

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.



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
CYM172951

Edition date / Dyddiad yr
argraffiad 11.12.2017

- This official copy shows the entries on the register of title on 24 APR 2024 at 10:55:01.
- 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 24 Apr 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 24 EBRILL 2024 am 10:55:01.
- 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 24 Ebrill 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.

RHONDDA CYNON TAFF/RHONDDA CYNON TAF

- 1 (28.02.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Plot 68 St Davids Manor, Church Village, Pontypridd.
- 2 (28.02.1995) There are excluded from this registration the mines and minerals excepted by a Conveyance of the land in this title and other land and other land dated 30 September 1936 made between (1) Hilda Evelyn Gwendolen Homfray and others and (2) The Glamorgan County Council in the following terms and the land is also subject to the following ancillary powers of working:-

"These shall be excepted and reserved to the Vendors in fee simple (and to their Mineral Lessees) out of the Conveyance hereby made all mines minerals and mineral substances in upon or under the property, hereby conveyed and lying at or below a depth of Two hundred yards beneath the surface thereof (thereinafter called "the reserved minerals") together with full power for the Vendors and their successors in title and their lessees or assigns to work get and carry away the reserved minerals and also the whole of the mines and minerals (whether above or below the said depth of two hundred yards) underlying any of the adjoining lands

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

of the Vendors without any obligations to leave for the Council or their successors in title any adjacent or lateral or vertical support for the property hereby conveyed or any buildings for the time being erected thereon or on part thereof And so that the Vendors and their Mineral Lessees are to be free from any liability to compensation for any disturbance of the surface of the property hereby conveyed or the buildings thereon by reason of the abstraction of the reserved minerals or of the mines and minerals under the lands adjacent to the property hereby conveyed"

- 3 (31.03.2004) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 17 March 2004 referred to in the Charges Register.
- 4 (31.03.2004) The Transfer dated 17 March 2004 referred to above contains provisions as to light or air and boundary structures.

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 (31.03.2004) PROPRIETOR: JOY MARSHALLSEA MAYO of Crooked Yard Farm, Pencoedcae, Pontypridd CF37 1PY.
- 2 (31.03.2004) The price stated to have been paid on 17 March 2004 was £167,000.
- 3 (31.03.2004) 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 17 March 2004 in favour of National Westminster Bank PLC 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 (30.03.2000) A Transfer of the land in this title and other land dated 1 March 2000 made between (1) Pontypridd and Rhondda National Health Service Trust (Transferor) and (2) Alfred McAlpine Homes Holdings Limited (Transferee) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 2 (21.07.2000) A Transfer of the land in this title dated 23 June 2000 made between (1) Alfred McAlpine Homes Holdings Limited (Transferor) and (2) Redrow Homes (SW) Limited (Transferee) contains covenants details of which are set out in the schedule of restrictive covenants hereto.
- 3 (31.03.2004) A Transfer of the land in this title dated 17 March 2004 made between (1) Redrow Homes (South Wales) Limited and (2) Joy Marshallsea Mayo contains restrictive covenants.

NOTE: Original filed.

- 4 (31.03.2004) REGISTERED CHARGE dated 17 March 2004.
- 5 (02.11.2012) Proprietor: NATIONAL WESTMINSTER BANK PLC (Co. Regn. No. 929027) of Mortgage Centre, P.O. Box 123, Greenock PA15 1EF.

Schedule of restrictive covenants Atodlen cyfamodau cyfyngu

1 The following are details of the covenants contained in the Transfer dated 1 March 2000 referred to in the Charges Register:-

"The Transferee covenants with the Transferor so as to bind the Property and every part thereof and so as to benefit the Retained Land and every part thereof that the Transferee:

13.4.1.2 Will not construct more than 300 dwellings on the Property

13.4.1.4 Will not construct any buildings on the Property within 10.5 metres of the boundaries of the Retained Land where these buildings contain windows or doors overlooking the Retained Land and no buildings or structures of any kind within 2 metres of the boundaries of the Retained Land.

13.4.1.10 Will not exercise permit or suffer to be exercised any rights of access to and from the Property over and along the roadway or track leading from the public highway known as St Illtyd's Road and which passages through and is adjacent to the Blue Land

13.4.2 The Transferee further covenants with the Transferor so as to bind the Property and every part thereof and so as to benefit the Royal Glamorgan Hospital and the Retained Land and every part thereof that the Property shall not be used for any purpose other than residential housing.

"Royal Glamorgan Hospital" means the land and buildings known as the Royal Glamorgan Hospital and currently comprised in title number WA630843

"Service Media" means all sewers drains watercourses wires cables and other conducting media

"Perpetuity Period" means the date which is 80 years from the date of this Transfer".

NOTE 1: The Retained Land referred to lies to the North and some distance to the West of the land in this title

NOTE 2: The Blue land referred to lies to the North of the land in this title.

2 The following are details of the covenants contained in the Transfer dated 23 June 2000 referred to in the Charges Register:-

"Covenants by the Transferee

The Transferee covenants with the Transferor to the intent that the burden of this covenant may run with and bind the Property and the benefit may be annexed to and run with the Retained Land to observe and perform the stipulations set out below PROVIDED that the Transferor shall have power (without the consent of any other person) to release such covenants or any of them notwithstanding any disposal by it or any interest in the Retained Land AND PROVIDED the Transferee shall cease to have any liabilities after it has parted with all interest in respect of that part of the Property upon which the breach occurs

13.5.1 Not to pass into the Service Media (not designed to carry the same) serving the Property any noxious or deleterious substance or effluent or other substance which shall cause an obstruction in or damage such Service Media

13.5.2 Not to do on the Property anything (other than reasonable building operations) which may be or become a nuisance or danger to the Transferor and/or the owners or occupiers for the time being of the Retained Land

13.5.3 Not to construct more than 194 dwelling units on the Property

13.5.4 Not to use the Property other than for residential and ancillary purposes

Schedule of restrictive covenants continued Parhad o'r Atodlen cyfamodau cyfyngu

13.5.5 Not to

13.5.5.1 use or permit the Property to be used for Affordable Housing and/or

13.5.5.2 dispose of the Property to a local authority or housing association or other similar organisation or to any other disponent for the development of the same for Affordable Housing and/or

13.5.5.3 enter into any shared ownership or similar arrangement

13.5.6 Not to object to any planning application in relation to the Retained Land unless the same adversely affects the Property or any part thereof

13.5.7 Not to do anything which would prevent the Transferor from complying with and fulfilling the terms of the Section 111 Agreement

"the Retained Land" means the land in Title No. WA969001 other than WA975805

"Service Media" means pipes sewers drains ditches mains channels flues wires cables ducts watercourses and all other transmission and telecommunications media and similar equipment and associated equipment and apparatus and including fixings overground boxes louvres cowls and other covers

"Affordable Housing" means housing built or to be built for sale or rent at a price below market rate or for rent or shared ownership or similar arrangement whether or not involving a local authority or Registered Social Landlord or housing association or similar organisation"

End of register / Diwedd y gofrestr