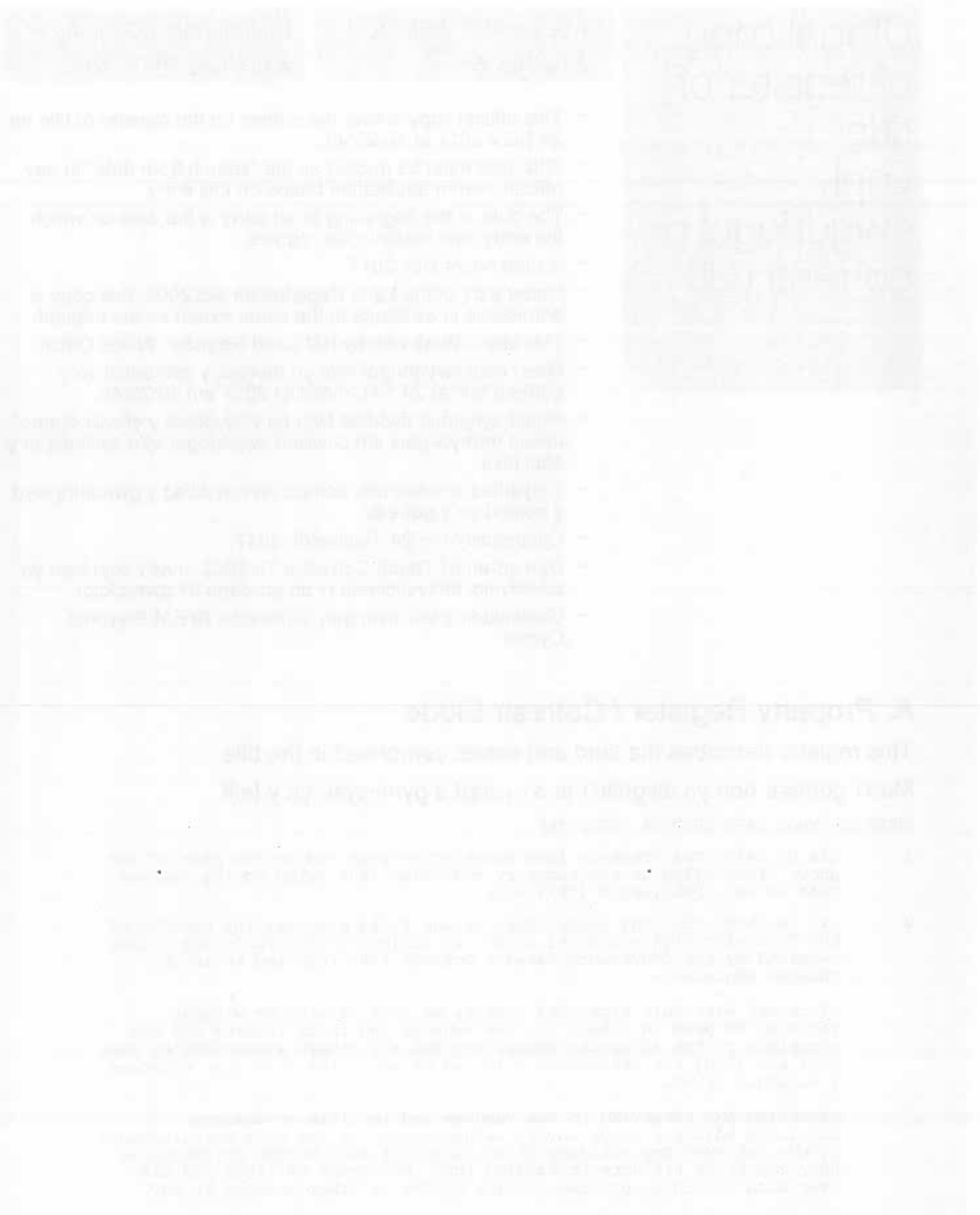


The electronic official copy of the register follows this message.

Mae'r copi swyddogol electronig o'r gofrestr 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.





Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl

WA499205

Edition date / Dyddiad yr

argraffiad 19.08.2015

- This official copy shows the entries on the register of title on 24 NOV 2017 at 10:23:49.
- 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 Nov 2017.
- 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 TACHWEDD 2017 am 10:23:49.
- 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 Tachwedd 2017.
- 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 EM 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 (22.08.1989) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land lying to the east of Taff Street, Pontypridd (CF37 4SU).
- 2 (22.08.1989) The land tinted blue on the filed plan has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 5 October 1960 referred to in the Charges Register:-

"Together with full right and liberty on foot or with or without vehicles to pass in common the the Vendors and their lessees and the occupiers of the adjoining properties and all others authorised by them over and along the passageway coloured brown on the said plan numbered 2 attached hereto

EXCEPTING AND RESERVING to the Vendors and in title or assigns adjoining adjacent to or in the neighbourhood of the said hereditaments hereby conveyed any building or buildings of such height or extent as they may think fit notwithstanding that the access of light and air over such adjoining premises to any window or other opening in any

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

building now or at any time hereafter standing on the said hereditaments hereby conveyed may by such building so erected be wholly or partially obstructed prejudiced reduced or interfered with it being the intent and meaning of the parties to these presents that such access of light and air however long and under whatever circumstances the same may have been or may be enjoyed shall be deemed to have been enjoyed by the temporary and revocable licence only of the Vendors or their predecessors in title or their successors in title or assigns and not by virtue of any grant or prescription AND ALSO EXCEPTING AND RESERVING as aforesaid the access of light and air over the said hereditaments hereby conveyed to the existing windows or other openings in the building or buildings now upon any land of the Vendors adjoining adjacent to or in the neighbourhood of the said hereditaments hereby conveyed to the same extent and in like manner as the same are now enjoyed and as if such premises and the said hereditaments hereby conveyed had not at any time during the period of Twenty years now last past been subject to any common ownership or common occupation and such access had been during that past period enjoyed as of right without interruption subject to all Land Tax Tithe redemption annuity rights of way water light drainage and other easements and rights (if any) affecting the same "

NOTE: Copy plan filed.

- 3 (22.08.1989) The land tinted pink on the filed plan has the benefit of the following rights granted by but is subject to the following rights reserved by the Conveyance dated 23 October 1964 referred to in the Charges Register:-

"TOGETHER with the right (in common with the Vendors and all others having the like right) to pass and repass for all purposes and at all times as now enjoyed over the lane coloured blue on the said plan

EXCEPTING AND RESERVING to the Vendors their successors in title and assigns as aforesaid the right and liberty at any time hereafter to erect and maintain on any lands of the Vendors their successors in title or assigns adjoining adjacent to or in the neighbourhood of the said hereditaments hereby conveyed any building or buildings of such height or extent as they may think fit notwithstanding that the access of light and air over such adjoining premises to any window or other opening in any building now or at any time hereafter standing on the said hereditaments hereby conveyed may by such building so erected be wholly or partially obstructed prejudiced reduced or interfered with it being the intent and meaning of the parties to these presents that such access of light and air however long and under whatever circumstances the same may have been or may be enjoyed shall be deemed to have been enjoyed by the temporary and revocable licence only of the Vendors or their predecessors in title or their successors in title or assigns and not by virtue of any grant or prescription AND ALSO EXCEPTING AND RESERVING as aforesaid the access of light and air over the said hereditaments conveyed to the existing windows or other openings in the building or buildings now upon any land of the Vendors' adjoining adjacent to or in the neighbourhood of the said hereditaments hereby conveyed to the same extent and in like manner as if such premises and the said hereditaments hereby conveyed had not at any time during the period of twenty years now last past been subject to any common ownership or common occupation and such access had been during that past period enjoyed as of right without interruption Subject to all Land Tax Tithe redemption annuity rights of water way light drainage and other easements and rights (if any) affecting the same"

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

B: Proprietorship Register continued / Parhad o'r gofrestr perchnogaeth

- 1 (22.08.1989) PROPRIETOR: RHONDDA CYNON TAFF COUNTY BOROUGH COUNCIL of The Pavilions, Cambrian Industrial Park, Clydach Vale, Tonypanyd CF40 2XX.
- 2 (19.08.2015) The proprietor's address for service has been changed.

