

Title Number : WA857583

This title is dealt with by HM Land Registry, Wales Office.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 28 AUG 2020 at 10:47:42 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

Rhif Teitl : WA857583

Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

Mae'r detholiad canlynol yn cynnwys gwybodaeth o gofrestr y teitl uchod. Darperir copi llawn o'r gofrestr gyda'r ddogfen hon a dylech ddarllen hwnnw er mwyn sicrhau bod y manylion cryno hyn yn gywir.

Nid yw'r detholiad hwn na'r copi llawn yn 'Gopi Swydddogol' o'r gofrestr. Derbynnir copi swydddogol o'r gofrestr fel tystiolaeth mewn llys i'r un graddau â'r ddogfen wreiddiol. Mae hawl gan berson gael indemnïad gan y cofrestrydd os yw'n dioddef colled o ganlyniad i gamgymeriad mewn copi swydddogol.

Mae'r detholiad hwn yn dangos gwybodaeth sy'n gyfredol ar 28 AUG 2020 am 10:47:42 ac felly nid yw'n ystyried unrhyw gais a gyflwynir ar ôl yr amser hwnnw hyd yn oed os yw'n aros i'w brosesu yng Nghofrestrfa Tir EM ar adeg darparu'r detholiad.

REGISTER EXTRACT

DETHOLIAD O'R GOFRESTR

Title Number	: WA857583
Rhif Teitl	
Address of Property	: Land on the North side of Gatewen Road, New Broughton, Wrexham
Cyfeiriad yr Eiddo	
Price Stated	: Not Available
Pris a Ddatganwyd	
Registered Owner(s)	: NORTH EAST WALES INSTITUTE OF HIGHER EDUCATION of Plas Coch Campus, Mold Road, Wrexham, LL11 2AW.
Perchnogion Cofrestredig	
Lender(s)	: None
Rhoddwr Benthg	

Title number / Rhif teitl WA857583

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 28 AUG 2020 at 10:47:42. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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Copi yw hwn o gofrestr y rhif teitl isod. Mae'n dangos y cofnodion yn y gofrestr ar 28 AUG 2020 am 10:47:42. Nid yw'r copi hwn yn ystyried unrhyw gais a gyflwynir ar ôl yr amser hwnnw hyd yn oed os yw'n aros i'w brosesu yng Nghofrestrfa Tir EM ar adeg darparu'r copi hwn.

Nid yw'r copi hwn yn 'Gopi Swydddogol' o'r gofrestr. Derbynnir copi swydddogol o'r gofrestr fel tystiolaeth mewn llys i'r un graddau â'r ddogfen wreiddiol. Mae hawl gan berson i indemnïad gan y cofrestrydd os yw'n dioddef colled o ganlyniad i gamgymeriad mewn copi swydddogol. Os hoffech gael copi swydddogol, mae gwefan Cofrestrfa Tir EM yn esbonio sut i wneud hyn.

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 (22.01.1998) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the North side of Gatewen Road, New Broughton, Wrexham.
- 2 (22.01.1998) The mines and minerals together with ancillary powers of working are excepted.
- 3 (22.01.1998) The land has the benefit of the following rights granted by but is subject to the following rights reserved by a Transfer of the land in this title dated 4 July 1997 made between (1) Wrexham County Borough Council (Seller) and (2) North East Wales Institute (Buyer):-

"Together with the Rights but excepting and reserving out of the Property the Exceptions and Reservations for the benefit of the Retained Land

SCHEDULE 1

(The Rights)

1. The right for the Buyer and its successors in title to the Property to run water soil gas fuel oil electricity telephonic signals and other services through any Conduits which now are in under or over the Retained Land with power at all times on giving to the owner or occupier for the time being of the Retained Land reasonable prior notice in writing (except in an emergency when no notice is required) to enter onto so much as is reasonably necessary of the Retained Land for the purpose of repairing renewing maintaining inspecting replacing or cleansing such Conduits and the right to enter onto so much as is reasonably necessary of the Retained Land for the purpose of laying any further Conduits under the Service Strip PROVIDED that the rights contained in this paragraph are at all times SUBJECT to the persons exercising those rights:

1.1 making good all damage caused to the Retained Land or any buildings for the time being erected on the Retained Land to the reasonable satisfaction of the owner for the time being of the property affected

1.2 paying reasonable compensation to any person affected for any damage not capable of being made good as mentioned above and

1.3 paying a fair proportion according to use of the costs of repairing renewing maintaining inspecting replacing and cleansing the

A: Property Register continued / Parhad o'r gofrestr eiddo

Conduits which serve the Property in common with the Retained Land (or any part or parts of it) and paying all costs incurred in repairing renewing maintaining inspecting replacing and cleansing any part of the Conduits which serve only the Property

2. The right of support for the Property (and all buildings on it) from the Retained Land (and all buildings on it)

SCHEDULE 2

(The Exceptions and Reservations)

