

Title Number : WA955893

Rhif Teitl : WA955893

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

Gweinyddir y teitl hwn gan Gofrestrfa Tir, Swyddfa Cymru.

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Mae'r detholiad canlynol yn cynnwys gwybodaeth o gofrestr y teitl uchod. Darperir copi llawn o'r gofrestr gyda'r ddogfen hon a dylech ddarllen hwnnw er mwyn sicrhau bod y manylion cryno hyn yn gywir.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

Nid yw'r detholiad hwn na'r copi llawn yn 'Gopi Swyddogol' o'r gofrestr. Derbynnir copi swyddogol o'r gofrestr fel tystiolaeth mewn llys i'r un graddau â'r ddogfen wreiddiol. Mae hawl gan berson gael indemnïad gan y cofrestrydd os yw'n dioddef colled o ganlyniad i gamgymeriad mewn copi swyddogol.

This extract shows information current on 4 FEB 2015 at 10:56:49 and so does not take account of any application made after that time even if pending in the Land Registry when this extract was issued.

Mae'r detholiad hwn yn dangos gwybodaeth sy'n gyfredol ar 4 FEB 2015 am 10:56:49 ac felly nid yw'n ystyried unrhyw gais a gyflwynwyd ar ôl yr amser hwnnw hyd yn oed pe byddai'n aros i'w brosesu yn y Gofrestrfa Tir ar adeg darparu'r detholiad.

REGISTER EXTRACT

DETHOLIAD O'R GOFRESTR

Title Number	: WA955893
Rhif Teitl	
Address of Property	: Lodges 1, 2/2a, 3/3a, 4 to 23, 24/30, 25, 26, 28, 50, 51, 73/74, 75/76, 77, 78, Graig Park, Dyserth, Rhyl
Cyfeiriad yr Eiddo	
Price Stated	: Not Available
Pris a Ddatganwyd	
Registered Owner(s)	: GRAIG PARK LIMITED (Co. Regn. No. 03221035) of Suite 32-35 London Fruit Exchange, Brushfield Street, London E1 6EU.
Perchnogion Cofrestredig	
Lender(s)	: None
Rhodddwr Benthg	

## Title number / Rhif teitl WA955893

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 4 FEB 2015 at 10:56:49. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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Copi yw hwn o gofrestr y rhif teitl isod. Mae'n dangos y cofnodion ar y gofrestr ar 4 FEB 2015 am 10:56:49. Nid yw'r copi hwn yn ystyried unrhyw gais a gyflwynwyd ar ôl yr amser hwnnw hyd yn oed os yw'n aros i'w brosesu yn y Gofrestrfa Tir ar adeg darparu'r copi hwn.

Nid yw'r copi hwn yn 'Gopi Swyddogol' o'r gofrestr. Derbynnir copi swyddogol o'r gofrestr fel tystiolaeth mewn llys i'r un graddau â'r ddogfen wreiddiol. Mae hawl gan berson gael indemnïad gan y cofrestrydd os yw'n dioddef colled o ganlyniad i gamgymeriad mewn copi swyddogol. Os hoffech dderbyn copi swyddogol, mae gwefan y Gofrestrfa Tir yn esbonio sut i wneud hyn.

## A: Property Register / Cofrestr eiddo

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl. Ac eithrio yr hyn a nodir isod, mae'r teitl yn cynnwys unrhyw hawddfreintiau cyfreithiol a roddir gan y brydles gofrestredig ond mae'r ddarostyngedig i unrhyw hawliau a gedwir ganddi, i'r graddau y mae'r hawddfreintiau a'r hawliau hynny'n bodoli ac o fudd i'r tir cofrestredig neu'n effeithio arno.

DENBIGHSHIRE/SIR DDINBYCH

- 1 (01.03.2000) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Lodges 1, 2/2a, 3/3a, 4 to 23, 24/30, 25, 26, 28, 50, 51, 73/74, 75/76, 77, 78, Graig Park, Dyserth, Rhyl.
- 2 (01.03.2000) The Conveyance dated 3 November 1947 referred to in the Charges Register contains the following provision:-  
  
"IT IS HEREBY PROVIDED AND AGREED that the Vendor shall not be restricted as to the mode of building upon and user of his adjoining land nor as to the covenants to be imposed thereon.  
  
