

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Mae'r copi swyddogol electronig o'r gofrestr yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
CYM206061

Edition date / Dyddiad yr
argraffiad 07.08.2018

- This official copy shows the entries on the register of title on 04 MAR 2020 at 16:46:33.
- 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 04 Mar 2020.
- 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 HM Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 04 MAWRTH 2020 am 16:46:33.
- 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 04 Mawrth 2020.
- 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 EM 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.

CARMARTHENSHIRE/SIR GAERFYRDDIN

- 1 (18.11.2004) 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 of Station Road, Ammanford.
- 2 (18.11.2004) The mines and minerals are excepted.
- 3 (18.11.2004) The Conveyance dated 3 November 1970 referred to in the Charges Register contains the following provision:-

"It is hereby declared that the carrying on by the Board of their undertaking on their adjoining or neighbouring land in exercise of their powers and subject to their statutory and common law obligations shall not be deemed to be a breach of the covenant for quiet enjoyment implies herein by reason of the Board being expressed to convey the property as Beneficial Owners nor to be in derogation of their grant."

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 (04.03.2013) PROPRIETOR: ROBERT STUART THOMAS of Hafod, Waunfarlais Road, Llandybie, Ammanford SA18 3NG and CHRISTOPHER MICHAEL THOMAS of 32 Llwyn Y Bryn, Ammanford SA18 2ES and AMANDA JAYNE FAYLE of Crud Yr Awal, Waunfarlais Road, Llandybie, Ammanford SA18 3NG.
- 2 (04.03.2013) The price stated to have been paid on 18 February 2013 for the land in this title and in CYM179792 was £75,000.
- 3 (04.03.2013) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.
- 4 (04.03.2013) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges 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 (18.11.2004) The land is subject to an Agreement dated 22 November 1966 made between (1) The British Railways Board and (2) Wales Gas Board but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.
- 2 (18.11.2004) A Conveyance of the land in this title dated 3 November 1970 made between (1) The British Railways Board (the Board) and (2) Trevor John Griffiths (Purchaser) contains the following covenants:-

"For the benefit and protection of such part of the adjoining or neighbouring property of the Board as is capable of being benefited or protected and with intent to bind so far as legally may be himself and his successors in title owners for the time being of the property hereby conveyed or any part thereof in whosoever hands the same may come the Purchaser covenants with the Board as follows:

(1) Not at any time:

(a) without previously submitting detailed plans and sections thereof to the Board and obtaining their approval thereto and

(b) without complying with such reasonable conditions as to foundations or otherwise as the Board shall deem it necessary to impose

to erect or add to any building or structures or to execute any works or any part of the property hereby conveyed within a distance of Five feet of the Board's land and works."
- 3 (18.11.2004) The land is subject to the following rights reserved by the Conveyance dated 3 November 1970 referred to above:-

"There are reserved to the Board:

(i) 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 their adjoining or neighbouring land in such manner as to obstruct or interfere with the passage of light or air to any building which is or

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

may be erected upon the property hereby conveyed and any access of light and air over and adjoining land of the Board shall be deemed to be enjoyed by the licence or consent of the Board and not as of right.

(ii) the right of support from the property hereby conveyed for the adjoining property of the Board."

- 4 (07.08.2018) The parts of the land affected thereby are subject to any rights that are granted by a Deed of Grant dated 18 July 1932 made between (1) The Amman Valley Joint Sewerage Board and (2) Daniel Roberts and affect the registered land.

The said Deed also contains restrictive covenants by the grantor.

NOTE:-Copy filed.

End of register / Diwedd y gofrestr