Official copy of register of title
Copi swyddogol o gofrestr teitl

Title number / Rhif teitl	Edition date / Dyddiad yr argraffiad
CYM106911	02.11.2023

- This official copy shows the entries on the register of title on 28 JUN 2024 at 12:55:28.
- 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 Jun 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 28 MEHEFIN 2024 am 12:55:28.
- 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 Mehefin 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.

WREXHAM/WRECSAM

1 (30.06.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land at Rhosddu Industrial Estate, Wrexham.

2 (30.06.1999) The land has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 21 January 1983 referred to in the Charges Register.

3 (30.06.1999) The Conveyance dated 21 January 1983 referred to above contains a provision as to light or air.

4 (09.01.2003) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the land in this title dated 22 November 2002 made between (1) Lily May Williams and Jean Margaret Williams and (2) Cable Services Holdings Limited.

NOTE: Original filed.

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 (16.08.2021) PROPRIETOR: SIMON & NICOLA'S PROPERTIES LIMITED (Co. Regn. No. 12351791) of 25 Grosvenor Road, Wrexham LL11 1BT.

2 (16.08.2021) The price stated to have been paid on 2 July 2021 for the land in this title and in title WA920210 was £995,000.

3 (16.08.2021) 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 (30.06.1999) A Conveyance of the land in this title dated 21 January 1983 made between (1) D.S. Holmes (Plant Hire) Limited and (2) Angus Kenneth Williams and others contains restrictive covenants.

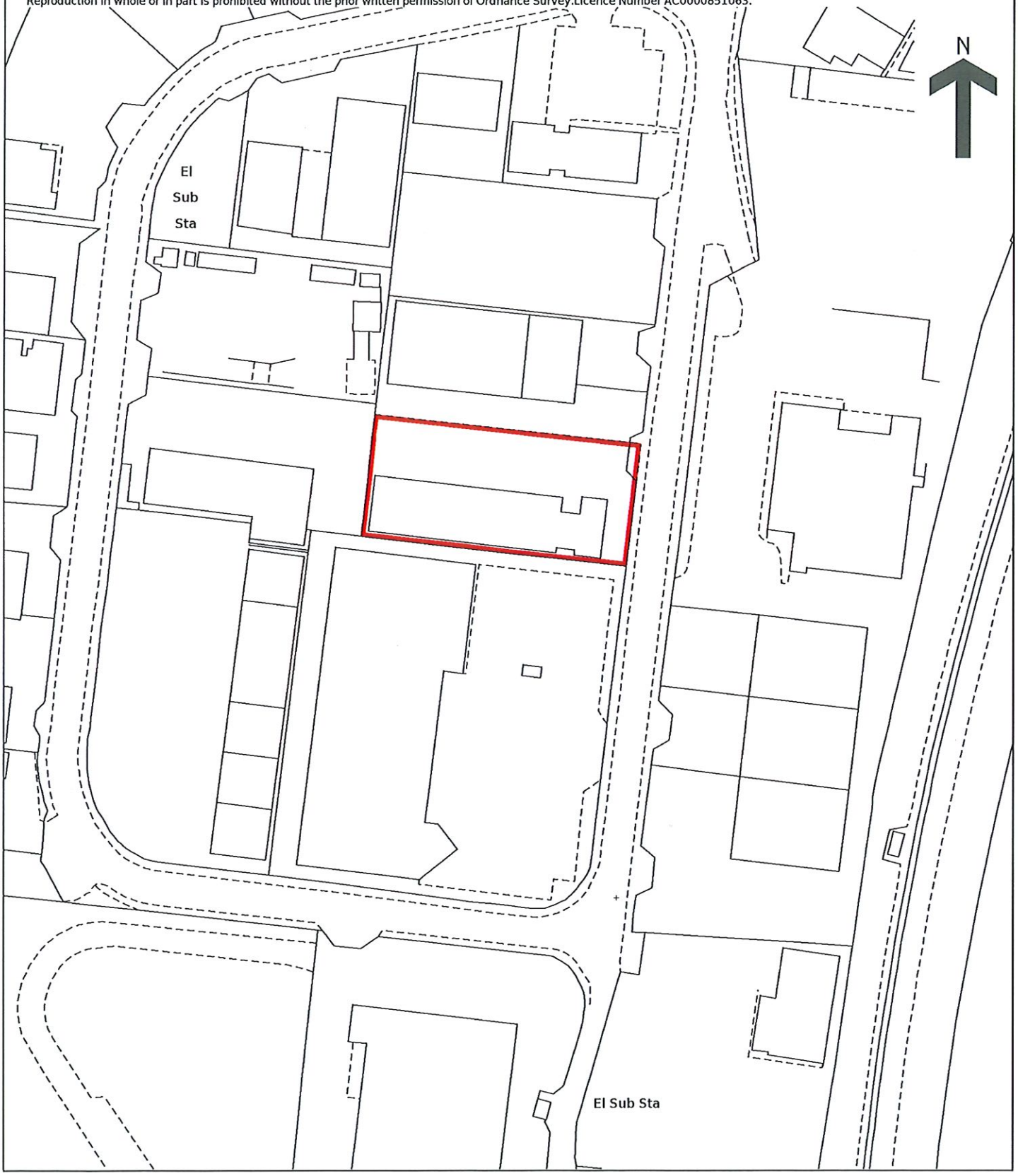
NOTE: Original Conveyance filed.

End of register / Diwedd y gofrestr

HM Land Registry Official copy of title plan

Title number **CYM106911**
Ordnance Survey map reference **SJ3252SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Wrexham / Wrecsam**

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This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.