

Land Registry

Cofrestrfa Tir

WREXHAM COUNTY
BOROUGH COUNCIL

12 FEB 2009

2166

PLANNING DEPARTMENT

11 February 2009

Your ref/Eich cyf
MATTHEW PHILLIPS

Our ref/Ein cyf
CYM293757/OC/221

Land Registry
Wales Office
Ty Cwm Tawe, Phoenix Way
Llansamlet
Swansea
SA7 9FQ

DX 82800 Swansea 2
Tel 01792 355000
Fax 01792 355055
Email wales.office@
landregistry.gsi.gov.uk
www.landregistry.gov.uk

Cofrestrfa Tir
Swyddfa Cymru
Ty Cwm Tawe, Ffordd y Ffenics
Llansamlet
Abertawe
SA7 9FQ

DX 82800 Swansea 2
Ffôn 01792 355000
Ffacs 01792 355055
Ebost wales.office@
landregistry.gsi.gov.uk
www.cofrestrfatir.gov.uk

MATTHEW PHILLIPS

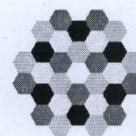
WREXHAM COUNTY BOROUGH COUNCIL
DEVELOPMENT SERVICES DIRECTORATE
PLANNING DEPT
LAMPBIT ST
PO BOX 1290, WREXHAM
LL11 1WN

Official copy/copies

LR payment ref 11/02 03WA0HLX
Fee debited £12.00

The official copy/copies of the document(s) you applied for is/are enclosed.

Please contact the Land Registry office named if you have any questions about the enclosed official copy/copies.



MP

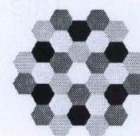


Land Registry

WREXHAM COUNTY
BOROUGH COUNCIL

12 FEB 2009

Cofrestrfa Tir



PLANNING DEPARTMENT

Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
CYM293757

Edition date / Dyddiad yr
argraffiad 09.06.2006

- This official copy shows the entries in the register of title on 11 February 2009 at 09:09:12.
- 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 11 February 2009.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1 - *A guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 11 Chwefror 2009 am 09:09:12.
- 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 11 Chwefror 2009.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- I gael gwybodaeth am y gofrestr teitl gweler gwefan y Gofrestrfa Tir www.cofrestrfatir.gov.uk neu Gyfarwyddyd Cyhoeddus 1 - *Cyfarwyddyd i'r wybodaeth rydym yn ei chadw a sut y gallwch ei chael*.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir 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 (09.05.1994) Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Eisteddfod Farm, Gwynfryn, Wrexham.
- 2 (09.06.2006) The mines and minerals together with ancillary powers of working are excepted.
- 3 (24.04.2006) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 24 April 2006 referred to in the Charges Register.



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 (09.06.2006) PROPRIETOR: RONALD THOMAS DAVIES and MARGARET ELIZABETH HUISSH-DAVIES of Scotland Farm, Black Mountain Road, Treuddyn, Mold.
- 2 (09.06.2006) The price stated to have been paid on 24 April 2006 was £2,000.
- 3 (09.06.2006) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed on behalf of the proprietor for the time being of the estate registered under title number WA711696 by their conveyancer that the provisions of Clause 1.10 of Transfer dated 24 April 2006 referred to in the charges register 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 (09.05.1994) A Transfer of the land in this title and other land dated 6 April 1994 made between (1) Frank Lythgoe Limited (2) Tarmac Quarry Products Limited and (3) Redland Aggregates Limited contains the following provision which relates to the payment of additional moneys as therein mentioned.

"Redland HEREBY COVENANTS with Lythgoe that if any planning permission shall at any time within a period of twenty one years from the date hereof be granted to Redland in respect of the Property or any part thereof to use the Property or any part thereof for the purpose of tipping toxic material Redland will within three months of the receipt of any such planning permission as may be obtained pay to Lythgoe a sum equivalent to twenty five per centum of the increase in value arising from such planning permission in respect of the specific part or parts of the Property for which such planning permission shall have been given and Redland hereby charges the Property by way of equitable security with the payment of the monies from time to time payable hereunder PROVIDED ALWAYS as follows:-

7.1 The increase in value shall be the difference between the open market value of the Property or the relevant part of the Property without such planning permission and the open market value of the Property or the relevant part of after such planning permission has been obtained less the cost of developing the Property to enable it to be used for the deposit of toxic materials in each case on the assumption that the Property or the relevant part of it is being sold on the open market by a willing seller to a willing buyer with vacant possession and it is hereby agreed between the parties that such increase may be agreed at any time within three months of the grant of such planning permission or in the absence of agreement by that date determined by an arbitrator such arbitrator to be nominated in the absence of agreement by or on behalf of the President for the time being of the Royal Institution of Chartered Surveyors on the application of either Redland or Lythgoe made not earlier than three months after the date of the grant of such planning permission

12 FEB 2009

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

7.2 Upon payment to Lythgoe of any sum or sums due under this Deed Lythgoe will give good and sufficient discharges and receipts for such sums and if so required do and execute all such acts deeds documents forms and things which may be reasonably required by Redland in respect thereof and will in particular release any specific part or parts of the Property from the provisions of this Deed (including the charge referred to in Clause 7.1 hereof) when all sums payable in respect thereof under the provisions of this Deed have been discharged and will discharge and remove all Land Charges which may have been registered so far as the same relate to such part or parts of the Property

7.3 Lythgoe and Redland mutually agree that they will give notice to each other of any devolution of their interest in this Deed and in particular Redland will give to Lythgoe notice of any contract for sale or letting or conveyance or lease of the Property or any part thereof such notices to be given within fourteen days of the event requiring the same

7.4 The provisions of this Clause shall endure for a period of twenty one years from the date hereof and on the expiration of the said period of twenty one years all the provisions of this Clause shall cease to operate and be of no effect but without prejudice to the rights and liabilities of Lythgoe and Redland which shall have accrued hereunder before the expiration of the said period and if called upon so to do Lythgoe will at the end of the said period do and execute all such acts things deeds and documents as may reasonably be required by Redland to secure the discharge from all the provisions hereof of the Property or such part or parts thereof as may still be subject to the provisions of this Clause immediately before the expiration of the said period

7.5 For the purposes of this Deed the expressions "develop" and "Development" shall unless the context otherwise requires have the meanings assigned to them respectively by the Town and County Planning Act 1990 or any re-enactment or modification thereof for the time being in force"

- 2 (14.03.2006) UNILATERAL NOTICE affecting the land in this title in respect of an Agreement dated 8 February 2006 containing an option to purchase the said land.

