



Title register for:

**Turbine House And Dam, Abergwynant Hall, Penmaenpool, Dolgellau
(LL40 1YF) (Freehold)**

Title number: CYM854143

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Register summary

Title number	CYM854143
Registered owners	Owen Renewables Ltd Penmaenucha Farm, Penmaenpool, Dolgellau LL40 1YD
Last sold for	£15,000 on 07 July 2022

A: Property Register

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

Entry number	Entry date	
1	1995-03-24	GWYNEDD

The Freehold land shown edged with red on the

plan of the above title filed at the Registry and being Turbine House And Dam, Abergwynant Hall, Penmaenpool, Dolgellau (LL40 1YF).

NOTE: As to the red line between points A and B on the title plan only the dam is included in the title.

- 2 1995-03-24 The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance thereof dated 6 June 1952 made between (1) William Lawrence Cartwright and James Arthur Trickett (Vendors) and (2) James Peel Richards and Colon Harry Peel Richards (Purchasers):-
- "And Together also with the various rights specified in the First Schedule hereto and subject to the various rights specified in the Second Schedule hereto
- THE FIRST SCHEDULE hereinbefore referred to
- Part One
1. The right at all times for the Purchasers their assigns agents and workmen with or without vehicles to enter upon such land as may be necessary for the purpose of repairing and maintaining the turbine house aforesaid and all electrical installations therein
 2. A similar right to enter upon such land as may be necessary for the purpose of repairing the electric cable shown on the said said plan and marked underground electricity cable
 3. A similar right to enter upon such land as may be necessary to repair the aforesaid dam

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4. A similar right of access for maintenance and repair of the water supply pipes shown in the said plan
 5. The right to take a supply of water from the river aforesaid
 6. The right for the overflow from the septic tank shown in the said plan to drain therefrom and discharge into the river aforesaid
 7. Generally all rights of way water light air drainage and other easements and rights in the nature of easements as are now used in connection with the hereditaments hereby assured

THE SECOND SCHEDULE hereinbefore referred to

Part One

1. The reservation unto the predecessors in title of the Vendors their assigns owners and occupiers for the time being of the entrance lodge shown in the said plan and their servants and licensees (1) In common with the Purchasers and all other persons having a like right with or without vehicles to the right of way from the main Dolgelly to Arthog Road over so much of the main drive or roadway leading to the hereditaments hereby assured as lies co-extensive with the said entrance lodge and (2) Full right and liberty at all times in common with all others having a like right to draw a supply of water from the well situate in the hereditaments hereby assured the approximate position of which is the most southerly point of the land coloured dark red in the said plan as such right and liberty has been hitherto enjoyed

2. Generally all rights of way water light air drainage and other easements and rights in the nature of easements as are now used against the hereditaments hereby assured".

NOTE: Copy plan filed under WA747881.

3 2022-07-12 The land has the benefit (to the extent mentioned in the Note below) of any legal easements granted by a Transfer of the land in this title dated 7 July 2022 made between (1) Abergwynant Estate Ltd and (2) Owen Renewables Ltd.

NOTE: The easements granted by the above deed are included in the registration only so far as they are capable of subsisting at law and are granted over the land now or formerly comprised in title WA747881.

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	2022-07-12	PROPRIETOR: OWEN RENEWABLES LTD (Co. Regn. No. 14002978) of Penmaenucha Farm, Penmaenpool, Dolgellau LL40 1YD.
2	2022-07-12	The price stated to have been paid on 7 July 2022 was £15,000.