass over the land hatched red on plan "B" appended hereto from the Kerry Road to the gates O-P and Q-R on the said plan with and without animals and vehicles for agricultural purposes only The Vendors as beneficial owner HEREBY GRANTS to the Purchasers the following legal right as and easements:

(a) to site and install a septic tank on the land between the small barn and the river on Plan B appended hereto (b) to install on or under the ground, all necessary soakways, pipework and ancillary equipment required to connect the septic tank to the Barn, and to drain to the river in positions to be agreed between the parties within 28 days of the execution of this deed in default of which such positions to be determined by a Chartered Engineer agreed by the parties within 28 days of either giving notice of its nomination to the other, default of which a Chartered Engineer nominated by the President of the Institution of Chartered Engineers (c) the right to enter upon the land between the small barn and the river on Plan B appended hereto to carry out all necessary works of maintenance repair or renewal of the septic tank ancillary equipment or pipework SUBJECT TO the Purchasers making good any damage to the Vendor's land caused by the said installation and other works

NOTE 1: Copy plan B filed

NOTE 2: The land in this title forms part of the land edged green referred to.

- 5 (15.11.2005) A Deed of Covenant dated 20 September 2005 made between (1) Donald Mills and Margaret Helen Mills and (2) Gillian Mary Mesa

A: Property Register continued / Parhad o'r gofrestr eiddo

Bandres is supplemental to the Conveyance dated 13 November 1984 referred to above.

NOTE: Copy filed under WA699297.

- 6 (12.06.2007) The land has the benefit of the rights granted by a Deed dated 5 June 2007 made between (1) Gillian Mary Mesa Bandres and (2) Donald Mills and Margaret Helen Mills.

NOTE: Copy filed under WA699297.

- 7 (12.06.2007) By the Deed dated 5 June 2007 referred to above the right reserved by clause (e) of the First Schedule to the Conveyance dated 13 November 1984 and the first paragraph of the Deed dated 13 August 1993 both referred to above were extinguished as therein mentioned.

- 8 (25.06.2015) A new title plan based on the latest revision of the Ordnance Survey Map showing the land added to the title by blue tinting has been prepared.

B: Proprietorship Register / Cofrestr Perchnogaeth

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

Mae'r gofrestr hon yn nodi'r math o deitl ac yn enwi'r perchennog. Mae'n cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title absolute/Teitl llwyr

- 1 (19.03.2002) PROPRIETOR: GILLIAN MARY MESA BANDRES of Maenllwyd Isaf, Abermule, Montgomery Powys SY15 6NW.
- 2 (19.03.2002) The value stated as at 19 March 2002 was £240,000.

C: Charges Register / Cofrestr Arwystlon

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

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

- 1 (19.03.2002) The land is subject to the following rights a Conveyance of land lying to the south west of the land in this title dated 25 June 1974 made between (1) Denise Mary Catherine Hatchard (Vendor) and (2) Graham Edward Harper and Margaret Janet Harper (Purchasers) :-

TOGETHER ALSO with the right of the Purchaser and their successors in title

.....

..
to take an electricity supply from Maenllwyd Isaf to the Pump House along the route indicated on the said plan annexed hereto subject to the Purchasers at their own expense supplying a separate meter in respect of such supply together with such right as may be necessary to maintain such supply the Purchasers making good any damage occasioned to the Vendor's retained land .

NOTE 1: The land in this title forms part of the retained land referred to

NOTE 2: Copy plan filed.

End of register / Diwedd y gofrestr