

These are the notes referred to on the following official copy

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

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

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

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

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

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 HM Land Registry.

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

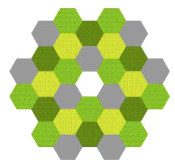
This official copy is issued on 29 July 2024 shows the state of this title plan on 29 July 2024 at 13:17:39. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.
This title is dealt with by the HM Land Registry, Wales Office .

Mae'r copi swyddogol hwn a gyhoeddir ar 29 Gorffennaf 2024 yn dangos sefyllfa'r cynllun teitl hwn ar 29 Gorffennaf 2024 am 13:17:39. 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.
Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

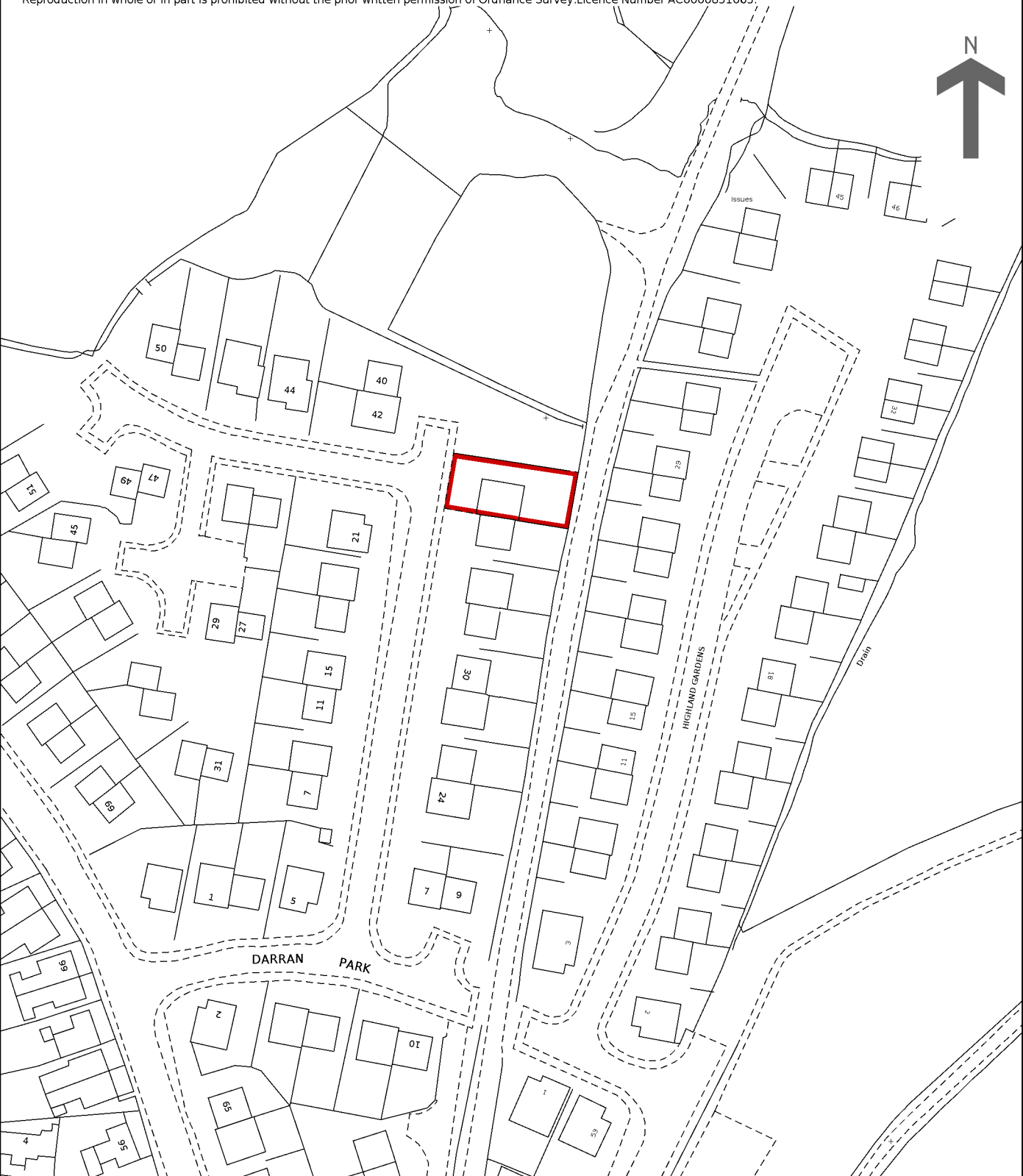
HM Land Registry

Official copy of title plan

Title number **CYM39060**
Ordnance Survey map reference **SS7398SW**
Scale **1:1250**
Administrative area **Neath Port Talbot /**
Castell-nedd Port Talbot



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The electronic official copy of the register follows this message.

