

**Any parts of the form that are not typed should be completed in black ink and in block capitals.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of **all** the persons transferring the property.

Complete as appropriate where the transferor is a company.

Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

Give full name(s) of **all** the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

1 Title number(s) of the property:  
CYM557443 & CYM863130

2 Property:  
Ebenezer Chapel, Neath Road, Rhos, Pontardawe, Swansea,  
SA8 3HB

3 Date: 30<sup>th</sup> October 2023

4 Transferor:  
Gareth Owen Jones, Hilary Lesley Thomas and Elwyn Owen  
Thomas as Trustees of Ebenezer Chapel

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership  
including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including  
any prefix:

(c) Where the entity is a company with a place of business in the  
United Kingdom, the registered number, if any, issued by  
Companies House, including any prefix:

5 Transferee for entry in the register:  
Richard Steadman

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership  
including any prefix:

For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including  
any prefix:

(c) Where the entity is a company with a place of business in the  
United Kingdom, the registered number, if any, issued by  
Companies House, including any prefix:

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 11.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
  - in the first box, or
  - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance. These are both available on the GOV.UK website.

6 Transferee's intended address(es) for service for entry in the register:

~~The Old Chapel, 14 Villiers Road, Blaengwynfi, Neath, SA13 3TH~~  
11 St. David's Road, Tairguait, Ammanford, SA18 1YE

7 The transferor transfers the property to the transferee

8 Consideration

☒ The transferor has received from the transferee for the property the following sum (in words and figures):

sixty five thousand pounds (£65,000.00)

☐ The transfer is not for money or anything that has a monetary value

☐ Insert other receipt as appropriate:

9 The transferor transfers with

☐ full title guarantee

☒ limited title guarantee

10 Declaration of trust. The transferee is more than one person and

☐ they are to hold the property on trust for themselves as joint tenants

☐ they are to hold the property on trust for themselves as tenants in common in equal shares

☐ they are to hold the property on trust:

Insert here any required or permitted statement, certificate or application and any agreed covenants, declarations and so on.

## 11 Additional provisions

- 11.1 (i) The Charity Trustees certify that as Charity Trustees they have the power under the trusts of the charity to effect this disposition and they have complied with the provisions of Section 119(1) of the Charities Act 2011 so far as is applicable to is.
- (ii) The land transferred (or as the case may be) is held by the Trustees of Ebenezer Chapel in trust for Ebenezer Chapel, Neath Road, Rhos, Pontardawe, Swansea, SA8 3HB, a non-exempt charity and this transfer (or as the case may be) is not one falling within paragraph (a) (b) (c) or (d) of Section 117(3) of the Charities Act 2011 so that the restrictions on disposition imposed by Sections 117-121 of that Act apply to the land.

The Transferee HEREBY AGREES AND COVENANTS for himself and his successors in title:-

- 11.2 (i) The Transferee will permit pedestrian access only over the pathway shown coloured green and hatched black on the plan ("the Plan") to the families of those interred in the graveyard shown coloured blue on the Plan for the purposes of visiting the graves and placing flowers on the graves at reasonable times during daylight hours
- (ii) The Transferee HEREBY COVENANTS to maintain the graveyard coloured blue on the plan and the memorials of those not attended by families, but this covenant shall extend to grass cutting and general maintenance only and shall not require the Transferee to repair, replace or remove graves and gravestones if they fall out of repair.
- (iii) The Transferee will permit future burials and interments to take place in existing graves.
- (iv) The Transferee will permit future interments in new graves on plots already allocated to existing members as at the date of closure of the Chapel on 26 June 2022 and to allow future interments to take place in those graves for members of the members' families. The members are:-
- Mr Mervyn Williams  
Mrs Allison Slyman  
Mrs Jane Slyman  
Mr Michael Collins & Mrs Joyce Collins  
Mr Allan Thomas & Mrs Janice Thomas  
Mrs Iona Griffiths
- (v) The Transferee HEREBY AGREES to permit graveside funeral services to take place in the the graveyard by prior arrangement.

- 11.3 The Transferees and their successors in title agree that they will enter into a Deed of Covenant with the Trustees of Ebenezer Chapel, Neath Road, Rhos, Pontardawe, Swansea, SA8 3HB or if they cease as a Trust the Union of Welsh Independents or their respective successors or respective Solicitors, on every sale or disposition of the

property and the Transferees and their successors in title will enter into a restriction in standard form L on the registered title in the following terms:-

"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 certificate signed by the Trustees of Ebenezer Chapel, Neath Road, Rhos, Pontardawe, Swansea, SA3 8HB or the Union of Welsh Independents of Ty John Penri, 5 Axis Court, Riverside Business Park, Swansea Vale, SA7 0AJ or their conveyancer at the provisions of clause 11.2(i) to 11.2(v) and 11.3 of this Deed of Transfer dated the \_\_\_\_\_ day of \_\_\_\_\_ and made between the Trustees of Ebenezer Chapel, Neath Road, Rhos, Pontardawe, Swansea, SA8 3HB (1) and Richard Steadman (2) have been complied with"

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance.

Examples of the correct form of execution are set out in practice guide 8: execution of deeds. Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 3.

