

EPITOME OF TITLE

- relating to -

FREEHOLD PREMISES KNOWN AS

Tonn Marr, Bron y Buckley, Welshpool, SY21 7NQ

DOC NO	DATE	NATURE OF DOCUMENT	PARTIES
1	30/01/2025	Death Certificate	Michael John Smith
2	25/11/1968	Conveyance	Tony Charles Evans (1) Michael John Smith & Judith Elaine Smith (2)
3	30/07/2025	Land Charges Search	Tony Charles Evans 1955-1968 Michael John Smith from 1968-2025 Judith Elaine Smith 1968-2025
4	11/11/1955	Conveyance	Robert Riley & Agnes Elizabeth Riley (1) Tony Charles Evans (2)
5	01/09/1955	Land Charges Search	Robert Riley & Agnes Elizabeth Riley
6	28/06/1955	Conveyance	Lilian May Breeze (1) Robert Riley & Agnes Elizabeth Riley (2)
7	21/06/1955	Land Charges Search	Leonard Murray Breeze, Lilian May Breeze & George Buckley Breeze
8	26/11/1930	Conveyance	Frederick Darwent Ward (1) Leonard Murray Breeze (2)

9	30/07/2025	Land Charges Search	Frederick Darwent Ward
10	30/11/1962	Conveyance	Tony Charles Evans (1) Pryce Gittins & Margaret Maria Gittins (1)
11	13/11/1962	Land Charges Search	Tony Charles Evans

CERTIFIED COPY OF AN ENTRY
Pursuant to the Births and



COPI DILYS O GOFNOD
Deaths Registration Act 1953

RWBS 457969

DEATH - MARWOLAETH		Entry No. Cofnod Rhif	23
Registration district Dosbarth cofrestru	Powys	Administrative area	
		County of Powys	
Sub-district Is-ddosbarth	Powys Powys	Rhanbarth gweinyddol Sir Powys	
1. Date and place of death Thirtieth January 2025 Tonn Marr, Bronybuckley, Welshpool, Dyddiad a lle y bu farw			
2. Name and surname Enw a chyfenw Michael John SMITH		3. Sex Male Rhyw	
		4. Maiden surname of woman who has married Cyfenw morwynol y wraig sydd wedi priodi	
5. Date and place of birth Twenty-second February 1935 Gloucester, Gloucestershire Dyddiad a lle y ganwyd			
6. Occupation and usual address Pharmacist (retired) Husband of Judith Elaine SMITH Housewife Tonn Marr, Bronybuckley, Welshpool, Powys. Gwaith a chyfeiriad arferol			
7.(a) Name and surname of informant Enw a chyfenw'r hysbysydd Judith Elaine SMITH		(b) Qualification Widow of deceased Present at the death Cymhwyster	
(c) Usual address Tonn Marr, Bronybuckley, Welshpool, Powys. Cyfeiriad arferol			
8. I certify that the particulars given by me above are true to the best of my knowledge and belief Tystiaf fod y manyllon a roddwyd gennyf uchod yn gywir hyd y gwn ac y credaf i		J. E. Smith Signature of Informant Llofnod yr hysbysydd	

CAUTION: THERE ARE OFFENCES RELATING TO FALSIFYING OR ALTERING A CERTIFICATE AND USING OR POSSESSING A FALSE CERTIFICATE. © CROWN COPYRIGHT

GOFAL: MAE YNA DROSEDDAU YN YMWNEUD Â FFUGIO NEU ADDASU TYSTYSGRIF NEU DDEFNYDDIO TYSTYSGRIF FFUG
NEU WRTH FOD AG UN YN EICH MEDDIANT. © HAWLFRAINT Y GORON

WARNING: A CERTIFICATE IS NOT EVIDENCE OF IDENTITY.
RHYBUDD: NID YW TYSTYSGRIF YN PROFI PWY YDYCH CHI.

of death
narwolaeth
onia

II Alzheimer's Dementia

Established by Dr Hannah Russell, MBChB MRCGP
Scrutinised and confirmed by Dr Rakesh Kumar, MBBS Medical Examiner

10. Date of registration
Nineteenth February 2025

Dyddiad cofrestru

11. Signature of registrar
Llofnod y cofrestrydd

Shirley Adams
Deputy Registrar

Certified to be a true copy of an entry in a register in my custody.

Tystiolaethwyd ei fod yn gopi cywir o gofnod mewn cofrestr a gedwir gennyf i.

Shirley Adams | Deputy

*Superintendent Registrar
*Cofrestrydd Arolygol
*Registrar
*Cofrestrydd

Date *19th February*
Dyddiad *2025*

*Strike out whichever does not apply
*Dylid dileu fel y bo'r achos

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WARNING: A CERTIFICATE IS NOT EVIDENCE OF IDENTITY.
RHYBUDD: NID YW TYSTYSGRIF YN PROFI PWY YDYCH CHI.

DATED

25th

November 1968

T.C. EVANS ESQ.

- to -

MR. AND MRS. M.J. SMITH

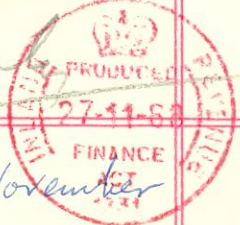
Conveyance

of

freehold property situate and
known as "Tonn Marr" Bron-y-
Buckley, Welshpool in the County
of Montgomery

Guest, Pritchard & Co.
Solicitors,
OLD COLWYN.

PS only



THIS CONVEYANCE is made the Twenty fifth day of November
One thousand nine hundred and sixty-eight B E T W E E N
TONY CHARLES EVANS of "Tonn Marr" Bron-y-Buckley Welshpool
in the County of Montgomery Joiner (hereinafter called
"the Vendor") of the one part and MICHAEL JOHN SMITH and
JUDITH ELAINE SMITH his wife both of 38 York Road Colwyn
Bay in the County of Denbigh (hereinafter called "the
Purchasers") of the other part

WHEREAS the Vendor is seised of the property conveyed for
an estate in fee simple in possession subject as hereinafter
appears but otherwise free from incumbrances and has
agreed with the Purchasers for the sale to them of the said
property for a like estate at the price of Three thousand
five hundred pounds and it was agreed that the said
property should be vested in the Purchasers as Joint
Tenants in manner hereinafter appearing

