

Land Registry
Transfer of part of registered title(s)

TP1

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place "X" in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for

1	Title number(s) out of which the property is transferred: WA782649
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property: Land lying to the east of Trem-y-Garth, Llandecwyn, Talsarnau</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown: Edged red</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
4	Date: 1 st SEPTEMBER 2022
5	<p>Transferor: HUW THOMAS OWEN</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
6	<p>Transferee for entry in the register: National Grid Electricity Transmission PLC</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p>

an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

02366977

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

7 Transferee's intended address(es) for service for entry in the register:

1-3 Strand, London WC2N 5EH

8 The transferor transfers the property to the transferee

9 Consideration

☒ The transferor has received from the transferee for the property the following sum (in words and figures):

FORTY FOUR THOUSAND POUNDS (£44,000) (exclusive of VAT (if any))

☐ The transfer is not for money or anything that has a monetary value

☐ Insert other receipt as appropriate:

10 The transferor transfers with

☒ full title guarantee

☐ limited title guarantee

11 Declaration of trust. The transferee is more than one person and

☐ they are to hold the property on trust for themselves as joint tenants

☐ they are to hold the property on trust for themselves as tenants in common in equal shares

☐ they are to hold the property on trust:

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance. These are both available on the GOV.UK website.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or restrictive covenants should be defined by reference to a plan.

12 Additional provisions

1.1 In this Transfer:

"Accessway" means both the area coloured blue and the route shown by a black dashed line on the Plan and shall include any re-routed part of the Accessway as permitted pursuant to the terms of this Transfer;

"Conducting Media" means the drains, sewers, conduits, flues, gutters, gullies, channels, ducts, shafts, watercourses, pipes, cables, wires and mains (or any of them);

"Plan" means the plan attached to this Transfer; and

"Retained Property" means the property retained by the Transferor and being the remainder of the property comprised in the title number(s) referred to in panel 1.

"Treasure" has the same meaning as set out in the Treasure Act 1996.

- 1.2 The expressions "Transferor" and "Transferee" shall include the successors in title of the Transferor (to all or any part of the Retained Property) and of the Transferee (to all or any part of the Property) respectively. Where two or more persons constitute the Transferor or the Transferee all covenants or agreements made by or with them shall be deemed to be made by or with them jointly and severally.

- 2 The Property is transferred:
 - 2.1 with the rights set out in Schedule 1; and
 - 2.2 except and reserved as set out in Schedule 2.
- 3 The Transferee covenants with the Transferor as set out in Schedule 3 and where such covenants are restrictive in nature:
 - 3.1 they shall benefit the whole and each part of the Retained Property;
 - 3.2 they shall bind the whole and each part of the Property; and
 - 3.3 no person shall be liable on such covenants after it has parted with all interest in the Property.
- 4 The Transferor covenants with the Transferee as set out in Schedule 4.
- 5 The parties declare that:
 - 5.1 the operation of sections 62(1) and (2) of the Law of Property Act 1925 in relation to this Transfer is qualified so as not to include any liberties, privileges, easements, rights and advantages over or in respect of the Retained Property;
 - 5.2 no easement or other such right for the enjoyment of the Property over the Retained Property is created otherwise than by express grant in this Transfer;
 - 5.3 the access of light and air to and for the benefit of the Property and the buildings or other structures upon it from time to time over the Retained Property is enjoyed by consent of the Transferor; and
 - 5.4 the Transferor may construct new buildings or alter existing buildings or structures on the Retained Property even if they interfere with the access of light and air to the Property and any buildings or structures for the time being upon it, without revoking the consent given in paragraph 5.3.
- 6
 - 6.1 Unless the right of enforcement is expressly granted it is not intended that a third party should have the right to enforce a provision of this Transfer under the Contracts (Rights of Third Parties) Act 1999.
 - 6.2 The parties may vary this Transfer without the consent of a third party to whom an express right to enforce any of its terms has been provided.
- 7 The Transferee covenants with the Transferor by way of indemnity only to perform the following obligations insofar as the Transferor remains bound by them after the date of this Transfer:
 - 7.1 obligations arising from any of the matters noted upon or entered in the registers of the above title number(s) and to indemnify the Transferor against any liability for future breaches of any of them.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Schedule 1 (Rights granted)

- 1 The right of free and uninterrupted passage of water, steam, soil, air, gas, electricity and telephone communications from and to any part of the Property through the Conducting Media, which now are or may at any time following the date of this Transfer be in, on or under the Retained Property.