1. The right for the Seller and its successors in title to the Retained Land to run water soil gas fuel oil electricity telephonic signals and other services through any Conduits which now are or may at any time during the Perpetuity Period be in under or over the Property with power at all times on giving to the owner or occupier for the time being of the Property reasonable notice (except in an emergency when no notice is required) to enter onto so much as is reasonably necessary of the Property for the purpose of repairing renewing maintaining inspecting replacing and cleansing such Conduits and of laying any further Conduits and apparatus in order to connect into existing Conduits to obtain any such service as mentioned above PROVIDED that the rights contained in this paragraph are at all times SUBJECT to the persons exercising those rights:

1.1 making good all damage caused to the Property or any buildings for the time being erected on the Property to the reasonable satisfaction of the owner for the time being of the property affected

1.2 paying reasonable compensation to any person affected for any damage not capable of being made good as mentioned above

1.3 paying a fair proportion according to use of the costs of repairing renewing maintaining inspecting replacing or cleansing the Conduits which serve the Retained Land in common with the Property (or any part or parts of it) and paying all costs incurred in repairing renewing maintaining inspecting replacing and cleansing any part of the Conduits which serve only the Retained Land".

NOTE: The retained land adjoins the Western boundary of the land in this title.

4 (25.06.2012) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (22.01.1998) PROPRIETOR: NORTH EAST WALES INSTITUTE OF HIGHER EDUCATION of Plas Coch Campus, Mold Road, Wrexham, LL11 2AW.
- 2 (22.01.1998) RESTRICTION: Except under an order of the registrar no disposition by the proprietor of the land is to be registered without the consent of Wrexham County Borough Council of The Guildhall Wrexham.
- 3 (25.06.2012) RESTRICTION: No disposition of the registered estate shown

B: Proprietorship Register continued / Parhad o'r gofrestr perchnogaeth

tinted pink on the title plan by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of paragraph 2 of Schedule 4 of a Deed dated 28 July 2010 made between (1) Glyndwr University and (2) J S Bloor (Wilmslow) Limited have been complied with.

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 (22.01.1998) The land is subject to the following rights reserved by a Conveyance of the land in this title and other land dated 2 January 1962 made between (1) Thomas Gwynfryn Roberts (Vendor) and (2) The County Council of the Administrative County of Denbigh (Council):-

"EXCEPT AND RESERVING unto the Vendor and his successors in title the water pipe line indicated by a green line (c) of easements in respect of electricity poles stays and overhead cables in favour of the Merseyside and North Wales Electricity Board indicated by black dots and continuous black lines on the plan."

NOTE 1: The green line referred to is shown by a yellow broken line on the filed plan. The continuous black lines and black dots are reproduced in blue on the filed plan

NOTE 2: The land is subject to such further rights as may be contained in the conveyance as an incomplete copy was supplied on first registration.
- 2 (22.01.1998) A Wayleave Agreement dated 5 June 1973 made between (1) The County Council of Denbigh and (2) The Merseyside and North Wales Electricity Board relates to the erection, maintenance and use of electric lines.

NOTE: Copy filed.
- 3 (22.01.1998) The land is subject to the rights granted by a Deed dated 12 September 1985 made between (1) Clwyd County Council and (2) The Wrexham and East Denbighshire Water Company.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.
- 4 (22.01.1998) A Wayleave Agreement dated 6 December 1994 made between (1) Clwyd County Council and (2) Manweb Plc relates to the erection, maintenance and use of electric lines.

NOTE: Copy filed.
- 5 (22.01.1998) a Deed of Covenant dated 4 July 1997 made between (1) North East Wales Institute and (2) Wrexham County Borough Council relates to the development and disposal of the land in this title upon the terms therein mentioned.

NOTE: No copy of the Deed referred to is held by Land Registry.

End of register / Diwedd y gofrestr

Title number / Rhif teitl WA857583

These are the notes referred to on the following copy of the title plan.

Dyma'r nodiadau y cyfeirir atynt ar y copi canlynol o'r cynllun teitl.

This is a copy of the title plan on 28 AUG 2020 at 10:47:43. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

Copi yw hwn o'r cynllun teitl ar 28 AUG 2020 am 10:47:43. Nid yw'r copi hwn yn ystyried unrhyw gais a gyflwynir ar ôl yr amser hwnnw hyd yn oed os yw'n aros i'w brosesu yng Nghofrestrfa Tir EM ar adeg darparu'r copi hwn.

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Nid yw'r copi hwn yn 'Gopi Swydddogol' o'r cynllun teitl. Derbynnir copi swydddogol o'r cynllun teitl fel tystiolaeth mewn llys i'r un graddau â'r gwreiddiol. Mae hawl gan berson i indemniad gan y cofrestrydd os yw'n dioddef colled o ganlyniad i gamgymeriad mewn copi swydddogol. Os hoffech gael copi swydddogol, mae gwefan Cofrestrfa Tir EM yn esbonio sut i wneud hyn.

