

Certified.

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THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, WALES OFFICE.

TITLE NUMBER: CYM80274

There is no application or official search pending against this title.

ARGRAFFIAD YW HWN O OLWG O'R GOFRESTR FEL Y'I DARPARWYD GAN GOFRESTRFA TIR EM SY'N DANGOS Y COFNODION SY'N BODOLI YN Y GOFRESTR AR 11 APR 2022 AM 14:16:56. OND SYLWER NAD YW'R OLWG O'R GOFRESTR HON YN DDERBYNIOL MEWN LLYS YN YR UN FFORDD Â CHOPI SWYDDOGOL O FEWN YSTYR ADHAN 67 O DDEDDF COFRESTRU TIR 2002. YN WAHANOL I GOPI SWYDDOGOL, EFALLAI NA FYDD YN RHOI HAWL I RYWUN GAEL INDEMNIAID GAN Y COFRESTRYDD OS YW'N DIODDEF COLLED OHERWYDD CAMGYMERIAD YNDDI. NID YW'R COFNODION A DDANGOSIR YN YSTYRIED UNRHYW GEISIADAU SY'N AROS I'W PROSESU YNG NGHOFRESTRFA TIR EM. AT DDIBENION CHWILIO, DYLLID DEFNYDDIO'R DYDDIAD UCHOD FEL Y DYDDIAD I DDECHRAU CHWILIO.

GWEINYDDIR Y TEITL HWN GAN GOFRESTRFA TIR EM SWYDDFA CYMRU.

RHIF TEITL: CYM80274

Nid oes unrhyw gais neu chwiliad swyddogol yn aros i'w brosesu yn erbyn y teitl hwn.

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.

RHONDDA CYNON TAFF/RHONDDA CYNON TAF

- 1 The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being LAND AND BUILDINGS LYING TO THE WEST OF Cemetery Road, Taffs Well, Cardiff.
- 2 As to the land tinted blue, hatched blue and tinted pink on the title plan the mines and minerals together with ancillary powers of working are excepted.
- 3 As to the land tinted brown on the title plan the mines and minerals are excepted with provision for compensation in the event of damage caused thereby.
- 4 The Conveyance dated 13 November 1945 referred to in the Charges Register contains the following provision:-

DECLARATION that all main or boundary walls or fences (if any) between the hereditaments thereinbefore expressed to be thereby granted and any other lands which were then party walls or party fences should continue to be such and should be so used repaired and maintained.
- 5 The Conveyance dated 16 August 1957 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED that the Purchaser shall not be entitled to any right of way (whether of necessity or otherwise) or other right or easement in over or under the neighbouring property of the Vendor"
- 6 The land has the benefit of the following rights granted for a period of 42 years from 25 March 1963 by a Deed dated 23 January 1973 made between (1) British Railways Board (Board) and (2) B. Elliot & Company Limited (Grantees):

"the Board as Beneficial Owners hereby Grant unto the Grantees full Right and Liberty for the Grantees and their successors in title and their respective lessees and tenants servants and licensees (in common with the Board and all others having the like right) at all times

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

hereafter by day or night to pass and repass over the Board's said roadway coloured brown on the plan Number 12112 hereto annexed and as to part thereof also coloured brown on the enlargement of such plan with or without vehicles of any description and with or without animals for the purpose only of obtaining access to and from the said land of the Grantees edged yellow on the said enlargement plan from and to Cardiff Road and for no other purpose Subject nevertheless to and reserving to the Board and their successors in title and all persons authorised by them respectively full and free right and liberty at any time during the term hereby granted to lay down and construct maintain renew or remove any junctions sidings or works upon the said roadway in whatsoever manner they may require and to pass traffic thereover".

NOTE: The roadway coloured brown referred to is tinted brown on the title plan.

- 7 The Conveyance dated 22 March 1973 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED between the parties hereto:-

(a) That at any access of light and air over the adjoining land of the Board shall be deemed to be enjoyed by the licence or consent of the Board and not as of right and

(b) The carrying on by the Board of its undertaking on its adjoining or neighbouring land in exercise of its powers and subject to its statutory and common law obligations shall not be deemed to be a breach of the covenant for quiet enjoyment implied herein by reason of the Board being expressed to convey the property as Beneficial Owner nor to be in derogation of its grant"

- 8 The land tinted blue on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 20 November 1985 referred to in the Charges Register.

- 9 The Conveyance dated 20 November 1985 referred to above also contains provisions relating to quiet enjoyment and rights of light and air.

- 10 The land has the benefit of the rights granted by a Deed dated 27 June 1990 made between (1) British Railways Board (2) Garth Estates Limited and (3) BCS (Engineers and Contractors) Limited.

NOTE: Original filed under WA102239.

- 11 (23.01.2012) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

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 (24.02.2021) PROPRIETOR: TRANSPORT FOR WALES (Co. Regn. No. 09476013) of 3 Llys Cadwyn, Pontypridd CF37 4TH.
- 2 (24.02.2021) The value stated as at 5 February 2021 for this title and for titles CYM274753 and CYM547269 was in excess OF £1,000,000.

B: Proprietorship Register continued /
Parhad o'r gofrestr perchnogaeth

- 3 (24.02.2021) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the register and of indemnity in respect thereof.

