



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
WA610093

Edition date / Dyddiad yr
argraffiad 18.10.2007

- This official copy shows the entries on the register of title on 04 JAN 2012 at 09:07:51.
- 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 04 Jan 2012.
- 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 04 JAN 2012 at 09:07:51.
- 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 04 Jan 2012.
- 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 t 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 (28.10.1991) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being The Gate House, Isycoed, Wrexham (LL13 9RL).
- 2 (28.10.1991) The Transfer dated 20 July 1990 referred to in the Charges Register contains the following provision:-

"It is hereby agreed and declared that:

(1) The boundaries separating the property hereby transferred from the land ("the retained land") which is for the purpose of identification

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Mae'r copi swyddogol electronig o'r gofrestr yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

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

only hatched red on the said plan shall henceforth be deemed to be a party boundary and shall be used and repaired accordingly

(2) The Transferees and their successors in title shall not, by virtue of this deed, acquire any right of light or air or other easements which would prejudice the free use and enjoyment of the retained land for building or for other purposes and that any enjoyment of light or air had by the Transferees or their successors in title from or over the retained land shall be deemed to be had by the Consent (hereby given) of the Transferors"

NOTE: The land hatched red referred to adjoins the northern boundary of the land in this title.

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 (18.10.2007) PROPRIETOR: CHRISTINE FYFFE of The Gate House, Isycoed, Wrexham LL13 9RL.
- 2 (18.10.2007) The price stated to have been paid on 19 September 2007 was £240,000.
- 3 (18.10.2007) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any future registered charge, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 19 September 2007 in favour of Kensington Mortgage Company Limited referred to in the Charges Register.

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 (28.10.1991) By a Transfer of the land in this title dated 20 July 1990 made between (1) Ellen Esther Woodfine and Carol Esther Woodfine and (2) Derek Lee Moulton and Susan Linda Moulton the land was conveyed subject as follows:-

"Subject to all rights of way water light air drainage support and other easements quasi-easements rights privileges and liabilities affecting the same"
- 2 (18.10.2007) REGISTERED CHARGE dated 19 September 2007.
- 3 (18.10.2007) Proprietor: KENSINGTON MORTGAGE COMPANY LIMITED (Co. Regn. No. 3049877) of 1 Providence Place, Skipton, N Yorkshire BD23 2HL and of DX 21761 Skipton, trading as Kensington Mortgages.

End of register / Diwedd y gofrestr

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from Land Registry.

Additional references, which are not referred to in the register of title, may appear on the title plan in respect of any pending applications.

This official copy is issued on 04 January 2012 shows the state of this title plan on 04 January 2012 at 09:07:51. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). 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 7 - *Title Plans*.

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

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Dyma'r nodiadau y cyfeirir atynt ar y copi swyddogol canlynol.

Mae'r copi swyddogol electronig o'r cynllun teitl yn dilyn y neges hon.

Sylwch mai dyma'r unig gopi swyddogol y byddwn yn ei ddarparu. Ni fyddwn yn darparu copi swyddogol papur.

Anfonwyd y copi swyddogol hwn yn electronig a phan gaiff ei argraffu ni fydd i raddfa. Gallwch gael copi swyddogol papur trwy archebu un o'r Gofrestrfa Tir.

Gall cyfeirnodau ychwanegol, sydd heb eu cyfeirio atynt yn y gofrestr teitl, ymddangos ar y cynllun teitl o ran unrhyw geisiadau sydd yn aros i'w prosesu.

Mae'r copi swyddogol hwn a gyhoeddir ar 04 Ionawr 2012 yn dangos sefyllfa'r cynllun teitl hwn ar 04 Ionawr 2012 am 09:07:51. Mae'n dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol (adran 67 Deddf Cofrestru Tir 2002). 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. Gweler Cyfarwyddyd Cyhoeddus 7 – *Cynlluniau Teitl*.

Gweinyddir y teitl hwn gan Gofrestrfa Tir, swyddfa Cymru.

© Hawlfraint y Goron. Cynhyrchwyd gan y Gofrestrfa Tir. Gwaherddir atgynhyrchu'r cyfan neu ran heb ganiatâd ysgrifenedig blaenorol yr Arolwg Ordnans. Rhif Trwydded 100026316.

H.M. LAND REGISTRY		TITLE NUMBER WA 610093		
ORDNANCE SURVEY PLAN REFERENCE	SJ 4049	Scale 1/ 2500		
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