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 (22.08.1989) A Conveyance of the land tinted blue on the filed plan and other land dated 5 October 1960 made between (1) Evan John Carne David and Ralph William Woosnam (Vendors) and (2) Albert John Greatrex and others (Purchasers) contains the following covenants:-

"The Purchaser DOTH HEREBY COVENANT with the Vendors their successors in title and assigns for the benefit and protection of the remainder of the Vendors Estate at Pontypridd aforesaid that the Purchasers their successors in title or assigns will not use or occupy nor permit or suffer to be used or occupied the said premises hereby conveyed or any building or structure thereon or any part thereof in such a manner as to cause substantial damage to any lands or buildings adjoining adjacent or neighbouring thereto on the said Estate and in particular will not use or occupy or permit or suffer to be used or occupied the said premises for the purpose of or in connection with a Betting Shop or Bookmaker's or Turf Accountant's office and shall not nor will erect or permit or suffer to be erected any building or make any addition to or alteration of any building on the said hereditaments hereby conveyed except such as are of as good a class and description as the buildings now standing thereon and shall not nor will erect or permit or suffer to be erected any building or addition or alteration to any building for the time being on the said hereditaments hereby conveyed which will cause substantial damage to any adjoining premises of the Vendors and also shall and will indemnify the Vendors their successors in title and assigns from and against all claims damages and costs by reason or in consequence of anything done committed or permitted upon the said hereditaments hereby conveyed AND ALSO will at all times hereafter maintain a sufficient and suitable fence or wall round the said hereditaments hereby conveyed AND ALSO will pay their due share and proportion of the expense of maintaining all party walls fences and drains And also will insure that the gate erected in the passageway coloured brown on the plan No.2 annexed hereto is kept locked at all times between the hours of 6.0.p.m. and 8.0.a.m. daily but this provision shall not prevent the Purchasers from using the said passageway between the hours aforesaid And also will pay a proportion consonant with the extent of the Purchasers user thereof of the cost of keeping and maintaining the surface of the said passageway in repair"

- 2 (22.08.1989) A Conveyance of the land tinted pink on the filed plan dated 23 October 1964 made between (1) Evan John Carne David and Henry Lougher Knight (Vendors) and (2) Emanuel Bloomer and others (Purchasers) contains the following covenants:-

"The Purchasers do HEREBY JOINTLY AND SEVERALLY COVENANT with the Vendors their successors in title and assigns for the benefit and protection of the remainder of the Vendor's estate at Pontypridd aforesaid that the Purchasers their successors in title assigns will not use or occupy or permit or suffer to be used or occupied the said premises hereby conveyed any building or structure thereon or any part thereof in such a manner as to cause substantial damage to any part thereof in such a manner as to cause substantial damage to any lands or buildings adjoining adjacent or neighbouring thereto on the said Estate and in particular will not use or occupy or permit to be used or occupied the said property or any part thereof as or for or in connection with a Betting Shop or the Office of a Bookmaker Turf Accountant or Casino and shall not nor will erect or permit or suffer

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

to be erected any building or make any addition to or alteration of any building on the said hereditaments hereby conveyed except such as are of as good class and description as the buildings on the adjoining adjacent or neighbouring land of the Vendors and shall not nor will erect or permit or suffer to be erected any building or addition or alteration to any building for th etim ebeing on the said hereditaments hereby conveyed which will cause substantial damage to any adjoining premises of the Vendor"

- 3 (22.08.1989) A Conveyance of the land tinted blue on the filed plan dated 31 January 1968 made between (1) Albert Ivor Greatrex and Others (First Vendors) (2) Albert Ivor Greatrex and others (Second Vendors) and (3) Ronald Adams and William Roy Davies (Purchasers) contains restrictive covenants.

NOTE: Copy filed.

- 4 (22.08.1989) The land tinted blue on the filed plan is subject to the rights reserved by the Conveyance dated 31 January 1968 referred to above.

End of register / Diwedd y gofrestr

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 EM.

This official copy is issued on 24 November 2017 shows the state of this title plan on 24 November 2017 at 10:23:49. 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.

Mae'r copi swyddogol hwn a gyhoeddir ar 24 Tachwedd 2017 yn dangos sefyllfa'r cynllun teitl hwn ar 24 Tachwedd 2017 am 10:23:49. 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 gwyradau 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 EM Swyddfa Cymru.