NOW THIS DEED WITNESSETH as follows:-

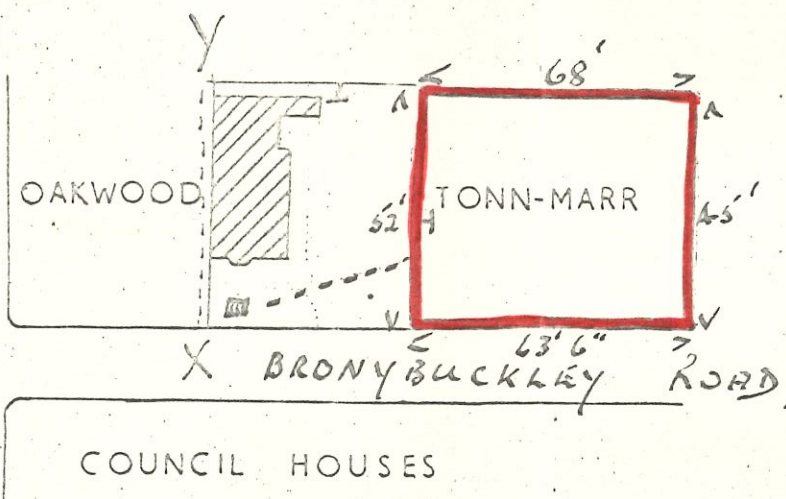
1. IN pursuance of the said agreement and in consideration
of the sum of THREE THOUSAND FIVE HUNDRED POUNDS now paid
by the Purchasers to the Vendor (the receipt of which sum
the Vendor hereby acknowledged) the Vendor as Beneficial
Owner hereby conveys unto the Purchasers ALL THAT piece or
parcel of land situate near Bron-y-Buckley Wood in the
Parish of Welshpool in the County of Montgomery containing
Three hundred and sixty-three square yards or thereabouts
(being the remaining part vested in the Vendor of a larger
plot of land having a frontage to Bron-y-Buckley Road of
One hundred and six feet six inches conveyed to the Vendor

by a Conveyance made the Eleventh day of November One thousand nine hundred and fifty-five between Robert Riley and Agnes Elizabeth Riley of the one part and the Vendor of the other part which last mentioned plot of land was part of the property shown on the plan annexed to a Conveyance made the Twenty-sixth day of November One thousand nine hundred and thirty between Frederick Derwent Ward of the one part and Leonard Murray Breeze of the other part and thereon coloured pink) which said piece or parcel of land hereby conveyed is for the purpose of identification edged red on the plan annexed hereto TOGETHER WITH the messuage or dwellinghouse garage and outbuildings erected on the said piece or parcel of land hereby conveyed or on some part thereof all which said premises are now known as "Tonn Marr" Bron-y-Buckley Welshpool aforesaid TOGETHER WITH the benefit of the reservation of the right to drainage via pipes lying partly under the adjoining property now known as "Firwood" Bron-y-Buckley aforesaid and more particularly mentioned in a Conveyance made the Thirtieth day of November One thousand nine hundred and sixty-two between the Vendor of the one part and Pryce Gittins and Margaret Maria Gittins of the other part TO HOLD the same unto the Purchasers in fee simple

2. IT IS HEREBY DECLARED:

(a) The Purchasers shall hold the said property upon trust to sell the same with power to postpone the sale thereof and shall hold the net proceeds of sale and other money applicable as capital and the net rents and profits thereof until sale upon trust for themselves as joint tenants

"TONN-MARR"
BRONYBUCKLEY WELSHPOOL



SCALE 1:500

MORRIS, MARSHALL & POOLE

(b) Until the expiration of twenty-one years from the death of the survivor of the Purchasers the trustees for the time being of this deed shall have power to sell mortgage charge lease or otherwise dispose of all or any part of the said property with all the powers in that behalf of an absolute owner

3. IT is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds the sum of Five thousand five hundred pounds
IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first before written

SIGNED SEALED AND DELIVERED
by the said TONY CHARLES EVANS
in the presence of:

} T. L. Evans.

G. Humphreys
Clerk with Envy
Solicitors
Walsby.

Joe

SIGNED SEALED AND DELIVERED
by the said MICHAEL JOHN SMITH
in the presence of:

}

N. P. Morris

% Boots The Chemist
Walsby.

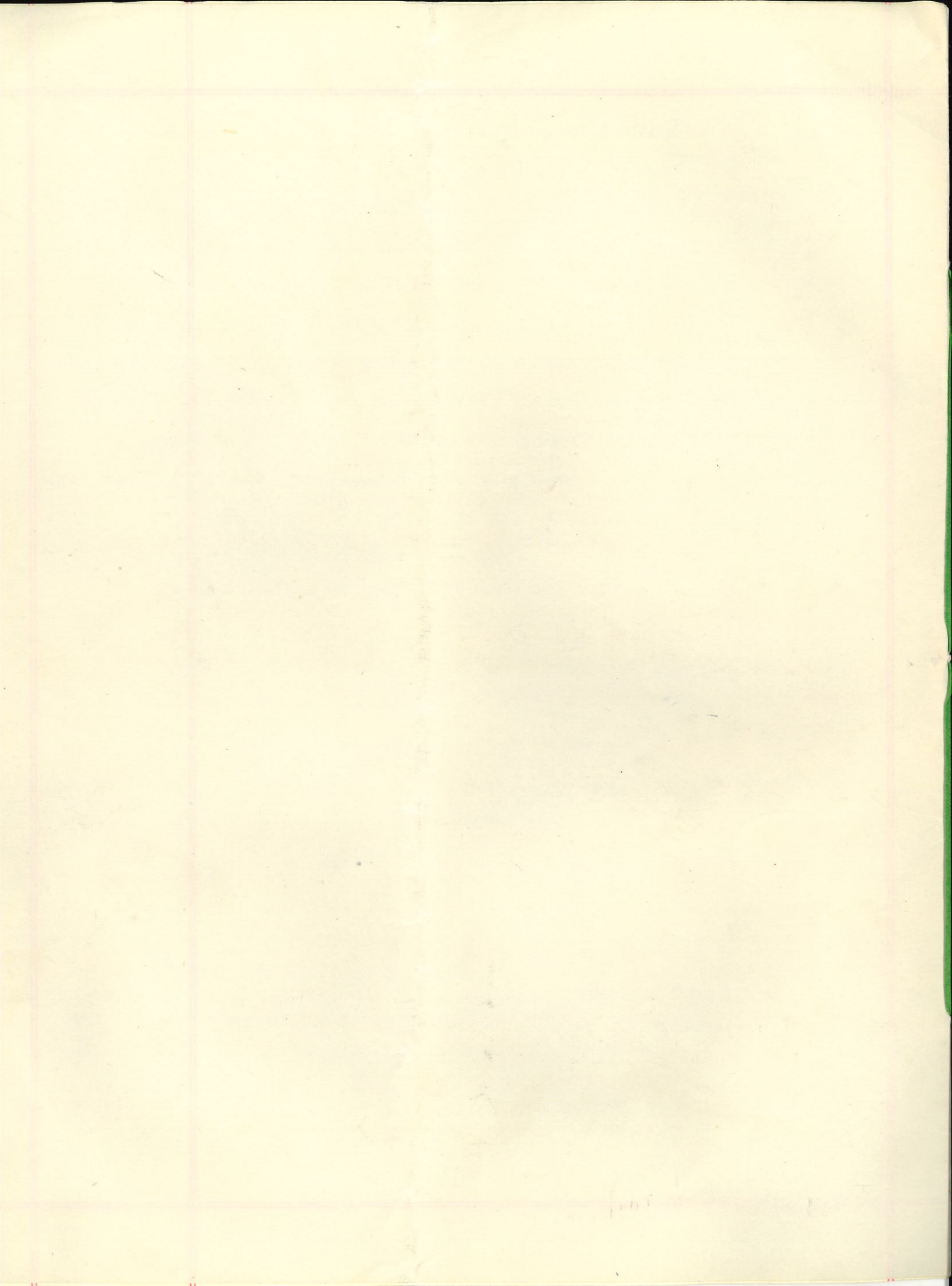
de Hitt

SIGNED SEALED AND DELIVERED
by the said JUDITH ELAINE SMITH
in the presence of:

}

John
Smith
and Whyn

J. E. Smith



The electronic certificate of the result of search follows this message.

