

Boundary records and information regarding the land adjacent to Arosfa, Hawrd Road, Brymbo, Wrexham, LL11 5BP

The land registry plan (title number CYM676998) dated indicates that the boundary of the plot with Vron Close has some gaps. The previous owners of the plot, who own and reside at the neighbouring property, Arosfa, stated through their solicitor at the time of sale November 2015, *I am informed that the seller has treated the property as his for 20 years, some 10 years ago he was contacted by a builder developing neighbouring plots who requested that he put a path in and this was agreed.*

The builder, referred to, was Gower Homes Limited, Wrexham. Mr Michael Forgrave of the company has stated in his letter, dated 7th March 2017, that he believes the company do not own the land hatched black on the attached plan, nor would they be seeking to lay claim to it.

Research has also located the following information regarding the boundary.

1843 The Tithe map shows the boundary between plot number 133 and plot number 130. this also shows a building on plot 133 described as "House and garden" with the Landowner and occupier as John Hughes. There are no buildings shown on plot 130

1873 1st Edition Ordnance and survey map show the boundary between plot 869 and 872 with the building on 872 shown as The Mount Hotel. There are no buildings shown on the land plot 869 other than four small buildings in the south east corner.

1912 The boundary between the "Hotel" and the plot immediately north on Harwd road is shown. Also, the building now known as Arosfa is shown. The small row of buildings referred to on the 1873 plan are shown in a separate plot.

1995 July 1995 planning application (BRY 23654 July 1995) (Mr C L Tilston)

- ❖ Pages 37/56/60 Location plan dated 19.04.1995
- ❖ Page 44 Crown copyright plan showing development site outline
- ❖ Page 55 Certificate under Article 12A

Both plans provided as part of the planning application show the boundary of the land owned by the applicant borders with the land adjacent to Arosfa and that there is no gap between.

2002 P2002/0303 planning application to WCBC (Gower Homes) ref Vron close development

- ❖ Page 46 Crown copyright plan
- ❖ Page 47 Crown copyright plan showing development site outline
- ❖ Page 48 Existing and proposed level plan (see also plans on pages 51 & 52)
- ❖ Page 53 Site outline

As in the planning application in 1995 all plans provided as part of the planning application, as listed above, show the boundary of the land owned

by the applicant borders with the land adjacent to Arosfa and that there is no gap between.

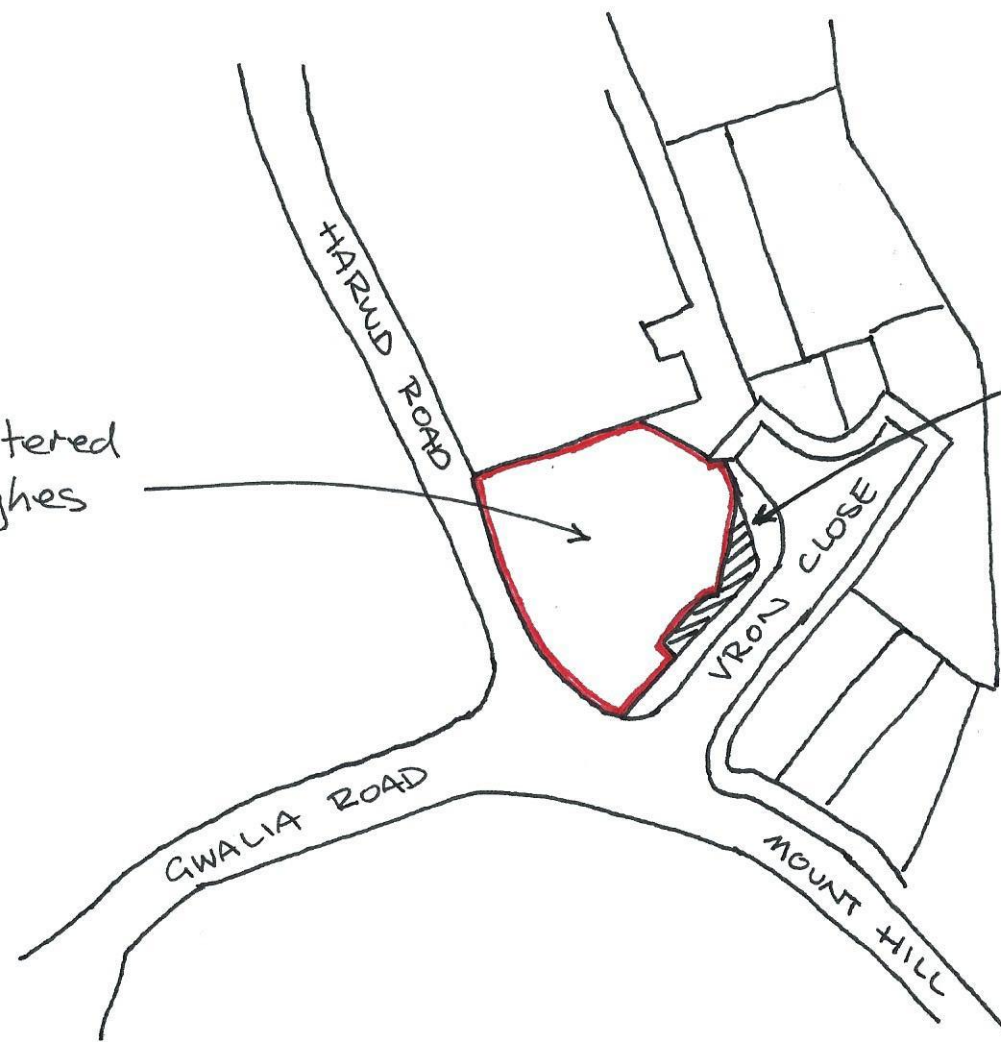
In conclusion, the evidence indicates that:-

1. The boundary on the existing land registry plan (title number CYM676998) with Vron Close is incorrectly shown.
2. That is no other owner.



Land registered
to R. Hughes

Unregistered land



Our Ref: MWF/AM

7th March 2017

Mr R Hughes
12 Glyndwr Road
Acton
Wrexham
LL12 8DG

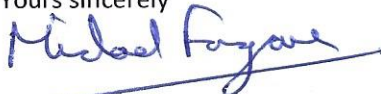
Dear Mr Hughes

Thank you for your letter of 3rd March.

We completed our Brymbo site some thirteen years ago, and as far as we are aware, the extent of our land ownership was to the edge of the adoptable highway.

I do not believe that we own the land hatched black on the attached plan, nor would we be seeking to lay claim to it.

Yours sincerely



Mr Michael Forgrave
Gower Homes Ltd