C183

The Swansea District Land Registry

Tŷ Bryn Glas
High Street,
Swansea, SA1 1PW
DX No: 33700 Swansea (2)

Tŷ Cwm Tawe
Phoenix Way, Llansamlet,
Swansea, SA7 9FQ
DX No: 82800 Swansea (2)

For both offices Tel: (0792) 458877

N.B. Please reply to: ~~Tŷ Bry Glas~~/Tŷ Cwm Tawe

Messrs A.W. Brown & Lloyd,
37-39, Willow Street,
Oswestry,
SY11 1AQ

Name of Proprietor/Transferee:

Your reference:
CK MOS 4039

Date: 25.1.1993

Please quote the following reference on your reply WA 645326

Dear: Sirs

re: Land at Trinity Hall Works, Acrefair.

Please note that the absence of a good documentary title to the land the subject of the Statutory Declarations has precluded the grant of an Absolute title thereto and registration of the Southerly area of land in question has accordingly been completed with Possessory Title under WA 645326.

The departmental survey carried out pursuant to this application has revealed that the area of land claimed at the North end of the works is part of an open access way leading to Llangollen Road which is not exclusively occupied so as to lead to the conclusion that effective adverse possession thereof has been acquired.

Yours Faithfully

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DO

SOLEMNLY AND SINCERELY DECLARE as follows:

1. I am the owner of the property known as Trinity Hall formerly (Trinity Works) situate at Acrefair Near Llangollen Clwyd. I am also a director in the company known as Border Beds Limited.
2. I acquired ownership of the property by means of a Conveyance dated the 5th of June 1984 and made between W J Parry and Company (Nottingham) Limited of the one part and myself of the other part and prior to that date I leased the property from W J Parry and Company (Nottingham) Limited from 1st January 1981 to 5th June 1984
3. From 1st January 1981 to date I in my personal capacity and as director of Border Beds have been in occupation of the property known as Trinity Hall.
4. There is now produced and shown to me and marked "PMH 1" a copy of the plan referred to in the said Conveyance of the 15th of June 1984 showing the boundaries of the property which I purchased at that time edged in red.
5. In addition to the premises shown outlined on the plan marked "PMH 1" during my period of ownership and prior to that during my period of leasing the property I and the company known as Border Beds Limited have been occupation of two additional pieces of land which are not shown on the plan marked "PMH 1".
6. There is now produced to me and marked "PMH 2" a plan showing the two areas of land not included in the 1984 Conveyance but which were occupied as part of the premises. The area marked "A" on the plan "PMH 2" was used as part of the access to and from the car parking at the rear of the premises. The area

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DO SOLEMNLY AND SINCERELY DECLARE as follows:

1. I was from the 30th of November 1964 until my Retirement in July 1991 a Director of the Company known as W J Parry and Company (Nottingham) Limited (hereinafter referred to as "The Company")

2. By a Conveyance dated the 16th January 1968 and made between the Rural District Council of Wrexham of the one part and The Company of the other part the premises known as Trinity Hall (formerly Trinity Works) were conveyed to The Company and I was the Director most concerned with the acquisition of those premises at the time

3. Prior to The Company's purchase of the premises in 1968 The Company had leased the premises from the Council for a period of at least one year

4. There is now produced and shown to me and marked "JDS 1" a copy of the plan annexed to the said Conveyance dated 16th January 1968

5. In addition to the premises shown outlined on the plan marked "JDS 1", during The Company's period of leasing and subsequently during The Company's period of ownership The Company were also in occupation of two additional pieces of land which are not shown on the plan marked "JDS 1"

6. There is now produced and shown to me and marked "JDS 2" a plan showing the two areas of land not included in the 1968 Conveyance but which were occupied as part of the premises. The area marked "A" on plan "JDS 2" was used as part of the access to

and from the car parking area at the rear of the premises. The area marked "B" comprised steps which were used by The Company's employees to gain pedestrian access to and from the front of the premises

7. Since the Company purchased The Property in 1968 and prior to that during their period of leasing The Property up to the date that The Property was sold to by a Conveyance dated the 15th June 1984, The Company were in full and undisturbed possession and enjoyment of the said pieces of land edged red on the plan annexed hereto and marked "JDS 2" and of the rents and profits of it continuously since the date of its purchase without any claim adverse to its title

AND I MAKE THIS DECLARATION conscientiously believing it to be true and by virtue of the provisions of the Statutory Declarations Act 1835

DECLARED at Alfreton)
In the County of Derbyshire)
This 13th day of March 1992)

Before me;

S

This is the plan marked "JDS 2" referred to in the Declaration of John Dennis Sumpter