IT IS HEREBY PROVIDED AND AGREED that the Purchasers shall not acquire any right of light or air which would prejudice the free use and enjoyment of any adjoining land of the Vendor for building or otherwise and that enjoyment of light and air obtained by the Purchasers or the persons deriving title under them from or over any adjoining land of the Vendor shall be deemed to be had by consent of the Vendor."
- 3 (01.03.2000) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:  
Date : 18 February 2000  
Term : 40 years and 152 days from 1 August 1996  
Rent : A peppercorn  
Parties : (1) Arthur Edward Goddard and David Joseph Goddard  
(2) Graig Park Limited
- 4 (01.03.2000) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.

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

- 5 (01.03.2000) Lessor's title is registered.
- 6 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
- 7 (01.03.2010) A new title plan based on the latest revision of the Ordnance Survey Map showing an amended extent has been prepared.

## 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 (01.03.2000) PROPRIETOR: GRAIG PARK LIMITED (Co. Regn. No. 03221035) of Suite 32-35 London Fruit Exchange, Brushfield Street, London E1 6EU.

## 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 (01.03.2000) A Conveyance of the freehold estate in the land in this title and other land dated 3 November 1947 made between (1) Robert Ivor Roberts (Vendor) and (2) James Henry Hodgkinson and others (Purchasers) contains the following covenants:-

"FOR the benefit of the Vendor's estate at Dyserth aforesaid and so as to bind the property hereby conveyed the Purchasers hereby COVENANT with the Vendor that they the Purchasers and their successors in title (a) will not commence the erection of any house or other buildings on the said land except in such situation and position as shall have been previously indicated to and approved of in writing by the Vendor or his Surveyor or otherwise than in conformity with plans elevations and specifications which shall have been previously submitted to and approved of in writing by the Vendor or his Surveyor nor shall any alterations or additions thereto be made without the like approval previously obtained nor shall any gravel earth or other materials be removed therefrom (save so far as may be necessary for the purposes of the foundations of any buildings to be erected on the said land) without the previous consent in writing of the Vendor and (b) will not use or carry on upon the said premises any of the trades or employments of a vintner distiller wine or spirit merchant or seller of wines or spirits victualler brewer tavern alehouse beerhouse or club where intoxicating liquors might be consumed sold or manufactured or coffee house keeper butcher or slaughterman tallowmelter soapboiler farrier limeburner founder or smith or any noisome or offensive trade business or occupation whatsoever."

- 2 (01.03.2000) The land is subject to the following rights excepted and reserved by the Conveyance dated 3 November 1947 referred to above:-

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

"EXCEPTING AND RESERVING out of the Conveyance hereby made all such water courses rights of laying and maintaining water and other pipes rights of support light and drainage and other easements privileges and advantages for the benefit of any other property whether belonging to the Vendor or not as the owner lessees tenants or occupiers thereof have been accustomed to use exercise and enjoy and (d) the right at all times and from time to time to enter upon the said land for the purpose of laying therein and thereafter maintaing the same a line or lines of water pipes drains electric cables and wires (either overhead or underground) and other works making reasonable compensation to the Purchasers for all damage caused in the exercise of such rights."

- 3 (01.03.2000) By Deed dated 3 May 1994 made between (1) Arthur Ivor Roberts and Sheila Tibbells (2) Graig Park Developments Limited and (3) Andrew William Thompson and Philip Ramsbottom the covenants contained in the Conveyance dated 3 November 1947 were expressed to be released.

*NOTE: Copy filed under WA448580.*

End of register / Diwedd y gofrestr

These are the notes referred to on the following copy of the title plan.

Dyma'r nodiadau y cyfeirir atynt ar y copi canlynol o'r cynllun teitl.

This is a copy of the title plan on 4 FEB 2015 at 10:56:49. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

Copi yw hwn o'r cynllun teitl ar 4 FEB 2015 am 10:56:49. Nid yw'r copi hwn yn ystyried unrhyw gais a gyflwynwyd ar ôl yr amser hwnnw hyd yn oed os yw'n aros i'w brosesu yn y Gofrestrfa Tir ar adeg darparu'r copi hwn.

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Nid yw'r copi hwn yn 'Gopi Swydddogol' o'r cynllun teitl. Derbynnir copi swydddogol o'r cynllun teitl fel tystiolaeth mewn llys i'r un graddau â'r gwreiddiol. Mae hawl gan berson gael indemniad gan y cofrestrydd os yw'n dioddef colled o ganlyniad i gamgymeriad mewn copi swydddogol. Os hoffech gael copi swydddogol, mae gwefan y Gofrestrfa Tir yn esbonio sut i wneud hyn.

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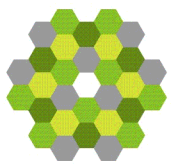
Mae'r Gofrestrfa Tir yn ymdrechu i sicrhau bod delweddau cynllun teitl o safon uchel a bod y raddfa yn gywir. Bydd ansawdd a chywirdeb unrhyw argraffiad yn dibynnu ar eich argraffydd, eich cyfrifiadur a'i osodiadau argraffu. Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell y terfynau. 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.