Please note that this is the only certificate of the result of search we will issue. We will not issue a paper certificate of the result of search.

This certificate has no statutory effect with regard to registered land. Sections 28 to 31 inclusive and 87 Land Registration Act 2002 and s.14 Land Charges Act 1972.

You should ensure that the particulars of search in the certificate e.g. names, counties etc. are the exact particulars of the required search. S.10(6) Land Charges Act 1972.

If this certificate relates to a search applied for in form K16 (Application for an Official Search (Bankruptcy Only)) the word 'BANKRUPTCY' is printed against 'COUNTY OR COUNTIES'.

The 'CERTIFICATE DATE' is the date of the certificate for the purposes of s.11 Land Charges Act 1972. The 'PROTECTION ENDS ON' date is the latest date for the expiry of the period of protection conferred by s.11 Land Charges Act 1972.

Please quote the 'CERTIFICATE NUMBER' and the 'CERTIFICATE DATE' in any enquiries regarding this certificate.

Symbols included with name(s) e.g. (*) (+) are used for internal purposes only.

Form **K17**

PROTECTION ENDS ON
20 AUG 2025

COUNTY OR COUNTIES		PARTICULARS SEARCHED		
POWYS.				
NAME(S)		PERIOD	Fees £	
TONY CHARLES*EVANS*		1955-1968		
MICHAEL JOHN*SMITH*		1968-2025		
JUDITH ELAINE*SMITH*		1968-2025		

APPLICANT'S REFERENCE S10750-0001		KEY NUMBER -----	£ -----	
Ellie Glover Gilbert Davies & Partners Limited 18 Severn Street Powys SY21 7AD		Please address any enquiries to:- HM Land Registry Land Charges Department PO Box 292, Plymouth, PL5 9BY DX No. 8249 Plymouth 3 TEL : (0300) 006 6616 FAX : (0300) 006 6699 IMPORTANT PLEASE READ THE NOTES IN THE LEAD PAGE.		

Welshpool

(13)



P.S.



THIS CONVEYANCE is made the eleventh day of November
One thousand nine hundred and fifty five BETWEEN ROBERT
RILEY of Church View Welshpool in the County of Montgomery
and AGNES ELIZABETH RILEY his wife (hereinafter called
the Vendors) of the one part and TONY CHARLES EMANS of
7, Nelson Place Welshpool aforesaid (hereinafter
called the Purchaser) of the other part.

HEREAS : -

(1) By a Conveyance dated the twenty eighth day of June
One thousand nine hundred and fifty five and made
between Lilian May Breeze of the one part and the Vendors
of the other part the property hereinafter assured was
conveyed unto the Vendors in fee simple upon trust to
sell the same and to hold the proceeds of sale thereof
in trust for themselves as joint tenants.

(2) The Vendors in execution of the said trust for sale
have agreed with the Purchaser for the sale to him of the
said property for an estate in fee simple in possession
free from incumbrances at the price of Eight hundred and
fifty pounds.

NOW THIS DEED WITNESSETH as follows : -

1. In consideration of the sum of Eight hundred and
fifty pounds paid by the Purchaser to the Vendors (the
receipt whereof the vendors hereby acknowledge) the

Vendors as trustees hereby convey unto the Purchaser
ALL THAT plot of land situate near the Bronybuckley
Wood on the road known as Bronybuckley Drive in the
Parish of Welshpool in the County of Montgomery having
a frontage to the said road of One hundred and six
feet six inches and containing in the whole 604.5 square
yards or thereabouts and which said plot of land as to its
boundaries and abutments thereof was more particularly
delineated and shown on the plan annexed to a Conveyance
dated the twenty sixth day of November One thousand nine
hundred and thirty and made between Frederick Darwent
Ward of the one part and Leonard Murray Breeze of the
other part and thereon coloured pink Together with the
messuage or dwellinghouse erected thereon and known as
'Finwood' and now in the occupation of R. Morris as
tenant thereof Together also with a right of way for
the purchaser and his successors in title over and
along that half of the passage on the westerly side
between the points marked X and Y on the said plan as
was retained by the said Frederick Darwent Ward and the
right to connect with and use the sewers drains and
watercourses water and gas mains thereunder.
TO HOLD the same unto the Purchaser in fee simple
subject to the reservation contained in the said

Conveyance dated the twenty sixth day of November One thousand nine hundred and thirty in favour of the said Frederick Darwent Ward and his successors in title the owners or occupiers for the time being of the adjoining property of similar rights of way over such parts of the said passage marked X and Y on the said plan as were thereby conveyed and the right to connect with and use the sewers drains and watercourses water and gas mains thereunder and to the restrictive covenant therein contained as set out in the Schedule hereto in so far as the same is subsisting and capable of taking effect.

2. With the object of affording to the Vendors a full indemnity in respect of any breach of the said restrictive covenant but not further or otherwise the Purchaser hereby covenants with the Vendors and each of them that the Purchaser and the persons deriving title under him will henceforth perform and observe the said restrictive covenant so far as aforesaid and will indemnify the Vendors and each of them and their respective estates against all actions claims and liability in respect of such covenant and conditions so far as aforesaid.

3. It is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration

exceeds Three thousand pounds,

IN WITNESS whereof the said parties to these presents have hereunto set their hands and seals the day and year first before written.

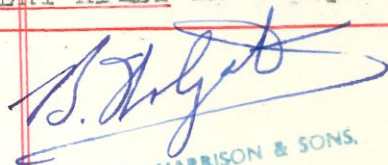
THE SCHEDULE above referred to

Copy of the Covenant contained in the said Conveyance dated the twenty sixth day of November One thousand nine hundred and thirty.