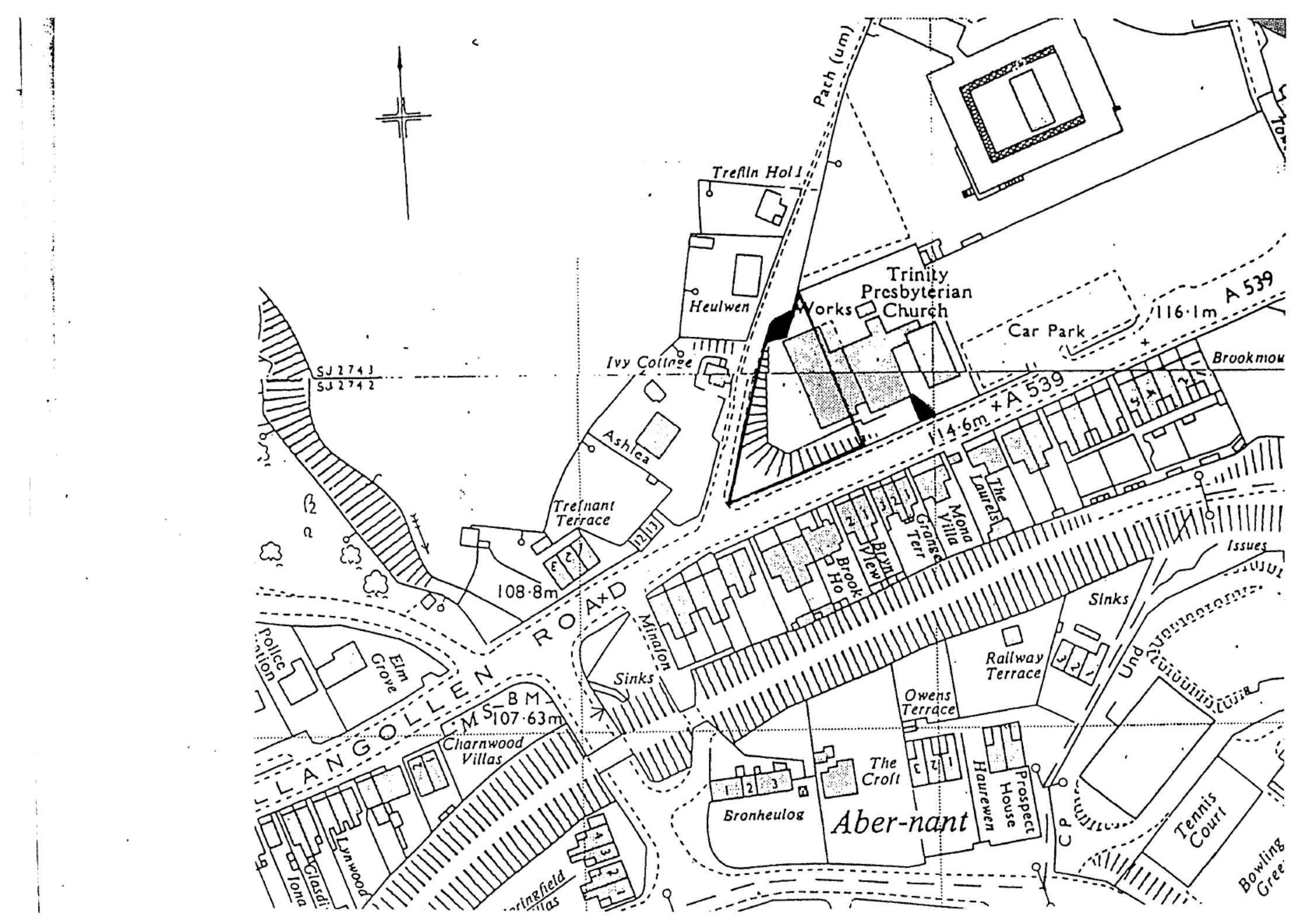
Declared before me)
this 13th day of April 1992)

Solicitor/Commissioner for Oaths

This is the plan marked "JDS 1" referred to in the Declaration of John Dennis Sumpter

Declared before me)
this 13th day of March 1992)

Solicitor/~~Commissioner for Oaths~~


Path (um)
Trefiin Hol l
Heulwen
Trinity
Presbyterian
Church
Works
Car Park
116·1m
A 539
Brookmou
SJ 2743
SJ 2742
Ivy Cottage
Ashlea
114·6m
A 539
Trefnant
Terrace
108·8m
Mona
Villa
The
Laurels
Brook
Ho
Bryn
View
Grange
Terr
Issues
Sinks
Railway
Terrace
Owens
Terrace
Minafon
Sinks
Police
Station
Elm
Grove
LANGOLLEN
ROAD
M S B M
107·63m
Charnwood
Villas
Lynwood
Glasdi
Iona
Bronheulog
The
Croft
Aber-nant
Haurewen
Prospect
House
Tennis
Court
Bowling
Gree