NOTE: Copy filed under WA711696.

- 3 (14.03.2006) BENEFICIARY: Donald Thomas Davies and Margaret Elizabeth Huish-Davies of Scotland Farm, Black Mountain Road, Treuddyn, Mold, CH7 4BL.

- 4 (24.04.2006) A Transfer of the land in this title dated 24 April 2006 made between (1) Lafarge Aggregates Limited and (2) Ronald Thomas Davies and Margaret Elizabeth Davies contains restrictive covenants.

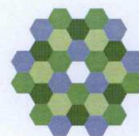
NOTE: Copy filed.

End of register / Diwedd y gofrestr

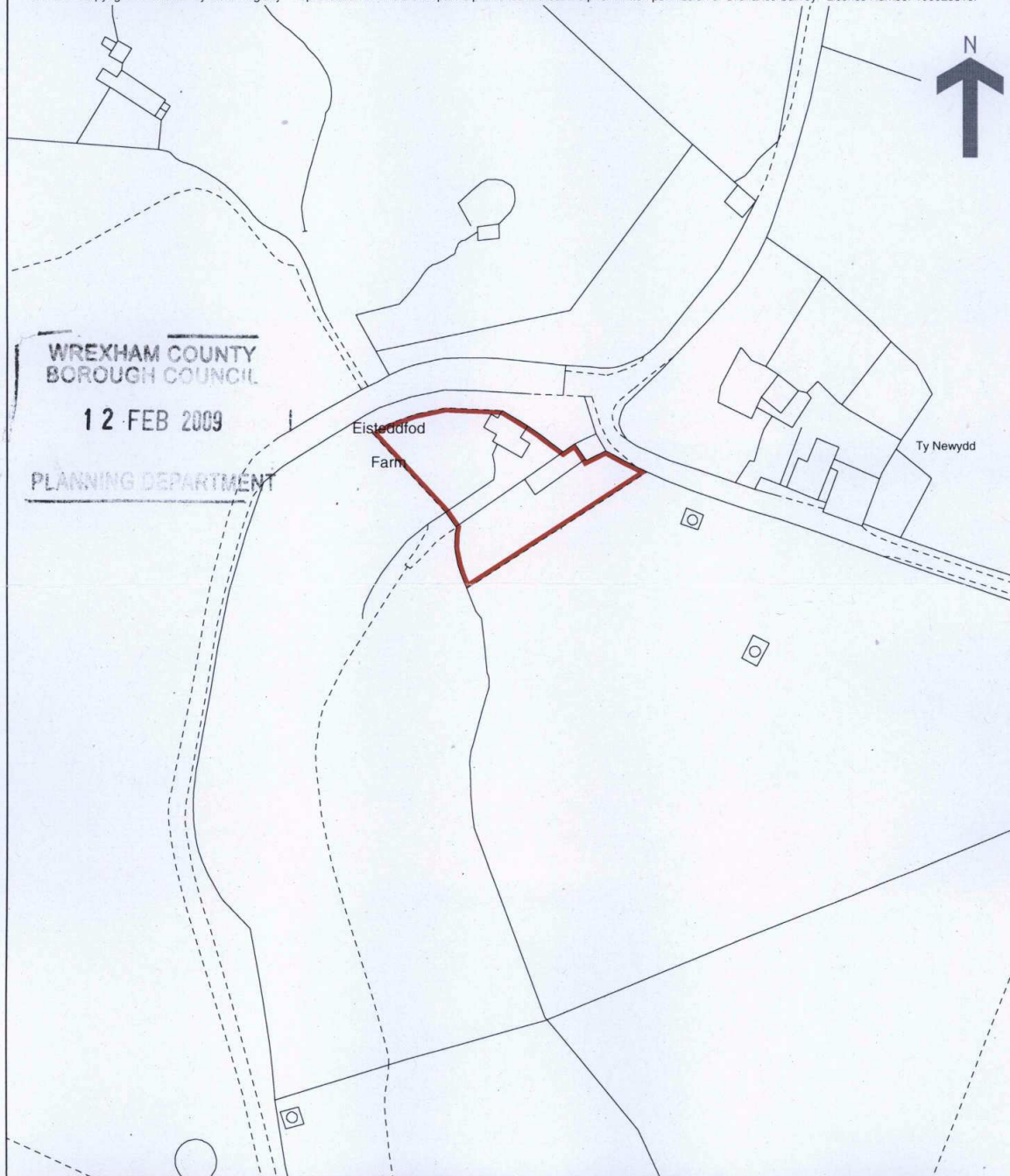


Land Registry
Official copy of
title plan

Title number **CYM293757**
Ordnance Survey map reference **SJ2552SW**
Scale **1:1250** enlarged from 1:2500
Administrative area **Wrexham / Wrecsam**



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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. See Land Registry Public Guide 19 - Title Plans and Boundaries.
This title is dealt with by Land Registry, Wales Office.