For the benefit of the Vendor and his successors in title the owners or occupiers of the adjoining land and premises belonging to the Vendor and so as to bind the land hereby conveyed the Purchaser hereby covenants with the Vendor that he the Purchaser and the persons deriving title under him will at all times leave open and unbuilt upon one half of the said passage between the points X and Y marked on the said plan for the joint use of the property hereby conveyed and the adjoining property of the Vendor and will pay one half of the expense to be incurred in keeping the said passage in repair and the gates sewers drains and watercourses and pipes therein and thereunder.

SIGNED SEALED AND DELIVERED by the)
said ROBERT RILEY in the presence)
of : -)

R. Riley.



Clerk to HARRISON & SONS.
SOLICITORS
WELSHPOOL.

SIGNED SEALED AND DELIVERED by the)
said AGNES ELIZABETH RILEY in the)
presence of : -)

A. E. Riley

[Signature]

Clerk to HARRISON & SONS.
SOLICITORS
WELSHPOOL

SIGNED SEALED AND DELIVERED by the)
said TONY CHARLES EVANS in the)
presence of : -)

T. C. Evans

Witness Name *R. S. Davies*
address *10, Greenfield*
Welshpool.

Occupation *Civil Servant.*

By Conveyance dated the *30th* day of *November* 1962
the within-named Tony Charles Evans (then of Tonn-Marr
Ironybuckley Welshpool in the County of Montgomery) conveyed the
freehold Property known as Firwood and part of the land contain-
ed in the within-written Deed to Pryce Gittins and Margaret
Maria Gittins for an estate in fee simple and thereby acknowledged
their right to production and deliver of copies of the within-written
Deed and undertook for the safe custody thereof. The said Con-
veyance was subject to a right of drainage in favour of the said
Tony Charles Evans as in the said Conveyance more particularly
mentioned.

DATED

11th November

1915

MR. ROBERT RILEY AND ANOTHER

AND

MR. TONY CHARLES EVANS.

(15)

C O N V E Y A N C

- of -

Firwood, Bronybuckley in the
parish of Welshpool in the
County of Montgomery.

*Memo
(endorsed)*

Harrison & Sons, Welshpool.

Affix fee stamps
on Duplicate within

LAND CHARGES ACT
Law of Property (Amendment) Act,

Land Charges Act, 1928.
Official Search No.

574410/55

APPLICATION FOR AN OFFICIAL SEARCH

(To be completed in duplicate)

We hereby apply for an Official Search to be made in the **Alphabetical Index** to the **Registers** kept under the above Acts for any subsisting entries therein under the undermentioned names, addresses and descriptions affecting land in the county of Montgomery,

*parish of Welshpool, (formerly parish of _____),

place or district of _____

*known as Firwood, Bronybuckley,

(formerly known as _____)

* If there has been a change of parish name, or in the description of the land the former name and description **MUST** be given. A short description of the property (e.g. 4 Smith Square) may be added.

We have paid the fee of 3/- and request that the result of the search be Posted.

† N.B.—Insert "posted", "telegraphed" or "telephoned" as required. Telegrams and telephone messages can only be sent after 2 p.m. and on payment of a minimum extra fee of 1/6.

Surname (in block letters)	Christian names (in block letters)	All addresses, title, trade or profession, to be set out below
RILEY	ROBERT	Church View, Welshpool Montgomeryshire.
RILEY	AGNES ELIZABETH	Church View, Welshpool. Montgomeryshire.
A separate form must be used if additional space is required.		

Signature of solicitor or applicant _____ Date 1/9/55

Solicitor's reference JBT/GML Telephone No. 7

The prescribed adhesive Land Registry fee stamp, which may be purchased at Head Post Offices, having been affixed to the duplicate, this form should be sent by prepaid post addressed to the Land Charges Superintendent, H.M. Land Registry, Station Approach Buildings, Station Approach, Kidbrooke, London, S.E.3.

NO COVERING LETTER REQUIRED.

This space
must be
filled in

NAME AND ADDRESS IN BLOCK LETTERS TO WHICH
CERTIFICATE IS TO BE SENT.

Messrs. Harrison & Sons.
Solicitors,
Welshpool.
Montgomeryshire.

Affix fee stamps
on Duplicate within

Official

Land Charges Act, 1925.

Official Search No.

LAND CHARGES ACT

Law of Property (Amendment) Act, 1926

399404/55

APPLICATION FOR AN OFFICIAL SEARCH

(To be completed in duplicate)

We hereby apply for an Official Search to be made in the **Alphabetical Index** to the **Registers** kept under the above Acts for any subsisting entries therein under the undermentioned names, addresses and descriptions affecting land in the county of.....Montgomery.....,

*parish of Welshpool....., (formerly parish of,)

place or district of,

*known as Firwood.....

(formerly known as,)

* If there has been a change of parish name, or in the description of the land the former name and description **MUST** be given. A short description of the property (e.g. 4 Smith Square) may be added.

We have paid the fee of 4/6 and request that the result of the search be†.....Posted.....

† N.B.—Insert “posted”, “telegraphed” or “telephoned” as required. Telegrams and telephone messages can only be sent after 2 p.m. and on payment of a minimum extra fee of 1/6.

Surname (in block letters)	Christian names (in block letters)	All addresses, title, trade or profession, to be set out below
BREEZE	LEONARD MURRAY	6, Mount Street, Welshpool. Montgomeryshire. Deceased.
BREEZE	LILIAN MAY BREEZE	6, Mount Street, Welshpool. Montgomeryshire.
BREEZE	GEORGE BUCKLEY	The Mount, Mount Street, Welshpool, Montgomeryshire. Coal Merchant.
A separate form must be used if additional space is required.		

Signature of solicitor or applicant.....[Signature]..... Date 21st June 1955.

Solicitor's reference..... Telephone No.....

The prescribed adhesive Land Registry fee stamp, which may be purchased at Head Post Offices, having been affixed to the duplicate, this form should be sent by prepaid post addressed to the Land Charges Superintendent, H.M. Land Registry, Station Approach Buildings, Station Approach, Kidbrooke, London, S.E.3.

NO COVERING LETTER REQUIRED.

This space
must be
filled in

NAME AND ADDRESS IN BLOCK LETTERS TO WHICH
CERTIFICATE IS TO BE SENT.

Messrs. Harrison & Sons.
Solicitors,
Welshpool.

