

The electronic official copy of the register follows this message.

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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
WA825217

Edition date / Dyddiad yr
argraffiad 31.01.2022

- This official copy shows the entries on the register of title on 05 MAR 2024 at 15:17:10.
- 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 05 Mar 2024.
- 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 05 MAWRTH 2024 am 15:17:10.
- 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 05 Mawrth 2024.
- 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 EF 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.

MERTHYR TYDFIL/MERTHYR TUDFUL

1 (15.04.1997) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being 73 Blaen Dowlais, Dowlais (CF48 3RB).

2 (15.04.1997) The Conveyance dated 9 August 1921 referred to in the Charges Register contains the following provision:-

"PROVIDED ALWAYS and it is hereby agreed and declared that the Purchaser her heirs and assigns shall not be entitled to any right of light or air which would in any way diminish or interfere with the free and unrestrictive user of any adjoining or neighbouring property belonging to the Vendors either for building or any other purpose and the Conveyance hereinbefore contained shall not be deemed or construed to imply the grant of any such right"

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 (09.04.2018) PROPRIETOR: JL Property Solutions Limited (Co. Regn. No. 10993446) of 73 Blaen Dowlais, Dowlais, Merthyr Tydfil CF48 3RB.
- 2 (09.04.2018) The price stated to have been paid on 23 March 2018 was £47,000.
- 3 (24.01.2022) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 20 January 2022 in favour of Paratus AMC Limited referred to in the Charges Register.

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 (15.04.1997) The land is subject to the following rights reserved by a Conveyance of the land in this title dated 9 August 1921 made between (1) Guest Keen and Nettlefolds Limited (Vendors) and (2) Ann Rees (Purchaser):-

"EXCEPT AND RESERVING unto the Vendors their successors and assigns

(1) The right to erect or suffer to be erected any buildings or other erections and to alter any buildings or other erections now standing or hereafter to be erected on any part of their adjoining or neighbouring lands 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 on the hereditaments hereby conveyed.

(2) Full right and liberty to carry on the Dowlais Iron and Sttel Works as heretofore and to alter and enlarge the same for the manufacture of iron and steel or any other article or thing without being liable for any damage or injury caused by subsidence explosion noise nuisance annoyance vibration or any other cause.

(3) Full and free right and liberty of using all sewers and drains now or hereafter to be made under the hereditaments hereby conveyed or any part thereof and also the free passage and running of water and soil to and from all parts of their neighbouring or adjoining property with power at any time upon giving previous notice to enter upon the hereditaments hereby conveyed to make lay repair cleanse and maintain any sewers drains or pipes and

(4) Free right and liberty to construct or extend overhead wires and cables for purposes connected with the said Works over the hereditaments hereby conveyed with power at any time upon giving previous notice to enter upon the said hereditaments for the purpose of constructing inspecting repairing or maintaining the said wires and cables"

2 (15.04.1997) An Agreement dated 9 October 1986 made between (1) Welsh Water Authority and (2) Peter Protheroe relates to the erection of a building over a public sewer. The said Agreement also contains restrictive conditions and stipulations and grants rights of entry.

NOTE: Copy filed.

3 (24.01.2022) REGISTERED CHARGE dated 20 January 2022.

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

4 (24.01.2022) Proprietor: PARATUS AMC LIMITED (Co. Regn. No. 3489004) of
5 Arlington Square, Downshire Way, Bracknell, Berks RG12 1WA.

End of register / Diwedd y gofrestr