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

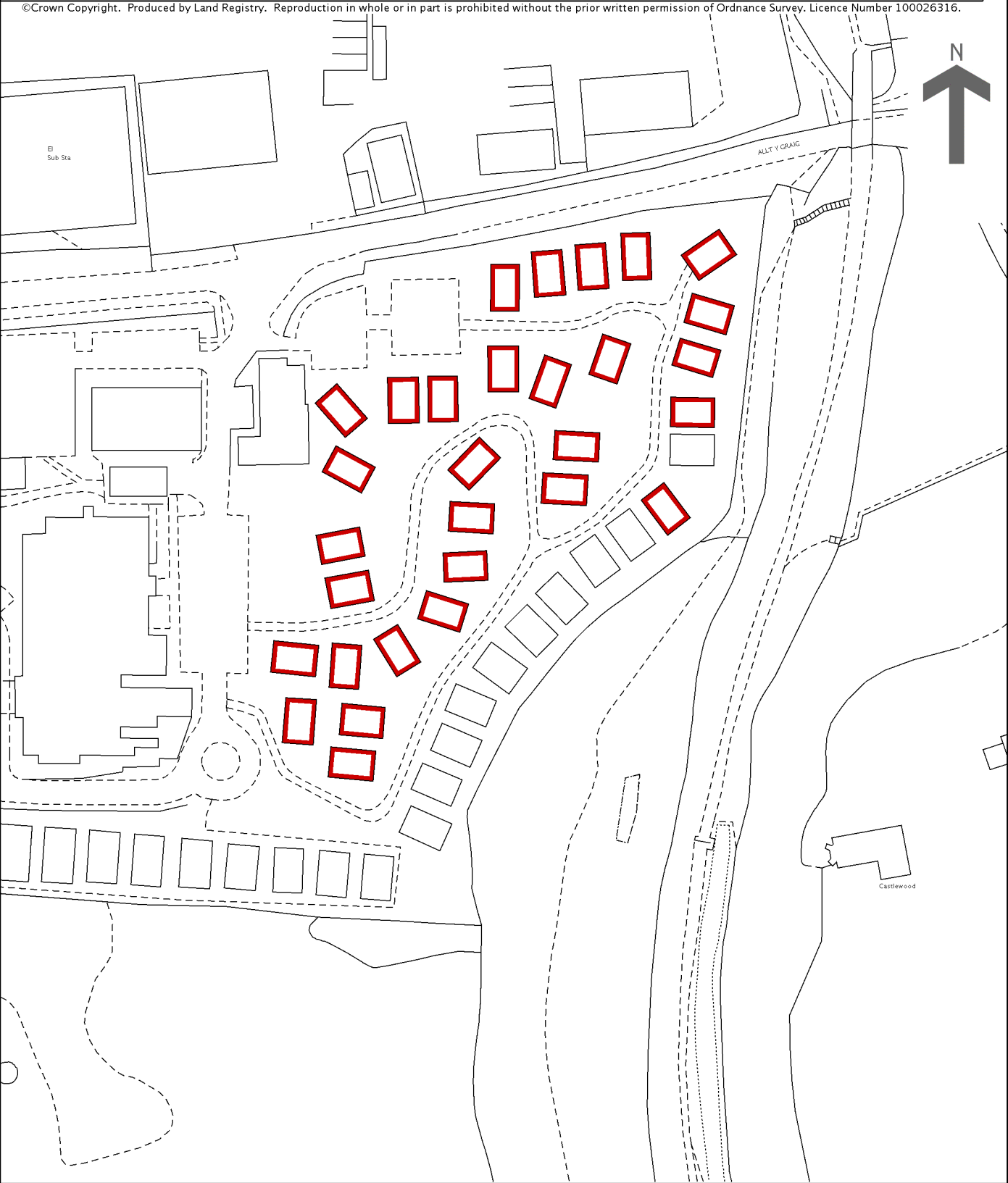
Gweinyddir y teitl hwn gan Gofrestrfa Tir, Swyddfa Cymru.

# Land Registry Current title plan

Title number **WA955893**  
Ordnance Survey map reference **SJ0580SE**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Denbighshire / Sir  
Ddinbych**



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**This copy of the title plan is incomplete without the preceding notes page.**

**Mae'r copi hwn o'r cynllun teitl yn anghyflawn heb y dudalen flaenorol o nodiadau.**