## 12 Execution

Signed as a deed by  
GARETH OWEN JONES  
in the presence of

Signature of witness:

Name (in BLOCK CAPITALS):

Address:

x G.O. Jones. x  
B. L. Griffiths  
BRIAN SAMUEL GRIFITHS  
14, MAES RHOSYN  
RHOS, PONTARDAWE  
SWANSEA.

Signed as a deed by  
HILARY LESLEY THOMAS  
in the presence of

Signature of witness:

BRIAN SAMUEL GRIFITHS  
Name (in BLOCK CAPITALS):

Address:

x H.L. Thomas x  
B. L. Griffiths  
14, MAES RHOSYN  
RHOS, PONTARDAWE  
SWANSEA.

Signed as a deed by  
ELWYN OWEN THOMAS  
in the presence of

Signature of witness:

Name (in BLOCK CAPITALS):

Address:

x E.O. Thomas x  
B. L. Griffiths  
BRIAN SAMUEL GRIFITHS  
14, MAES RHOSYN, RHOS  
PONTARDAWE  
SWANSEA.

Signed as a deed by  
**RICHARD STEADMAN**  
in the presence of

\_\_\_\_\_

Signature of witness:

\_\_\_\_\_

Name (in BLOCK CAPITALS):

\_\_\_\_\_

Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**WARNING**

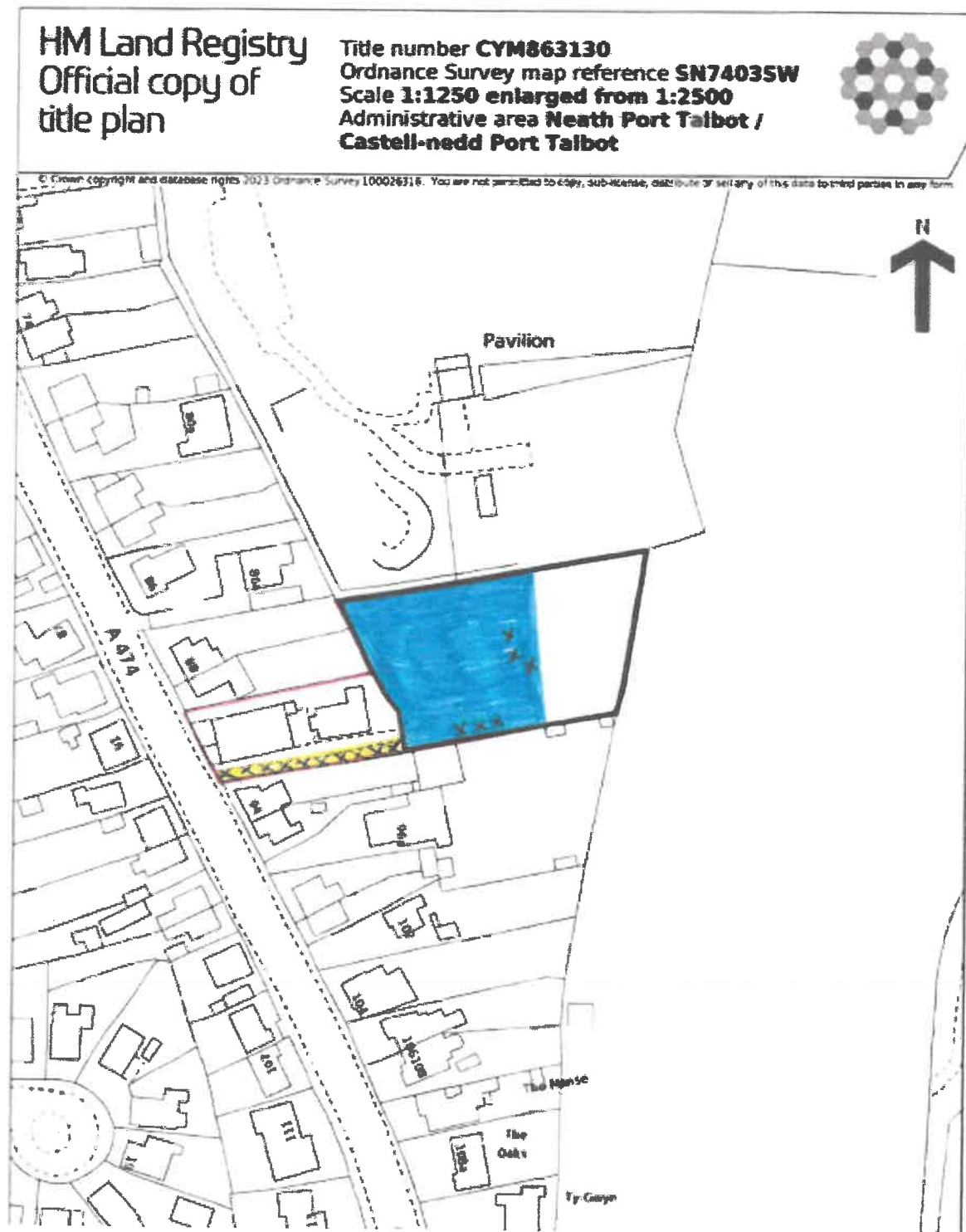
If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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available to join our team



G.O. Jones

H. L. Thomas

E.O. Jones.