



Title register for:

Wigfa Farm, Cilybebyll, Pontardawe (Freehold)

Title number: WA717648

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Register summary

Title number	WA717648
Registered owners	GRANVILLE GLYN LEWIS Wigfa Farm, Cilybebyll, Pontardawe, W Glam
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	1994-06-24	NEATH PORT TALBOT CASTELL-NEDD PORT TALBOT The Freehold land shown edged with red on the

plan of the above Title filed at the Registry and being Wigfa Farm, Cilybebyll, Pontardawe.

NOTE: The land tinted green on the filed plan is not included in the title.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Class of Title: Title absolute

Entry number	Entry date	
1	1994-06-24	PROPRIETOR: GRANVILLE GLYN LEWIS of Wigfa Farm, Cilybebyll, Pontardawe, W Glam.
2	1994-06-24	The land having been acquired under a Voluntary Conveyance dated 28 October 1993 made by William Granville Lewis and Sarah Ann Lewis the registered title is subject to the provisions of Section 339 Insolvency Act 1986.

C: Charges Register

This register contains any charges and other matters that affect the land.

Class of Title: Title absolute

Entry number	Entry date	
1	1994-06-24	The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 4 August 1969 made between (1) The Secretary of State for Wales (Vendor) and (2) William Granville Lewis and Sarah Ann Lewis (Purchasers):-

"EXCEPT AND RESERVING unto the Vendor in fee simple for the benefit of his adjoining property part of which is shown edged grey on the said plan or of any part or parts thereof the rights specified in the Second Schedule hereto

THE SECOND SCHEDULE before referred to

Matters Excepted and Reserved to the Vendor

1. Full right and liberty with others with the like right at all times and for all purposes for the Vendor and his successors in title the owners or occupiers for the time being of the adjoining property or of any part thereof and his and their respective servants and licensees with or without vehicles of any description or animals to pass and repass over and along the access road shown in brown on the said plan between the points A-B Together with the right to widen and make up the said access road to a width not exceeding 30 feet and to construct thereon a metalled carriageway not exceeding 15 feet in width and to alter gradients construct culverts drains and bridges and do any other works required for the purpose of constructing such carriageway but so that any walls fences gates and posts displaced on the west side of the access road shall be replaced by the Vendor by gates and posts in or as near as possible to the original positions and fences and walls shall be replaced with a quick thorn hedge to be maintained by the Vendor until immediately after the first layering and further Provided that if any banks or fences are displaced in road widening operations east of the roadway then these shall be made good by the Vendor and if necessary for a live hedge to be removed and such hedge will be replaced by the Vendor with a quick thorn hedge properly maintained to the first layering after which the said hedge shall become the responsibility of the Purchasers

2. Full right and liberty at all times and for all purposes for the Vendor and his successors in title the owners or occupiers for the time being of the adjoining property or of any part thereof and his and their respective servants and licencees with or without vehicles of any description or animals to pass and repass over and along the strip of land 30 feet wide coloured brown on the said plan hereto annexed between the points X Y and Z Together with the right to construct upon the said strip of land a metalled carriageway not exceeding 15 feet in width and to alter gradients construct culverts drains and bridges and do any other works on the said strip of land required by the Vendor for the purpose of constructing such carriageway but the exercise of the said rights shall be subject to the Vendor and his successors in title making good or paying compensation for any damage caused in the exercise thereof by him or them as the case may be (other than damage necessarily caused to the said strip of land by the construction of the said carriageway)

3. The right of drainage of surface water from the Vendors retained land east of enclosure 401 and Part 453 shown on the said plan over the land shown on the said plan as comprising enclosures 401 402 and part 452 to the stream to the west of the enclosures 401b 402 and part 452 and the right to provide such drains as may be necessary to divert water to the said stream over enclosure 401b and 402 and part 452 shown on the said plan subject to making good or paying compensation for any damage occasioned thereby"

NOTE: Copy filed.

2	1994-06-24	The land is subject to the following rights reserved a Nd menti oned in a Transfer dated 28 October 1993 made between (1) William Granville Lewis and Sarah Ann Lewis (Donors) and (2) Granville Glyn
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Lewis (Donee):-

"EXCEPT and RESERVED as aforesaid and SUBJECT to a right of way for the Donors and their successors in title at all times and for all purposes with or without vehicles of every description over and along the accessway coloured Brown on the said plan"

NOTE: The accessway coloured brown referred to is tinted blue on the filed plan.

3	1994-06-24	REGISTERED CHARGE dated 25 May 1994 affecting also title WA91298 to secure the moneys including the further advances therein mentioned.
4	1994-06-24	Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) of Dept. No. 93-53 Cardiff Regional Securities Centre, P.O. Box 334, 9 Cathedral Road, Cardiff CF1 9UL.