HM Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

Mae Cofrestrfa Tir EM yn ymdrechu i sicrhau bod delweddau cynlluniau teitl o safon uchel a bod y raddfa yn gywir. Bydd ansawdd a chywirdeb unrhyw argraffiad yn dibynnu ar eich argraffydd, eich cyfrifiadur a'i osodiadau argraffu. Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell y terfynau. Gall fod gwyriadau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr.

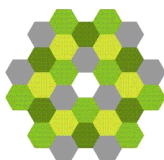
This title is dealt with by HM Land Registry, Wales Office.

Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

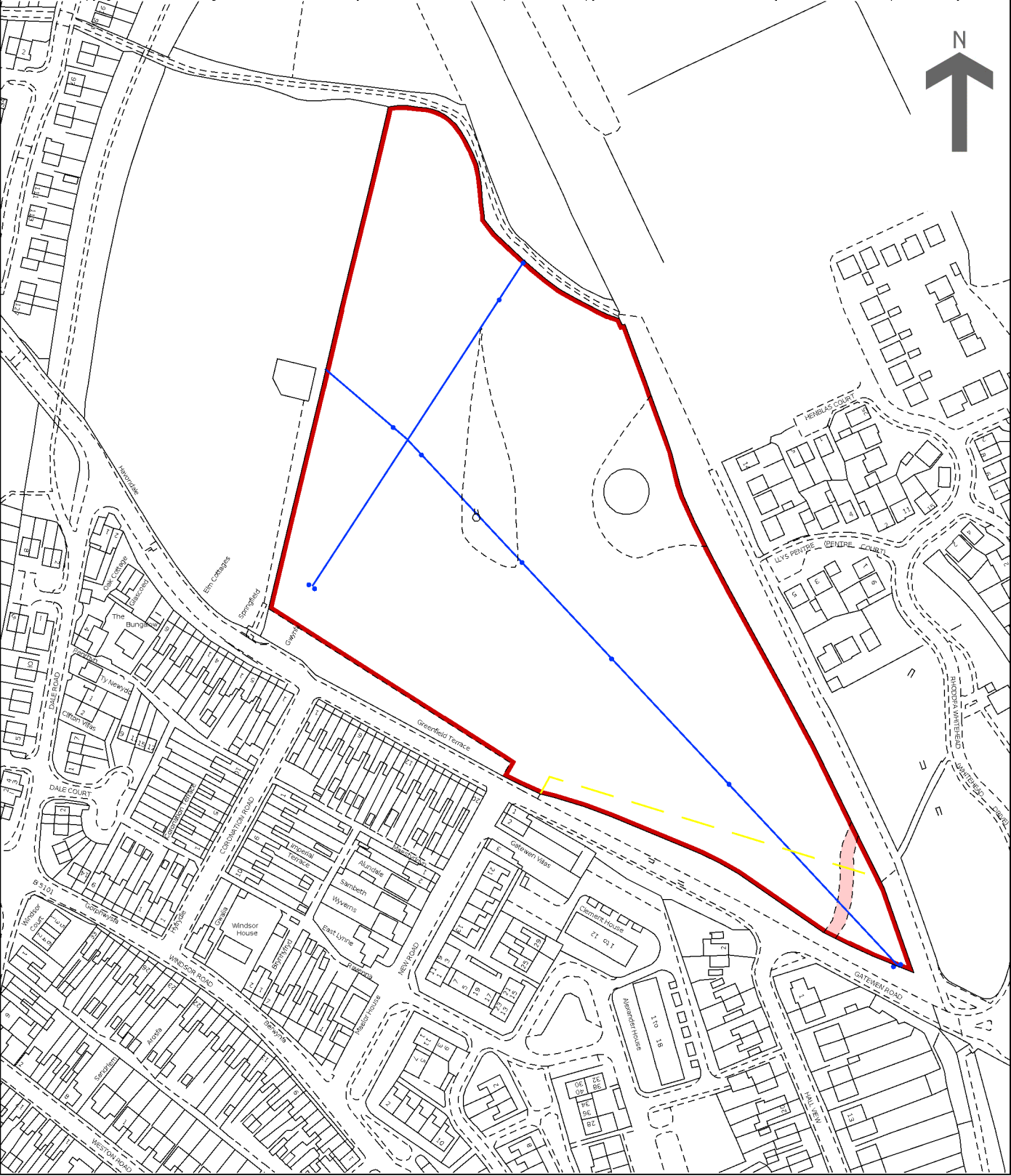
HM Land Registry

Current title plan

Title number **WA857583**
Ordnance Survey map reference **SJ3151NW**
Scale **1:2500**
Administrative area **Wrexham / Wrecsam**



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This copy of the title plan is incomplete without the preceding notes page.

Mae'r copi hwn o'r cynllun teitl yn anghyflawn heb y dudalen flaenorol o nodiadau.