

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

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
CYM38143

Edition date / Dyddiad yr
argraffiad 04.08.2021

- This official copy shows the entries on the register of title on 19 JUN 2026 at 14:12:34.
- 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 19 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, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 19 MEHEFIN 2026 am 14:12:34.
- 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 19 Mehefin 2026.
- 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.

WREXHAM/WRECSAM

- 1 (03.09.2001) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 16 Third Avenue, Llay, Wrexham (LL12 0TD).
- 2 (03.09.2001) The mines and minerals together with ancillary powers of working are excepted with provision for compensation in the event of damage caused thereby.
- 3 (03.09.2001) The Conveyance dated 30 July 2001 referred to in the Charges Register was made pursuant to Part V of the Housing Act 1985 and the land has the benefit of and is subject to such easements as are granted and reserved in the said Deed and the easements and rights specified in paragraph 2 of Schedule 6 of the said Act.
- 4 (03.09.2001) The Conveyance dated 30 July 2001 referred to in the Charges Register contains provisions as to light or air and boundary structures.

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 (26.05.2006) PROPRIETOR: PAULA LOUISE WOOD of 16 Third Avenue, Llay, Wrexham LL12 0TD.
- 2 (26.05.2006) The price stated to have been paid on 10 May 2006 was £110,500.
- 3 (26.05.2006) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (04.08.2021) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 20 July 2021 in favour of Godiva Mortgages Limited referred to in the Charges Register.

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 (03.09.2001) A Conveyance dated 30 July 2001 made between (1) The Wrexham County Borough Council (the council) and (2) Susan Williams (the purchaser) contains restrictive covenants.
NOTE: Original filed.
- 2 (04.08.2021) REGISTERED CHARGE dated 20 July 2021.
- 3 (04.08.2021) Proprietor: GODIVA MORTGAGES LIMITED (Co. Regn. No. 5830727) of Oakfield House, Binley Business Park, Harry Weston Road, Coventry CV3 2TQ.

End of register / Diwedd y gofrestr