



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
WA313466

Edition date / Dyddiad yr
argraffiad 29.11.2010

- This official copy shows the entries on the register of title on 28 APR 2016 at 15:50:41.
- 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 28 Apr 2016.
- 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 Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 28 EBRILL 2016 am 15:50:41.
- 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 28 Ebrill 2016.
- 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 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.

WREXHAM/WRECSAM
CHESHIRE WEST AND CHESTER

- 1 (16.08.1985) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the south east of Upper Wood Farm, Sarn Road, Threapwood, Malpas (SY14 7AW).
- 2 The Conveyance dated 20 June 1984 referred to in the Charges Register contains the following provision:-
"It is hereby agreed and declared by and between the Trustee and the Beneficiary that this Conveyance shall not include or confer or operate as the grant of any right of light or air or other easement liberty or privilege over or in respect of any adjoining or neighbouring land held by the Trustee."
- 3 (22.01.1990) The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 4 (08.07.2008) The blue edging shown on the title plan is no longer of any significance and should be ignored since the entry in the register which gave rise to this reference has been cancelled.

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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 (04.10.1985) PROPRIETOR: MARJORIE PICKERING of Upper Wood Farm, Threapwood, Malpas, Cheshire SY14 7AW and ROBERT ARTHUR PICKERING of 4 St Oswalds Close, Malpas, Cheshire SY14 8QT.
- 2 (04.10.1985) RESTRICTION: No disposition by a sole proprietor of the land (not being a trust corporation) under which capital money arises is to be registered except under an order of the registrar or of the Court.

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 in this title dated 20 June 1984 made between (1) William Rae Cullimore (Trustee) and (2) Robert John Wood (Beneficiary) contains the following covenants:-

"The Beneficiary for himself and his successors in title hereby covenants with the Trustee and his successors in title and assigns for the benefit of the said adjoining or neighbouring land held by the Trustee as aforesaid and each and every part thereof and so as to bind the property hereby conveyed into whosoever hands the same may come that:-

The Beneficiary and his successors in title shall not do cause or permit or suffer to be done upon the property hereby conveyed anything which may be or become a nuisance or annoyance or which may cause damage or loss to the Trustee or his successors in title or his or their tenants lessees or other occupiers of any land now or hereafter held by the Trustee as aforesaid."

- 2 The land is subject to the following rights granted by a Transfer of the land edged and numbered CH323701 in green on the filed plan dated 29 September 1989 made between (1) Marjorie Pickering and Robert Arthur Pickering and (2) Robert Arthur Pickering and Susan Elaine Pickering:-

The land is hereby transferred together with the rights set out in the Schedule hereto.

THE SCHEDULE

(1) The right of the free passage and running of water and soil by and through the septic tank and soakaway pipes on the Donors adjoining land.

(2) The right of free passage of electricity to and from the Property through the cables which are now or which may be laid or constructed in on or under the Donors adjoining land within 80 years from the date hereof.

(3) Full right and liberty to enter onto the adjoining property of the Donor with or without workmen for the purpose of installing repairing cleansing maintaining and renewing the said septic tank and soakaway pipes and removing therefrom any obstruction the Donees or their successors in title making good all damage caused in the exercise of such rights as aforesaid.

- 3 (11.07.2006) A Transfer of the land edged and numbered CYM299874 in

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

Pickering and Robert Arthur Pickering and (2) Michael Reginald Radcliffe and Alexandra Radcliffe contains restrictive covenants by the Transferor.

NOTE: Copy filed under CYM299874.

End of register / Diwedd y gofrestr