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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.



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
CYM39060

Edition date / Dyddiad yr
argraffiad 28.05.2009

- This official copy shows the entries on the register of title on 29 JUL 2024 at 13:17:39.
- 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 29 Jul 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 29 GORFFENNAF 2024 am 13:17:39.
- 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 29 Gorffennaf 2024.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EF 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.

NEATH PORT TALBOT/CASTELL-NEDD PORT TALBOT

- 1 (22.11.1988) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 38 Darran Park, Neath Abbey, Neath (SA10 6PY).
- 2 (22.11.1988) The mines and minerals are excepted.
- 3 (10.09.2001) The land has the benefit of the following rights granted by but is subject to the following rights reserved by the Transfer dated 8 December 2000 made between (1) William Price and (2) Talib Salim Mansoor Al-Mawali and Sharon Mansoor:-

"Subject to and with the benefit of the rights and other matters contained in the Lease".

The following are details of the rights granted by the Lease dated 24 May 1991 referred to made between (1) I G Hale (Properties) Limited and (2) Gareth Evans and Kathryn Evans which lease is that referred to in the Charges Register.

D - Appurtenant Rights

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

The demise hereby made includes the immediate vested right for the Lessee and his tenants servants and licensees to pass and repass (in common with the Lessor and all other persons having the like right) with or without vehicles and animals over and along all roads and pavement crossings and on foot only over and along all footpaths (other than pavement crossings) now made or hereafter during the period (hereinafter called "the specified period") commencing on the date hereof and enduring for twenty one years (which said period shall be the perpetuity period applicable to this Lease) to be made upon the Estate of the Lessors (which Estate shall in this Lease mean all the land now or formerly comprised in Title Number WA448237) for all purposes connected with the use and enjoyment of the demised premises AND ALSO the immediate vested right (in common as aforesaid) to the free passage of water soil electricity and gas from and to the demised premises through and along the channels drains sewers pipes cables and watercourses made or hereafter during the specified period to be made upon the adjoining and neighbouring land included in the lessor's said Estate AND ALSO the immediate vested right to enter upon any part of the Lessor's said Estate adjoining the demised premises for the purposes of repairing maintaining or altering any existing or future buildings upon the demised premises the Lessee making reasonable compensation for any damage caused by reason of such entry".

E - Reservations

There are excepted and reserved out of the demise hereby made unto the Lessor and its successors in title the owners and tenants for the time being of the remainder of the lessors's said Estate and any part or parts thereof or other the person or persons entitled thereto the rights liberties and authorities following that is to say:-

(a) the free passage of water soil electricity and gas through and along the channels drains sewers pipes cables and watercourses now or hereafter during the specified period to be made on the demised premises

(b) all mines and minerals whatsoever in under or upon the demised premises or any part thereof with all rights of entry and other necessary rights liberties and powers of working raising landing stacking connecting and carrying away the same or any adjacent mines and minerals

(c) full right liberty and authority at any time or times during the said term to erect rebuild or alter any buildings or erection facing adjoining or near to the demised premises to any extent and in manner they may think fit notwithstanding that the buildings so erected rebuilt or altered may obstruct or interfere with any rights of light or air for the time being appertaining to or enjoyed with the demised premises or any part thereof or any buildings for the time being thereof for the time being thereon

(d) all roads footpaths and grass verges abutting or which shall hereafter during the specified period abut upon the demised premises

(e) full power and authority to enter upon the demised premises for the purpose of connecting to the said channels drains sewers pipes cables and watercourses and for repairing maintaining or altering any building for the time being adjoining the demised premises making reasonable compensation for the lessee for any damage caused by reason of such entry"

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 (28.05.2009) PROPRIETOR: SHARON MANSOOR of 38 Darran Park, Neath Abbey, Neath SA10 6PY and of P.O. Box 450, Cpo Seeb 111, Muscat, Sultanate Of Oman.
- 2 (10.09.2001) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 3 (28.05.2009) The value as at 28 May 2009 was stated to be under £100,000.
- 4 (28.05.2009) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.

