



Register View - HTML

Register view information

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FOR SEARCH PURPOSES, THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY LAND REGISTRY, WALES OFFICE

TITLE NO: WA508483

REGISTER LAST UPDATED ON : 09 FEB 2001 AT 23:59:59

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Register View

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. (16.10.1989) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 11 Buckingham Road, Wrexham, (LL11 2RH).
2. (16.10.1989) The mines and minerals together with ancillary powers of working are excepted.
3. (16.10.1989) The land has the benefit of the following rights granted by the Conveyance dated 9 October 1963 referred to in the Charges Register:-

"AND TOGETHER WITH the right for the Purchaser and other the owner or owners for the time being of the hereditaments hereby conveyed to use for all reasonable purposes in common with the owners and occupiers of the adjoining or neighbouring land now or formerly belonging to the Vendors the drains and sewers laid or to be laid thereon or thereunder and the right to enter upon the adjoining property for the purpose of maintaining renewing and repairing the said drains subject to the right of the Vendors and the persons deriving title under them owners or occupiers of the adjoining properties of drain water soil and sewers in and through the hereditaments hereby conveyed to the main drains and sewers and the right to enter upon the hereditaments hereby conveyed for the purpose of maintaining renewing and repairing the said drains.

AND TOGETHER WITH a right of way for the Purchaser and his successors in title his tenants agents servants workmen and all others authorised by him or them to pass and repass at all times and for all proper and tenantly purposes over and along so much of Sandringham Road Buckingham Road and Sandway Road as is unadopted leading to and from the hereditaments hereby conveyed until such road is adopted by the Local Authority.

AND TOGETHER with al lrights of drainage (including roof and surface drainage) light air and other easements or quasi-easements as at present used and enjoyed by the hereditaments hereby conveyed in through under or over the adjoining property now or formerly belonging to the Vendors."
4. (16.10.1989) The Conveyance dated 9 October 1963 referred to in the Charges Register contains the following provision:-

"IT is hereby agreed and declared that the wall dividing the hereditaments hereby conveyed from the adjoining bungalow erected on Plot 60 shall be a party wall and shall be repaired and maintained at the joint expense of the owners for the time being of the property separated thereby."

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 perchnnog. Mae'n

cynnwys unrhyw gofnodion sy'n effeithio ar yr hawl i waredu.

Title Absolute / Teitl Llwyd

1. (09.02.2001) PROPRIETOR: %SUSAN MAY HUGHES% of Old Sontley Hall, Sontley, *Wrexham*
2. (09.02.2001) The value as at 08 February 2001 was stated to be under £100,000.

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. (16.10.1989) A Conveyance of the land in this title dated 9 October 1963 made between (1) Parker Davies and Johnson Limited (Vendors) and (2) James Henry Keeble (Purchaser) contains the following covenants:-

"THE Purchaser hereby covenants with the Vendors that he the Purchaser and his successors in title will observe and perform the covenants set out in the First Schedule hereto.

THE FIRST SCHEDULE BEFORE REFERRED TO

(a) Not to carry on or permit to be carried on in any messuage or bungalow erected on the said piece of land hereby contracted to be sold any trade or business upon the said property but to keep the said property as and for a private bungalow only Provided always that nothing herein contained shall be construed as forbidding or preventing any bungalow from being used or occupied for the profession or business of an Architect Medical Practitioner Dentist Surveyor or Solicitor or as forbidding or preventing the reception of boarders or paying guests in any such dwellinghouse or bungalow.

(b) The fence marked "T" within the boundary line shown on the said plan annexed hereto shall belong to and be maintained by the Purchaser."

NOTE:-The north eastern boundary is marked 'T' within the boundary line shown on the plan to the said Conveyance as referred to in clause (b) above.

2. (16.10.1989) The land is subject to the following rights contained in the Conveyance dated 9 October 1963 referred to above:-

"Subject to

(a) All rights of drainage (including surface and roof drainage) light air and other easements or quasi-easements as at present used and enjoyed by the said adjoining property of the Vendors in through under or over the hereditaments hereby conveyed.

.....

(d) the exception and reservation of the right of the Welsh Town Planning and Housing Trust Limited to lay maintain and use drains and sewers in or under the hereditaments hereby conveyed in such direction and to such depth as may be approved by the Vendors such drains and sewers to be laid and constructed in accordance with the requirements and to the satisfaction of the Local Sanitary Authority.

(e) the exception and reservation to Harold Vincent Parker and his successors in title owner or owners for the time being of the remaining part of Croeseneurys Farm aforesaid and the Vendors and their successors in title of the right to connect with and use any sewers drains gas and water pipes and electric cables which may be laid under the hereditaments hereby conveyed."

End of register / Diwedd y gofrestr

NOTE 1: The date at the beginning of an entry is the date on which the entry was made in the Register.

NOTE 2: Symbols included in register entries do not form part of the register and are used by Land Registry for internal purposes only.

NODYN 1: Y dyddiad ar ddechrau'r cofnod yw'r dyddiad y gwnaethpwyd y cofnod ar y Gofrestr.

NODYN 2: Nid yw symbolau a gynhwysir mewn cofnodion ar y gofrestr yn ffurfio rhan o'r gofrestr ac mae'r Gofrestrfa Tir yn eu defnyddio at ddibenion mewnol yn unig.