Gwynn Bay 17/12/30



This Conveyance

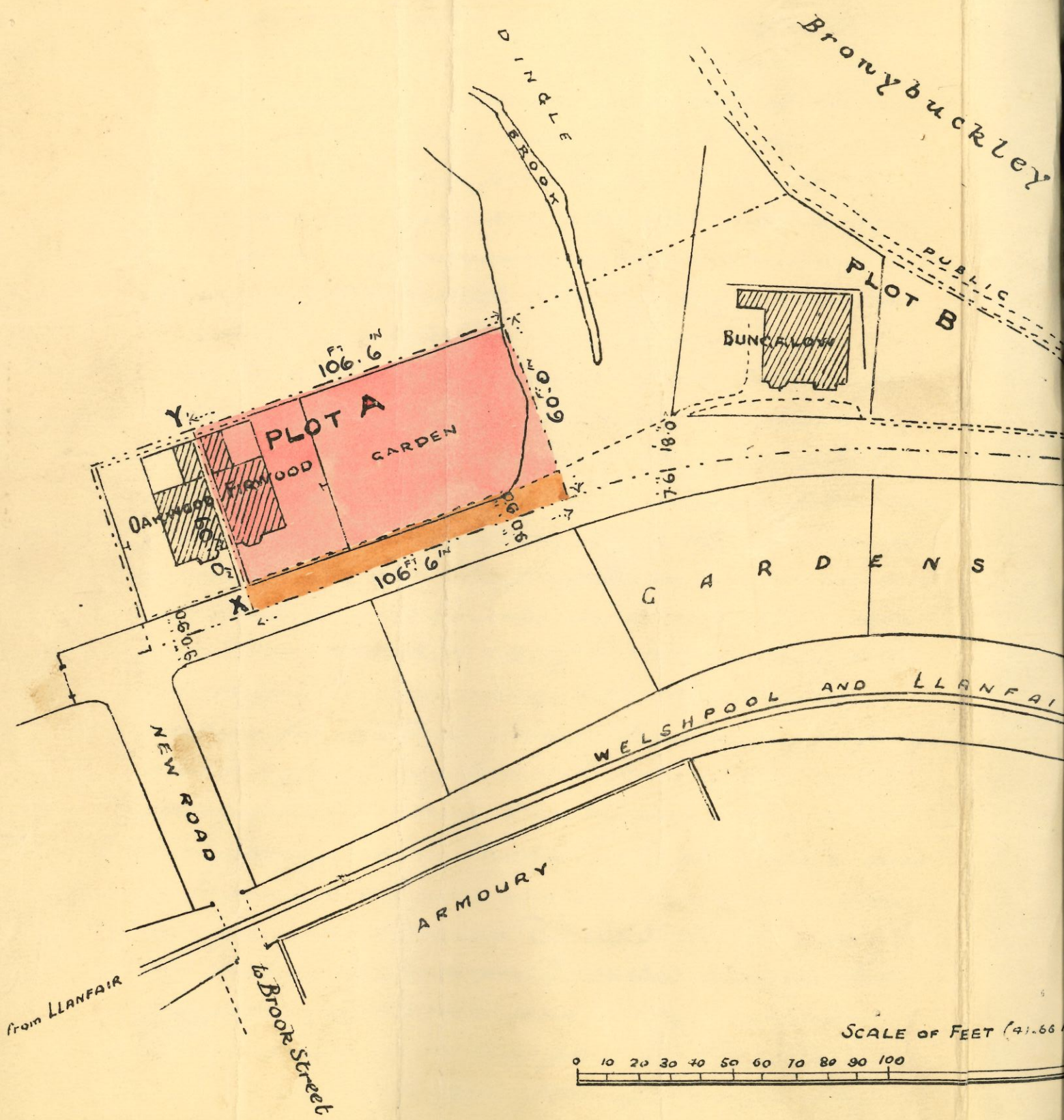
is made the
Twenty sixth
day of November

One thousand nine hundred and thirty Between
Frederick Darwent Ward of number 4 Lyceall
Road Wallasey in the County of Chester Civil Engineer
(hereinafter called the Vendor) of the one part and
Leonard Murray Breeze of number 6 Mount
Street Welshpool in the County of Montgomery
Butcher (hereinafter called 'the Purchaser') of the other
part Whereas the Vendor is seized of (inter alia)
the property hereinafter described in fee simple and
has agreed to sell the same to the Purchaser for
the like estate in possession free from incumbrances
at the price of Three hundred and seventy five pounds
Now this Deed witnesses as follows:—

Cy
J

1. In pursuance of the said agreement and in
consideration of the sum of Three hundred and
seventy five pounds paid by the Purchaser to
the Vendor (the receipt of which sum the Vendor
hereby acknowledges) the Vendor as Beneficial Owner
hereby conveys unto the Purchaser That freehold
plot of land situate near the Bronybuckley Wood on
the new road called or known by the name of
Bronybuckley Drive in the Parish of Welshpool in
the County of Montgomery measuring on the northerly
side thereof One hundred and six feet six inches on

the southerly side thereof, along the centre of the said road One hundred and six feet six inches on the easterly side thereof from the centre of the said road Sixty feet and on the westerly side thereof from the centre of the said road along the centre of a joint passage between the points marked X. and Y. on the plan annexed to these presents Sixty feet and containing in the whole Seven hundred and ten square yards or thereabouts and which said plot of land, as to the boundaries and abutments thereof is more particularly delineated and shown on the said plan annexed hereto and thereon coloured pink and brown respectively. Together with the messuage or dwellinghouse erected thereon, called or known by the name of "Firwood" and now in the occupation of Robert White as tenant thereof Together also with full right and liberty for the Purchaser and his successors in title the owners or occupiers of the said messuage and land hereby conveyed his and their undertenants and servants (in common with the Vendor and his successors in title and all other persons who have or may have the like right) at all times hereafter and for all purposes connected with the use and occupation of the property hereby agreed to be sold with or without horses and other animals carts carriages motor cars or waggons laden or unladen to go return along and over the said new road called or known by the name of Bronybuckley Drive leading to or from the town of Welshpool and connect with all sewers drains and watercourses



water and gas mains with which the buildings on the said property hereby conveyed are now connected or which may hereafter be substituted therefor Together also with a right of way for the Purchaser and his successors in title over and along one half of the passage on the westerly side between the points marked X. and Y. on the said plan as is retained by the Vendor and the right to connect with and use the sewers drains and watercourses water and gas mains & thereunder Except and reserved to the Vendor and his successors in title the owners or occupiers for the time being of the adjoining property full and free right and liberty to pass and re-pass over and along the portion of the said Brombybuckley Drive which is shown and coloured brown on the said plan and forms part of Brombybuckley Drive aforesaid at all times and for all like purposes as are granted to the Purchaser and his successors in title along the said Drive And also except and reserved to the Vendor and his successors in title the owners or occupiers for the time being of the adjoining property similar rights of way over such parts of the said passage marked X and Y on the said plan as is hereby conveyed to the Purchaser and the right to connect with and use the sewers drains and watercourses water and gas mains thereunder **TO HAVE** the same unto the Purchaser in fee simple **Provided always** that the portion of the said land hereby conveyed and coloured brown on the said plan shall be thrown into and henceforth form part of Brombybuckley