- 2 (Subject to the conditions set out in paragraph 6) the right of installing or connecting to the Conducting Media referred to in paragraph 1, Conducting Media to serve the Property.
- 3 (Subject to the conditions set out in paragraph 6) the right of entry upon the Retained Property for the purpose of repairing, maintaining, renewing, replacing, installing or connecting to the Conducting Media referred to in paragraphs 1 and 2.
- 4 The right of support, shelter and protection as enjoyed by the Property from the Retained Property at the date of this Transfer.
- 5 The right in common with the Transferor and all others so entitled for the Transferee and all persons authorised by it to pass and repass with or without vehicles over the Accessway, the Transferee paying a fair and proper proportion of the cost of repair and maintenance incurred from time to time by the Transferor or anyone deriving title to the access way under the Transferor PROVIDED THAT the route of that part of the Accessway shown by a black dashed line between the points marked "A" and "B" on the Plan may be varied by the Transferor and the Transferee, each acting reasonably.
- 6 Conditions relating to exercise of rights
- The exercise of the rights referred to in paragraphs 2 and 3 above is subject to the conditions that:
- (a) before exercising any such right, the Transferee is to give not less than 28 days' written notice specifying the purpose for which entry is required, accompanied by drawings, specifications and other written details of the work (whatever its nature), and the method of undertaking the work which the Transferee requires to execute on the Retained Property, and such other information as the Transferor may require;
 - (b) the Transferee requires the prior approval in writing of the Transferor for the works to be done on the Retained Property (approval not to be unreasonably withheld);
 - (c) in exercising any such right, the Transferee is to execute all work at its own expense, in a good and workmanlike manner, with good and suitable materials, complying with good building practice, and in accordance with drawings, specification and other information submitted to and approved by the Transferor, and in accordance with requisite statutory consents and the requirements of competent authorities;
 - (d) in carrying out the work, the Transferee is to act with due diligence, cause as little disturbance, damage and inconvenience as possible, and promptly make good all damage done to the Retained Property to the Transferor's reasonable and proper satisfaction; and
 - (e) the Transferee is to keep the Transferor and all persons deriving title under it indemnified against all claims, liability and costs sustained or incurred from or incidental to the exercise, or purported exercise, of the rights.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Schedule 2 (Rights reserved)

- 1 The right of free and uninterrupted passage of water, steam, soil, air, gas, electricity and telephone communications from and to any part of the Retained Property through the Conducting Media which now are or may at any time following the date of this Transfer be in, on or under the Property.
- 2 The right of installing and connecting to the Conducting Media referred to in paragraph 1, Conducting Media to serve the Retained Property.
- 3 The right of entry upon the Property for the purpose of repairing, maintaining, renewing, replacing, installing or connecting to the Conducting Media referred to in paragraphs 1 and 2.
- 4 All liberties, privileges and advantages now used and enjoyed with the Retained Property whether as easements quasi-easements and whether or not continuous apparent or necessary.
- 5 The right of support shelter and protection as enjoyed by the Retained Property from the Property at the date of this Transfer.
- 6 Subject to the provisions of paragraph 2 of Schedule 3 of this Transfer, the right, to the extent permitted by law, to remove from the Property, all or any Treasure discovered thereon, the Transferor causing as little damage as possible in the removal of such Treasure and making good any damage so caused to the satisfaction of the Transferee.

Include words of covenant.

Schedule 3 (Transferee's covenants)

- 1 The Transferor and the Transferee shall, as soon as reasonably practicable after the date of this Transfer and each acting reasonably, agree a specification for the erection of a boundary fence around the Property (the "boundary fence") and the Transferee shall as soon as reasonably practicable following such agreement erect and thereafter repair, maintain and, where reasonably necessary, replace the boundary fence.
- 2 The Transferee shall, as soon as becoming aware of the same, notify the Transferor of the presence of Treasure on the Property.
- 3 The Transferee shall take all reasonable steps to comply with Section 14 of the Wildlife and Countryside Act 1981.

Include words of covenant.

Schedule 4 (Transferor's covenants)

- 1 On written request from the Transferee and subject to the costs of the Transferor (including its professional fees properly incurred in connection with the written request whether or not granted), being paid by the Transferee to enter into a deed of grant or wayleave reasonably required by a statutory undertaker in the exercise by the Transferee of the right granted by paragraph 2 of Schedule 1 of this Transfer, (following due compliance by the Transferee of the conditions contained in paragraph 6 of Schedule 1 of this Transfer) in terms reasonably satisfactory to that statutory undertaker and the Transferor.
- 2 Subject to the provisions set out in Schedule 1 paragraph 5, the Transferor shall keep and maintain the Accessway in good repair and condition.

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

**Schedule 5
(Documents)**

Date	Document	Parties
None		

**Schedule 6
(Occupational Lease Documents)**

Date	Document	Parties
None		

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

13 Execution

Executed as a deed by affixing the common seal of
**NATIONAL GRID ELECTRICITY TRANSMISSION
PLC** in the presence of:



Member of Board Sealing Committee

Authorised Signatory

Common seal of company



NGET 10969.