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

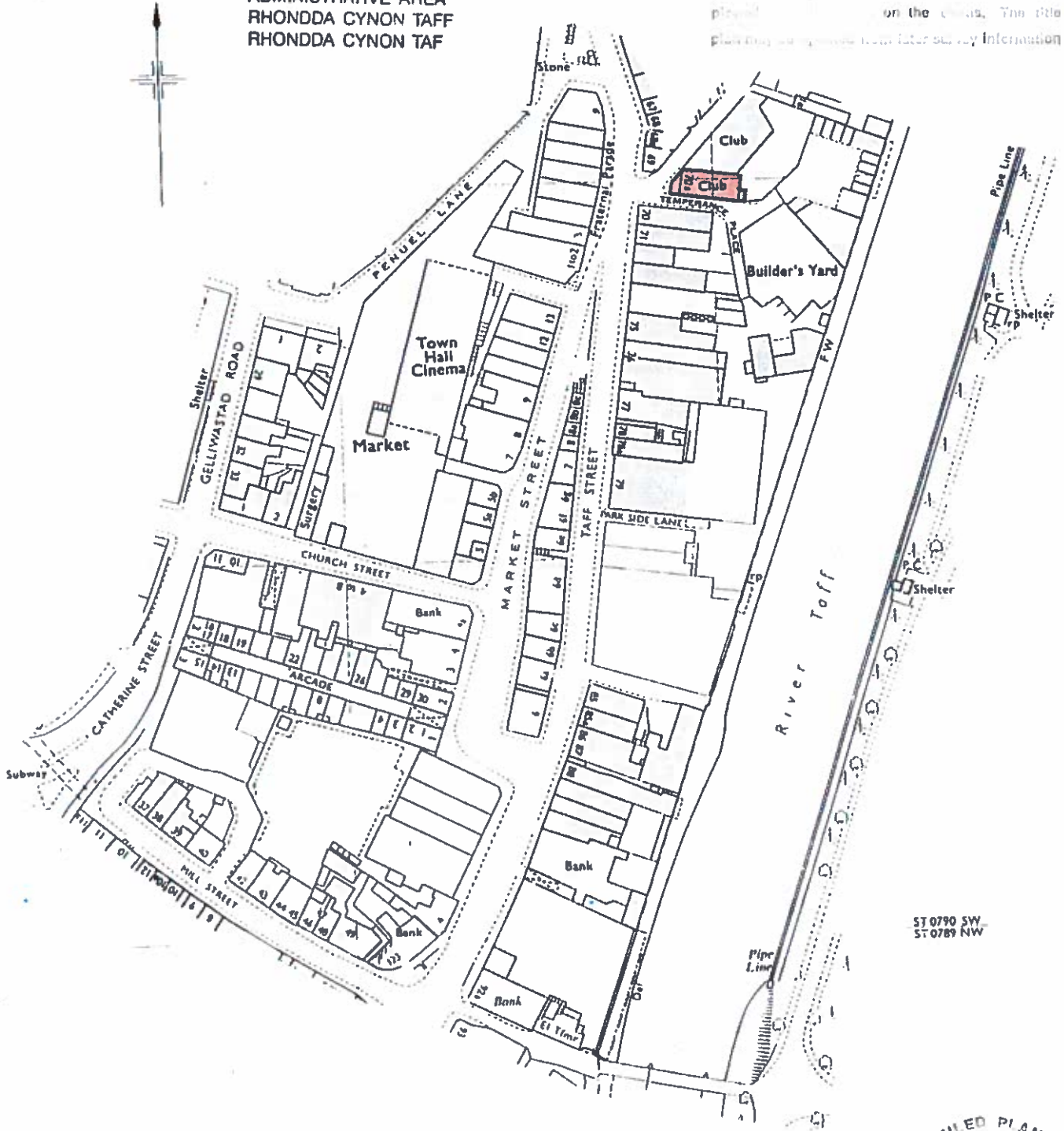
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© Hawlfraint y Goron. Cynhyrchwyd gan Gofrestrfa Tir EM. Gwaherddir atgynhyrchu'r cyfan neu ran heb ganiatâd ysgrifenedig blaenorol yr Arolwg Ordnans. Rhif Trwydded 100026316.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA499205	
ORDNANCE SURVEY PLAN REFERENCE ①	ST 0790	SECTION K	Scale 1/1250
COUNTY MID GLAMORGAN		DISTRICT TAFF ELY	
© Crown copyright 1986			

ADMINISTRATIVE AREA
RHONDDA CYNON TAFF
RHONDDA CYNON TAF

The boundaries shown by dotted lines have been placed on the basis of the title plan and are subject to later survey information



ST 0790 SW
ST 0789 NW