Drive aforesaid

2. For the benefit of the Vendor and his successors in title the owners or occupiers of the adjoining land and premises belonging to the Vendor and so as to bind the land hereby conveyed the Purchaser hereby covenants with the Vendor that he the Purchaser and the persons deriving title under him will at all times leave open and unbuilt upon one half of the said passage between the points X and Y marked on the said plan for the joint use of the property hereby conveyed and the adjoining property of the Vendor and will pay one half of the expense to be incurred in keeping the said passage in repair and the gates sewers drains and watercourses and pipes therein and thereunder. And further that he the Purchaser or the persons deriving title under him will pay all sums payable to the Local Authority prior to or connected with the taking over and making up of Bromsbuckley Drive and the sewers thereunder and paving and otherwise completing the footpaths so far as such Drive and footpaths abut on the said land hereby conveyed

3. The Vendor hereby acknowledges the right of the Purchaser to production of a conveyance dated the twenty ninth day of April One thousand nine hundred and twenty seven and made between the Right Honourable George Charles Earl of Powis of the first part William Edward Montgomery and George Windsor Clive C. M. G. M.P. of the second part and the Vendor of the third part and to delivery of copies thereof and hereby

undertakes for the safe custody thereof

4 It is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds five hundred pounds

In witness, whereof the said parties to these presents have hereunto set their hands and seals the day and year first hereinbefore written