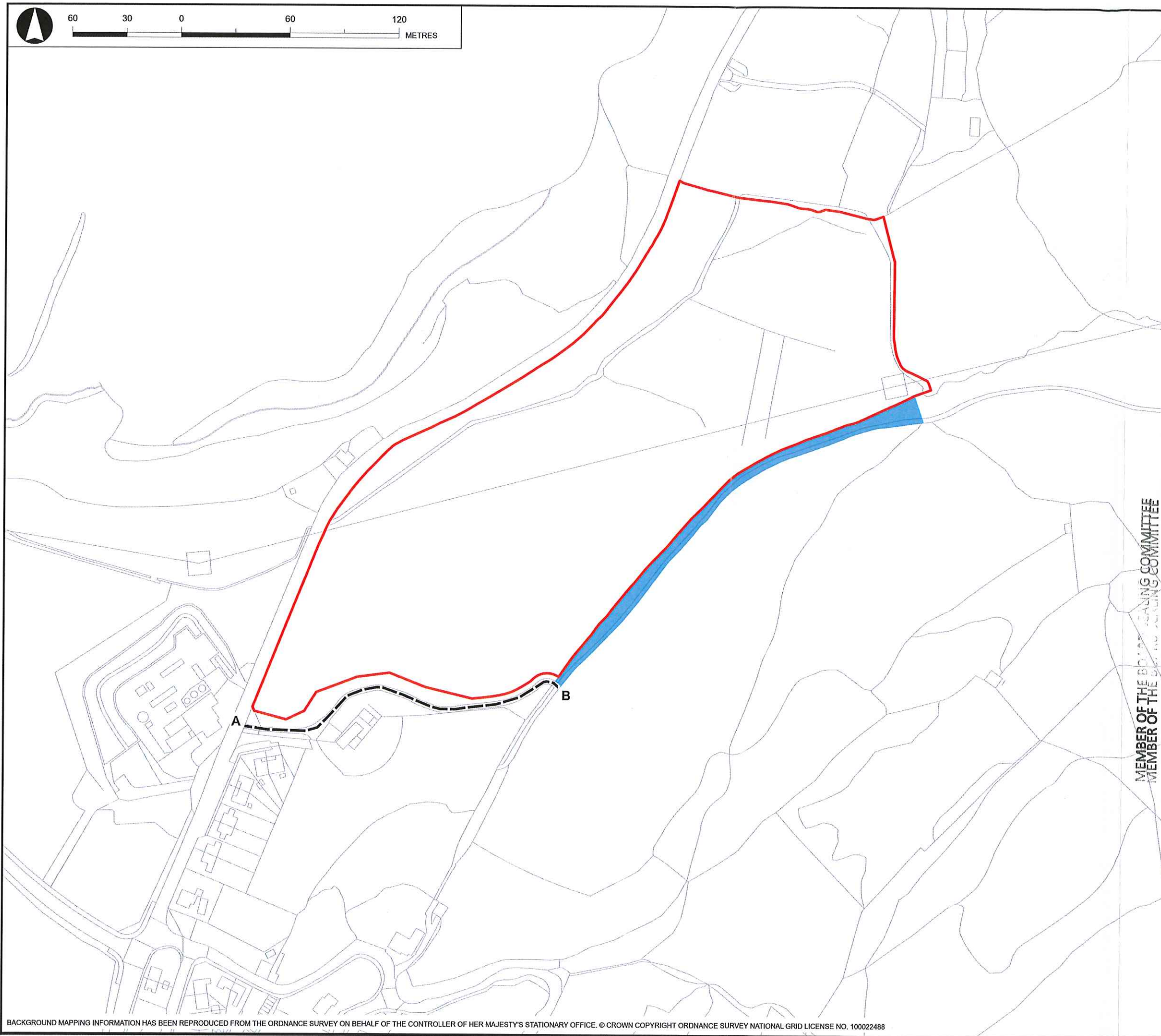
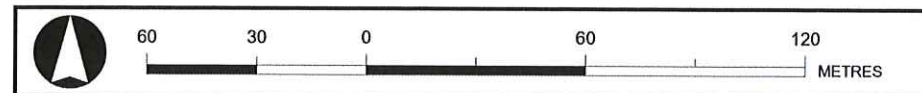
WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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Visual Impact Provision Project Snowdonia

Title:
Plan to show the Land to be transferred

Ref. No.: VIP-SN372
Plan: 1 of 1

Owner/ Occupier
Huw Thomas Owen
Morfa Farm, Harlech, Gwynedd, LL46 2UW

Legend
-- Indicative Access Route
Land to be Transferred
Right of Access

NGP
10969

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936
Units: Metre

Plan Centre
Easting: 262401E
Northing: 337814N

Version history:

Version	Date	Remarks	Author	Checked
1.0	04/07/2022	Published	HH	AG

Scale: 1:2,000
Paper Size: A3

Notes
This drawing is scaled at paper size A3, therefore any prints taken at different sizes will affect the accuracy of the measurement units and should not be scaled against.

Bruton Knowles