

Title Number : CYM541599

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 10:44:57 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 : CYM541599

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 Swyddogol' o'r gofrestr. Derbynnir copi swyddogol 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 swyddogol.

Mae'r detholiad hwn yn dangos gwybodaeth sy'n gyfredol ar 28 AUG 2020 am 10:44:57 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 : CYM541599

Rhif Teitl

Address of Property : land lying to the east of Dean Road, Wrexham

Cyfeiriad yr Eiddo

Price Stated : £200,000

Pris a Ddatganwyd

Registered Owner(s) : GLYNDWR UNIVERSITY/PRIFYSGOL GLYNDWR of Mold Road Campus, Wrexham LL11 2AW.

Perchnogion Cofrestredig

Lender(s) : None

Rhoddwr Benthg

Title number / Rhif teitl CYM541599

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 10:44:57. 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.

This copy is not 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. If you want to obtain an official copy, the HM Land Registry web site explains how to do this.

Copi yw hwn o gofrestr y rhif teitl isod. Mae'n dangos y cofnodion yn y gofrestr ar 28 AUG 2020 am 10:44:57. 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 (01.11.2011) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land lying to the east of Dean Road, Wrexham.
- 2 (01.11.2011) The mines and minerals are excepted.
- 3 (01.11.2011) An Agreement dated 13 February 1998 made between (1) Wrexham County Borough Council (2) Education Assets Board and (3) North East Wales Institute relates to rights of way and rights of drainage as therein mentioned.

NOTE: Copy 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 (01.11.2011) PROPRIETOR: GLYNDWR UNIVERSITY/PRIFYSGOL GLYNDWR of Mold Road Campus, Wrexham LL11 2AW.
- 2 (01.11.2011) The value stated as at 1 November 2011 was £200,000.
- 3 (01.11.2011) RESTRICTION: No disposition of the registered estate other than a charge 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 written consent signed by Wrexham County Borough Council of Guildhall, Rhosddu Road, Wrexham LL11 1AY, or a certificate signed by Wrexham County Borough Council that the provisions of clause 2 of a Deed of Covenant dated 13 February 1998 made between (1) North East Wales Institute and (2) Wrexham County Borough Council have been complied

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

with or that they do not apply to the disposition.

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 (01.11.2011) The land is subject to the rights granted by a Deed dated 16 July 1979 made between (1) The County Council of Clwyd and (2) Welsh Water Authority.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

End of register / Diwedd y gofrestr

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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 10:44:58. 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 10:44:58. 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.

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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.

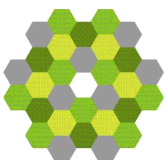
This title is dealt with by HM Land Registry, Wales Office.

Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

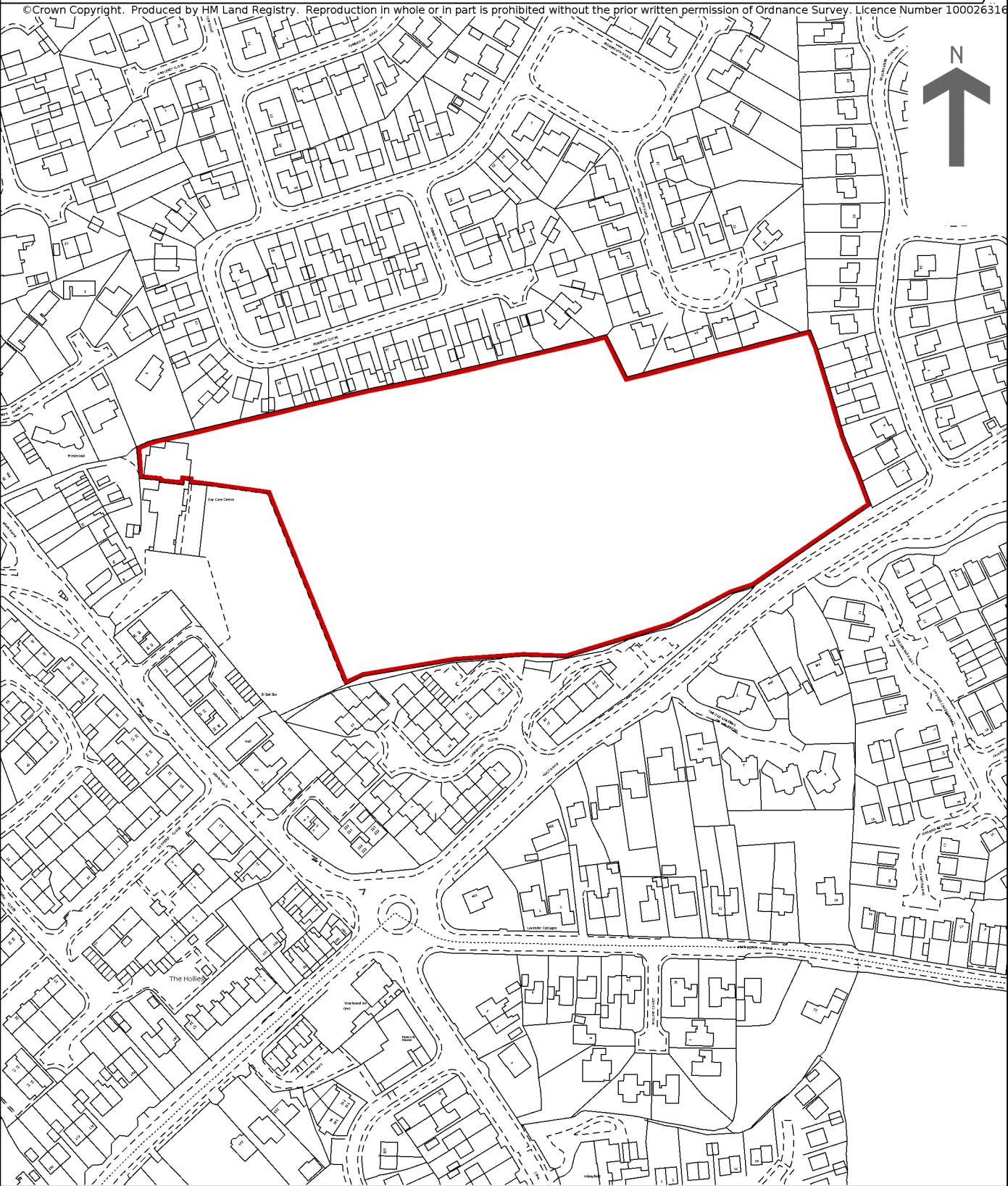
HM Land Registry

Current title plan

Title number **CYM541599**
Ordnance Survey map reference **SJ3551SW**
Scale **1:2500 reduced from 1:1250**
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.