Signed sealed and delivered

by the said Frederick Darwent

Ward in the presence of

here Ernest Ward

Address 3 Leasowe Road
Wallasey

Occupation. Motor Engineer

Frederick D. Ward

Signed sealed and delivered

by the said Leonard Murray Breege

in the presence of

Witness Name

Ernest Thomas Gittins

Leonard Murray Breege

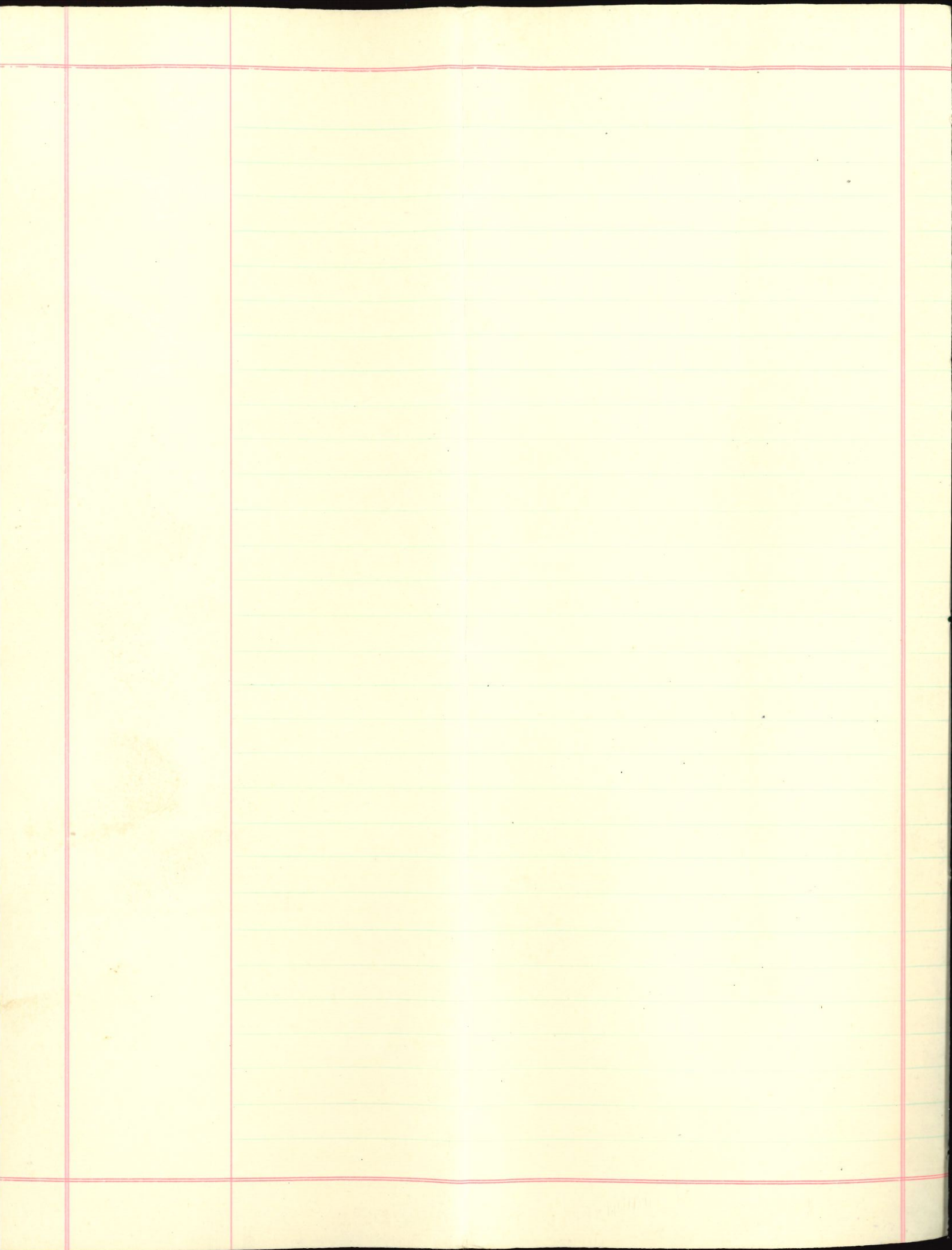
Address

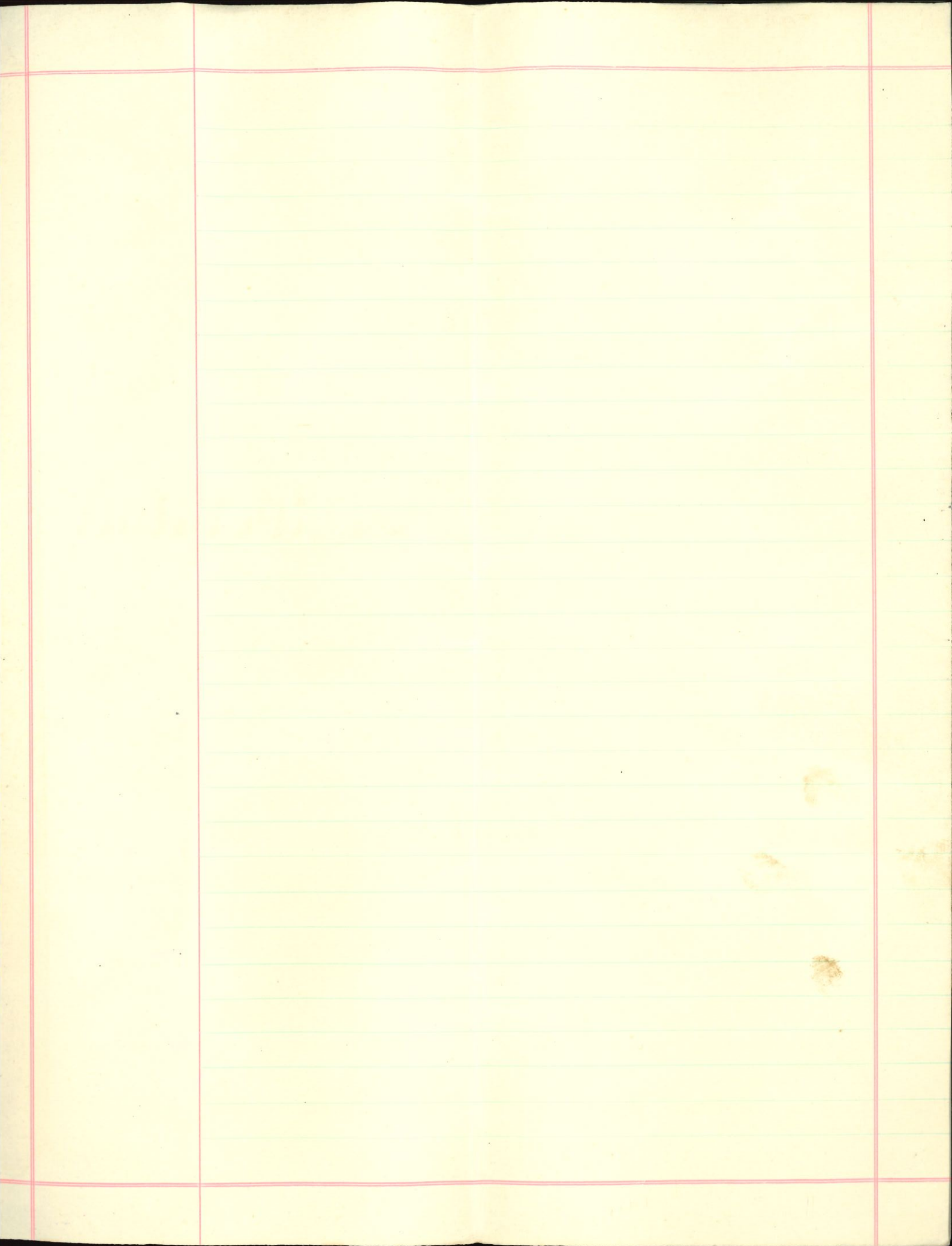
45 Mount Street

Walspool

Occupation

Grocer





Dated 26th November 1930

Mr F. D. Ward

to

Mr L. M. Breeze

Conveyance of
freehold hereditaments and premises
situate and known as "Firwood"
Bronybuchley Drive, Welshpool in
the County of Montgomery

5

Colwyn Bay

17/12/30

L2

27

Dec

Bone, Lucas & Payne
Colwyn Bay

The electronic certificate of the result of search follows this message.

Please note that this is the only certificate of the result of search we will issue. We will not issue a paper certificate of the result of search.

This certificate has no statutory effect with regard to registered land. Sections 28 to 31 inclusive and 87 Land Registration Act 2002 and s.14 Land Charges Act 1972.

You should ensure that the particulars of search in the certificate e.g. names, counties etc. are the exact particulars of the required search. S.10(6) Land Charges Act 1972.

If this certificate relates to a search applied for in form K16 (Application for an Official Search (Bankruptcy Only)) the word 'BANKRUPTCY' is printed against 'COUNTY OR COUNTIES'.

The 'CERTIFICATE DATE' is the date of the certificate for the purposes of s.11 Land Charges Act 1972. The 'PROTECTION ENDS ON' date is the latest date for the expiry of the period of protection conferred by s.11 Land Charges Act 1972.

Please quote the 'CERTIFICATE NUMBER' and the 'CERTIFICATE DATE' in any enquiries regarding this certificate.

Symbols included with name(s) e.g. (*) (+) are used for internal purposes only.

LAND CHARGES ACT, 1972.
CERTIFICATE OF THE RESULT OF SEARCH

Form **K17**

CERTIFICATE No.
04033212D

CERTIFICATE DATE
30 JUL 2025

PROTECTION ENDS ON
20 AUG 2025

It is hereby certified that an official search in respect of the undermentioned particulars has been made in the index to the registers which are kept pursuant to the Land Charges Act 1972. The result of the search is that there are **NO SUBSISTING ENTRIES.**

PARTICULARS SEARCHED		
COUNTY OR COUNTIES	POWYS, MONTGOMERYSHIRE.	
NAME(S)	PERIOD	Fees £
FREDERICK DARWENT*WARD* -----	1925-1930	
APPLICANT'S REFERENCE S10750-0001	KEY NUMBER -----	£ -----
Ellie Glover Gilbert Davies & Partners Limited 18 Severn Street Powys SY21 7AD		Please address any enquiries to:- HM Land Registry Land Charges Department PO Box 292, Plymouth, PL5 9BY DX No. 8249 Plymouth 3 TEL : (0300) 006 6616 FAX : (0300) 006 6699 IMPORTANT PLEASE READ THE NOTES IN THE LEAD PAGE.

12.5.
THIS CONVEYANCE

is made the

30th

day of

NOV

One thousand

nine hundred and sixty-two BETWEEN TONY CHARLES EVANS of
"Tonn-Marr" Bronybuckley Welshpool in the County of Montgomery
(formerly of "Firwood" Bronybuckley Welshpool aforesaid) Joiner
(hereinafter called "the Vendor") of the one part and PRYCE GITTINS and
MARGARET MARIA GITTINS his wife both of Rose Cottage Forden in the
County of Montgomery (hereinafter called "the Purchasers") of the other
part

WHEREAS:-

- (1) The Vendor is seized of (inter alia) the property hereby
assured for an estate in fee simple in possession SUBJECT to the
reservation hereinafter contained but otherwise free from
incumbrances
- (2) The Vendor has agreed with the Purchasers for the sale to them
of the property hereby assured for the sum of Two Thousand Two
Hundred and ~~twenty~~ five pounds for an estate in fee simple subject
as aforesaid and subject as hereinafter appears but otherwise free
from incumbrances and it has been agreed that the said property shall
be vested in the Purchasers as joint tenants in manner hereinafter
appearing

NOW THIS DEED WITNESSETH as follows:-

1. IN pursuance of the said agreement and in consideration of the sum
of TWO THOUSAND TWO HUNDRED AND ~~twenty~~ FIVE POUNDS paid by the