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 (22.11.1988) A Conveyance of the land in this title and other land dated 14 December 1973 made between (1) Huw Dawkin Windsor Williams and Robert Evan Morgan (the Vendors) and (2) Bryn Ogwy Estates Limited (the Purchaser) contains the following covenant:-

"THE Purchaser with the intent and so as to bind (so far as practicable) the land hereby conveyed unto whatsoever hands the same may come and to benefit and protect the adjoining property of the Vendors but not so as to render the Purchaser liable for any breach of covenant committed after it shall have parted with all interest in the property hereby conveyed hereby covenants with the Vendors that the Purchaser and its successors in title will at all times hereafter perform and observe the covenants and restrictions contained in the First Schedule hereto

FIRST SCHEDULE before referred to:-

(Covenants by the Purchaser)

NOT at anytime to build on the land or any part thereof any erections or buildings other than private dwellinghouses and not to carry on or permit to be carried on upon any part of the said land any un wholesome trade or business or the trade or business of an innkeeper or any other trade or business which in the reasonable opinion of the Vendors may be offensive or injurious to the neighbourhood and not at any time to dispose of any part of the said land for building purposes to any person or persons except subject to restrictions similar to those herein contained.

PROVIDED that the term "dwellinghouse" may include bungalows and may also include the erection of garages and outbuildings"

- 2 (22.11.1988) The land is subject to the following rights excepted and reserved by the Conveyance dated 14 December 1973 referred to above:-

"THERE is Excepted and Reserved out of this Conveyance unto the Vendors and their successors in title:-

(i) All rights to the free passage of light or air through any windows or openings in any building hereafter to be erected on any part of the land hereby conveyed

(ii) Full right and liberty to construct or connect into any underground drains or mains services under the land hereby conveyed Provided that the Vendors and the persons aforesaid shall make good any damage occassioned to the said roadways and land

(iii) Full right and liberty within eighty years from the date hereof to connect to any soil and surface water drains main water supply and other main services under or upon the land hereby conveyed for the

C: Charges Register continued / Parhad o'r gofrestr arwystlon

benefit of adjoining land belonging to the Vendors Provided that the Vendors and the persons aforesaid shall make good any damage to the surface land and building occasioned by the exercise of such rights"

- 3 (25.03.1991) A Wayleave Agreement and Consent dated 11 January 1991 made between (1) I.G Hale (Properties) Limited (Grantors) and (2) South Wales Electricity PLC (the Company) relates to the erection laying and use of lines for the transmission and distribution of electricity and contains restrictive conditions.

A copy of the material parts of the Agreement and Consent is set out below:-

"The Grantor(s) hereby grant(s) the Company full and free liberty and consent for the Company its servants workmen and others authorised by them to erect and or lay and use and thereafter from time to time repair inspect and maintain re-erect re-lay and remove electric lines either overhead or underground as the Company shall require for the transmission and distribution of electricity and the necessary poles stays ducts pipes and other apparatus appurtenant thereto (herein collectively referred to as "the said electric lines") (the right hereby granted to include the right to erect and or lay additional apparatus to that originally erected and laid in contradistinction from and in addition to the right already given to replace apparatus) over on and or under the said land (in the position and along the route approximately shown by broken red or green line on the plan annexed hereto) and for any of the purposes aforesaid to enter upon the said land to execute all or any of such works as aforesaid and to break up and excavate so much of the said land as may from time to time be necessary and remove and dispose of any surplus earth PROVIDED that in so doing the Company shall cause as little damage as may be to the said land and shall so far as practicable make good and restore the surface thereof.

THE Grantor(s) hereby AGREE(S) with the Company:-

(i) That he/she/they will not erect or permit to be erected any building or erection of any kind whatsoever or plant any trees under over or in close proximity to the said electric lines without first obtaining the prior approval of the Company such approval not to be unreasonably withheld

(ii) Not to raise or lower the level of the said land in any way which would affect the rights hereby granted

(iii) That he/she/they will on any sale lease or other disposition of the said land or any part thereof sell lease or dispose of such land subject to this agreement.

THIS Agreement shall remain in force for a term of 99 years computed from the date hereof and shall continue thereafter from year to year until determined by either party giving to the other six months notice in writing".

NOTE 1: The land in this title falls within said land referred to

NOTE 2: The green lines referred to run affect the land in this title

NOTE 3: The red lines referred to do not affect the land in this title.

- 4 (26.06.1991) Lease dated 24 May 1991 to Gareth Evans and Kathryn Evans for 99 years from 25 December 1988.

NOTE: Lessees title registered.

End of register / Diwedd y gofrestr