

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
WA805221

Edition date / Dyddiad yr
argraffiad 23.05.2025

- This official copy shows the entries on the register of title on 27 MAR 2026 at 08:38:29.
- 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 27 Mar 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 27 MAWRTH 2026 am 08:38:29.
- 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 27 Mawrth 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.

POWYS

- 1 (16.10.1996) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Prospect Cottage, Groes Lwyd, Guilsfield, Welshpool (SY21 9BZ).
- 2 (16.10.1996) The land has the benefit of the following rights reserved by a Conveyance of land adjoining the eastern boundary of the land in this title dated 28 June 1983 made between (1) Anneliese Edwards (Vendor) and (2) John Harding and Christine Elizabeth Harding (Purchasers):-

"EXCEPTING and RESERVING unto the Vendor her successors in title or occupiers of the retained land or part thereof and all other persons at any time hereafter authorised by the Vendor or otherwise the right of entry on to the property hereby conveyed upon reasonable notice except in the case of an emergency for the purpose of repairing renewing and maintaining any property situate on or to be constructed within a period of eighty years on the Vendor's retained land paying compensation for any damage thereby caused to the property hereby conveyed".

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

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

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 (01.09.2015) PROPRIETOR: STEPHEN ROBERT ANDERSON of Prospect Cottage, Groesllwyd, Guilsfield, Welshpool SY21 9BZ.
- 2 (01.09.2015) The price stated to have been paid on 26 August 2015 was £260,000.

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 (23.05.2025) The title is subject to any rights that are granted by a Deed dated 16 May 2025 made between (1) Stephen Robert Anderson and (2) SP Manweb Plc and affect the registered land.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

End of register / Diwedd y gofrestr