Purchasers to the Vendor (the receipt whereof the Vendor hereby acknowledges) the Vendor as beneficial owner hereby conveys unto the Purchasers ALL THAT piece or parcel of land situate near Bronybuckley Wood in the Parish of Welshpool in the County of Montgomery (formerly part of a larger plot of land having a frontage to Bronybuckley Road of One hundred and Six feet and Six inches and being part of the property more particularly delineated and shown in the plan annexed to a Conveyance dated the Twenty-sixth day of November One thousand nine hundred and thirty made between Frederick Darwent Ward of the one part and Leonard Murray Breeze of the other part and therein coloured pink) TOGETHER WITH the messuage or dwellinghouse and outbuildings erected thereon or on some part thereof and known as Firwood All which said property is for the purpose of identification delineated in the plan annexed hereto and therein coloured red and TOGETHER ALSO with a right of way for the Purchasers and their successors in title over and along that part of the passage on the westerly side between the points marked 'X' and 'Y' in the said plan annexed hereto as was retained by the said Frederick Darwent Ward and the right to connect with and use the sewers drains water courses water and gas mains under the said land SUBJECT to the reservation contained in the said Conveyance in favour of the said Frederick Darwent Ward and his successors in title owners or occupiers for the time being of the adjoining property of similar rights of way over such part of the said passage marked 'X' and 'Y' in the said plan as were conveyed in the said Conveyance dated the Twenty-sixth day of November One thousand Nine hundred and Thirty and the right to connect with and use the sewers drains water courses and gas mains thereunder and SUBJECT ALSO to the restrictive covenant

contained in the said Conveyance as to building on the said passage as therein more particularly mentioned and SUBJECT ALSO to the exception and reservation in favour of the Vendor and his successors in title owner or owners from time to time of the adjoining property recently erected on the remainder of the said plot of land conveyed by the said Conveyance and now known as "Tonn-Marr" to lay install and maintain a line of pipes and manhole cover for the passage of water and sewage from the said property known as "Tonn-Marr" in the appropriate position shown in green on the said plan annexed hereto with all necessary rights to enter from time to time the property hereby conveyed for the purpose of inspecting maintaining and renewing the same (the Vendor or his successors in title doing as little damage as possible and paying compensation for any damage not remedied TO HOLD the same subject as aforesaid unto the Purchasers in fee simple

2. WITH the object of affording to the Vendor a full indemnity in respect of any breach of the said restrictive covenant but not further or otherwise the Purchasers hereby jointly and severally covenant with the Vendor that the Purchasers and each of them and the persons deriving title under them will henceforth observe the said restrictive covenant so far as aforesaid and will indemnify the Vendor and his estate against all actions claims and liability in respect of such covenant in so far as aforesaid

3. THE Purchasers hereby declare as follows:-

(a) The Purchasers shall hold the said property upon trust to sell the same with power to postpone the sale thereof and shall hold the net proceeds of sale and other money applicable as capital and the net rents and profits thereof until sale upon trust for themselves

as joint tenants

(b) Until the expiration of twenty-one years from the death of the survivor of the Purchasers the trustees for the time being of this deed shall have power to sell mortgage charge lease or otherwise dispose of all or any part of the said property with all the powers in that behalf of an absolute owner

4. THE Vendor hereby acknowledges the right of the Purchasers to production and delivery of copies of the documents mentioned in the Schedule hereto (the possession of which is retained by the Vendor) and hereby undertakes with the Purchasers for the safe custody thereof

5. IT is hereby certified that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Three Thousand Five Hundred Pounds

IN WITNESS whereof the parties hereto have hereunto set their hands and seals the day and year first before written

THE SCHEDULE above referred to

Date	Description and Parties
1930 November 26	The before recited CONVEYANCE of this date
1930 November 27	LEGAL CHARGE - Leonard Murray Breeze (1) Huddersfield Building Society (2) (with Statutory Receipt endorsed dated 14 January 1946)
1946 November 28	ASSENT of this date between Lilian May Breeze and George Buckley Breeze (1) said Lilian May Breeze (2)
1955 June 28	CONVEYANCE of this date - Lilian May Breeze (1) Robert Riley and Agnes Elizabeth Riley (2)
1955 November 11	CONVEYANCE of this date - Robert Riley and Agnes Elizabeth Riley (1) the Vendor (2)

1955 November 12

LEGAL CHARGE of this date - the Vendor (1)
Robert Riley (2) (with Receipt endorsed dated
28 March 1956)

1956 March 29

LEGAL CHARGE of this date - the Vendor (1) The
Mayor Aldermen and Burgesses of the Borough of
Welshpool (2) (with Receipt endorsed dated
22 July 1961)

SIGNED SEALED and DELIVERED by the)
above-named TONY CHARLES EVANS in)
the presence of:-)

Ernest Jones
Solr
Welshpool

T. C. Evans *h.s.*

SIGNED SEALED and DELIVERED by the)
above-named PRYCE GITTINS and)
MARGARET MARIA GITTINS in the)
presence of:-)

Ernest Jones
Solr
Welshpool

Pryce Gittins *h.s.*
M. M. Gittins *h.s.*

DATED

30 Nov

1962

MR. T. C. EVANS

- to -

MR. and MRS. PRICE GITTINS.

Copy *Completed*
Draft/

C O N V E Y A N C E

- of -

Freehold Property known as Firwood
Bronybuckley Welshpool in the County
of Montgomery.

27

EMRYS JONES & CO.,
WELSHPOOL.

H.

LAND CHARGES ACT, 1925**Law of Property (Amendment) Act, 1926**Affix fee stamps
on Duplicate within**APPLICATION FOR AN OFFICIAL SEARCH**

(To be completed in duplicate)

We hereby apply for an Official Search to be made in the **Alphabetical Index** to the **Registers** kept under the above Acts for any subsisting entries therein under the undermentioned names, addresses and descriptions affecting land in the county ofMontgomery....., *parish of Welshpool....., (formerly parish of), place or district of Welshpool....., *known as Tonn-Marr, Bronybuckley, Welshpool...... (formerly known as)

* If there has been a change of parish name, or in the description of the land the former name and description **MUST** be given. Where possible a short description of the property (e.g. 4 Smith Square) should be added.

Note:—Plans are not required to accompany this application.

We have paid the fee of 1/6 and request that the result of the search be † Posted

† N.B.—Insert “posted”, “telegraphed” or “telephoned” as required. Telegrams and telephone messages can only be sent after 2 p.m. and on payment of a minimum extra fee of 3/- and 1/6 respectively.

Surname (in block letters)	Christian names (in block letters)	All addresses, title, trade or profession, to be set out below
EVANS	TONY CHARLES	Tonn-Marr, Bronybuckley, Welshpool, Mont (formerly of Firwood) - Joiner

A separate form must be used if additional space is required.

Signature of solicitor or applicant Date 13 November, 1962.

Solicitor's reference EJ/BJ/5879 T.C. Evans Telephone No. 2201 & 3398

The prescribed adhesive Land Registry fee stamp, which may be purchased at Head Post Offices, having been affixed to the duplicate, this form should be sent by prepaid post addressed to The Superintendent, Land Charges Registry, Kidbrooke, London, S.E.3.

NO COVERING LETTER REQUIRED

This space)

NAME AND ADDRESS IN BLOCK LETTERS TO WHICH
CERTIFICATE IS TO BE SENT

EMDYS JONES & CO