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 A Conveyance of the land tinted yellow on the title plan dated 13 November 1945 made between (1) Charles Crofts Llewellyn Williams (2) Robert Henry Williams and others and (3) Co-Operative Wholesale Society Limited contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 A Conveyance of the land tinted yellow on the title plan dated 16 August 1957 made between (1) Co-operative Wholesale Society Limited (Vendor) and (2) Cardiff Lathe & Tool Works Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 An Instrument dated 10 June 1971 made between (1) South Wales Forgemasters Limited and (2) The South Wales Electricity Board created an equitable easement protected prior to first registration of the land tinted pink on the title plan by a D (iii) entry at The Land Charges Registry on 6 February 1973 under reference number 55457. Neither the original instrument nor a certified copy or examined abstract thereof was produced on first registration.
- 4 The land hatched blue on the title plan is subject to the following rights reserved by a Conveyance thereof dated 22 March 1973 made between (1) British Railways Board (Board) and (2) B. Elliot & Company Limited (Purchasers):-

"EXCEPT AND RESERVED to the Board

.....
..

(ii) Any easement or right of light air or support or other easement or right which would restrict or interfere with the free use by the Board or any person deriving title under it for building or any other purpose of any adjoining or neighbouring land of the Board (whether intended to be retained or to be sold by it)

(iii) The right at any time to erect or suffer to be erected any buildings or other erections and to alter any building or other erection now standing or hereafter to be erected on any part of the adjoining or neighbouring land of the Board in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property

(iv) The right of support from the property for the adjoining property of the Board

(v) The right to have maintain repair cleanse use re-construct alter and remove any drains pipes wires cables and works on over or under the property now used for the benefit of the adjoining or neighbouring property of the Board with full right and liberty for the Board and its successors in title with or without workmen at all reasonable times to enter upon the property for the purpose of exercising such right

(vi) Full right and liberty for the Board and its successors in title with or without workmen at all reasonable times to enter upon the property for the purpose of maintaining repairing renewing re-installing altering or amending any fences walls railway banks

C: Charges Register continued / Parhad o'r
gofrestr arwystlon

abutments or retaining walls bridges and other works of the Board on its adjoining or neighbouring land the Board making good any damage occasioned to the property by the exercise of the rights of entry reserved by this sub-clause and the immediately preceding sub-clause"

- 5 An Agreement dated 15 June 1973 made between (1) The British Railways Board and (2) British Gas Corporation relates to an underground gas pipe.

NOTE: Copy filed under WA323393.

- 6 A Conveyance of the land tinted blue on the title plan dated 20 November 1985 made between (1) British Railways Board and (2) South Wales Forge Masters Limited contains restrictive covenants.

NOTE: Original filed under WA323393.

- 7 (23.01.2012) The land is subject to the rights granted by a Transfer of the land edged and numbered CYM548953 in green on the title plan dated 22 December 2011 made between (1) Castell International Limited and (2) Rhondda Cynon Taff County Borough Council.

NOTE: Copy filed under CYM548953.

- 8 (07.06.2018) The land is subject to the easements granted by a lease of the land edged and numbered 2 in blue on the title plan and other land dated 11 April 2018 made between (1) The Welsh Ministers and (2) Forgemasters Limited for a term of beginning on and including 11 April 2018 and ending on and including 30 March 2021.

NOTE: Copy filed.

- 9 (07.06.2018) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

NOTE: Each Lease is referenced by edged and numbering in blue unless otherwise stated in the schedule of leases hereto.

Schedule of restrictive covenants Atodlen cyfamodau cyfyngu

- 1 The following are details of the covenants contained in the Conveyance dated 13 November 1945 referred to in the Charges Register:-

COVENANT by the Purchaser with the Vendor his successors in title and assigns that the Purchaser its successors or assigns would not use or occupy nor permit or suffer to be used or occupied the said premises thereby granted or any building or structure thereon or any part thereof in such manner as to cause substantial damage to any lands or buildings adjoining adjacent or neighbouring thereto and should not nor would erect or permit or suffer to be erected any building or make any addition to or alteration of any building on the said hereditaments thereby granted except such as were of as good a class and description as the buildings on the adjoining adjacent or neighbouring land and should not nor would erect or permit or suffer to be erected any building or addition or alteration to any building for the time being on the said hereditaments thereby granted which would cause substantial damage to any adjoining premises And also should and would indemnify the Vendor his successors in title and assigns from and against all claims damages and costs by reason or in consequence of anything done committed or permitted upon the said hereditaments thereby granted And also would at all times thereafter maintain a sufficient and suitable fence or wall round the said hereditaments thereby granted.

- 2 The following are details of the covenants contained in the Conveyance dated 16 August 1957 referred to in the Charges Register:-

"THE Purchaser for itself and its successors in title owner or owners for the time being of the property hereby conveyed hereby COVENANTS

Schedule of restrictive covenants continued
Parhad o'r Atodlen cyfamodau cyfyngu

with the Vendor for the benefit and protection of the neighbouring property of the Vendor or any part or parts thereof and so as to bind so far as may be the property hereby conveyed into whosoever hands the same may come that the Purchaser and those deriving title under it will not at any time use or permit to be used the property hereby conveyed or any part thereof for any noisy noxious or offensive trade or business of for any purpose which will or might be a nuisance damage or annoyance to the Vendor's said neighbouring property or any part thereof or the owners lessees tenants or occupiers thereof."

Schedule of notices of leases
Atodlen prydlesi a nodwyd

	Registration date and plan ref. Dyddiad cofrestru	Property description Disgrifiad eiddo	Date of lease and term Dyddiad a hyd	Lessee's title Teitl y prydlesai
1	07.06.2018 2	Land and buildings at Garth Works	11.04.2018 Beginning on and including 11.4.2018 and ending on and including 30.3.2021	

NOTE: This lease comprises also other land

End of register / Diwedd y gofrestr