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The electronic official copy of the register follows this message.

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

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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
CYM619325

Edition date / Dyddiad yr
argraffiad 28.02.2017

- This official copy shows the entries on the register of title on 24 NOV 2017 at 10:15:12.
- 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 10:15:12.
- 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 (31.05.1979) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the East side of Gas Road, Pontypridd.
- 2 (09.10.1996) The mines and minerals together with ancillary rights of working are excepted from the land tinted brown on the title plan.
- 3 (09.10.1996) The land tinted pink on the title 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 vehicles to pass in common with the Vendors and their lessees and the occupiers of the adjoining properties and all others authorised by them over and along the passage way coloured brown on the said plan numbered 2 attached hereto

EXCEPTING AND RESERVING to the Vendors their successors in title and assigns as aforesaid the right and liberty at any time hereafter to

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

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 hereby conveyed to the existing windows or other openings in the 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."

NOTE: The passageway coloured brown referred to is hatched brown on the title plan.

- 4 (03.06.2014) The Transfer dated 29 August 2013 referred to in the Charges Register contains a provision as to light or air and a provision excluding the operation of section 62 of the Law of Property Act 1925 as therein mentioned.
- 5 (28.02.2017) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 6 (28.02.2017) The land has the benefit of any legal easements reserved by a Transfer of the land edged and numbered CYM704283 in green on the title plan dated 21 February 2017 made between (1) Rhondda Cynon Taff County Borough Council and (2) Joseph John Gambarini.

NOTE: Copy filed under CYM704283.

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 (03.06.2014) PROPRIETOR: RHONDDA CYNON TAFF COUNTY BOROUGH COUNCIL of The Pavilions, Cambrian Industrial Park, Clydach Vale, Tonypanydy CF40 2XX.
- 2 (03.06.2014) The price stated to have been paid on 29 August 2013 was £500,000 plus VAT of £100,000.
- 3 (03.06.2014) 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 (09.10.1996) The land tinted blue on the title plan is subject to exceptions and reservations contained in a Conveyance dated 3 June 1954 made between (1) John Carne David and Ralph William Woosnam and (2) Harriet Emma Beech but neither the original deed, nor a certified copy or examined abstract thereof was produced on first registration.

2 (09.10.1996) A Conveyance of the land tinted yellow on the title plan and other land dated 21 June 1956 made between (1) Evan John Carne David and Ralph William Woosnam (Vendors) and (2) Francis William Beech (Purchaser) contains the following covenants:-

"For the benefit and protection of the Vendors and the remainder of their Estate at Pontypridd aforesaid other than the property hereby conveyed the Purchaser for himself and his successors and assigns HEREBY COVENANTS with the Vendors their successors and assigns

(a) Not to carry on or permit to be carried on on the property hereby conveyed any trade or business whatsoever which shall cause any annoyance or nuisance to the Vendors or any of their Lessees or the occupiers of any adjoining premises"

3 (09.10.1996) A Conveyance of the land tinted pink on the title plan in this title and other land dated 5 October 1960 made between (1) Evan John Carne David and Ralph William Woosnam (Vendors) and (2) Albert Ivor 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 on 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 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 of 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."

4 (03.06.2014) The land is subject to the rights reserved by a Transfer of the land in this title dated 29 August 2013 made between (1) Fountains Walk Limited and Fountains Walk Trustee Limited and (2) Rhondda Cynon Taff County Borough Council.

NOTE: Copy filed.

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.

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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 10:15:13. 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 .

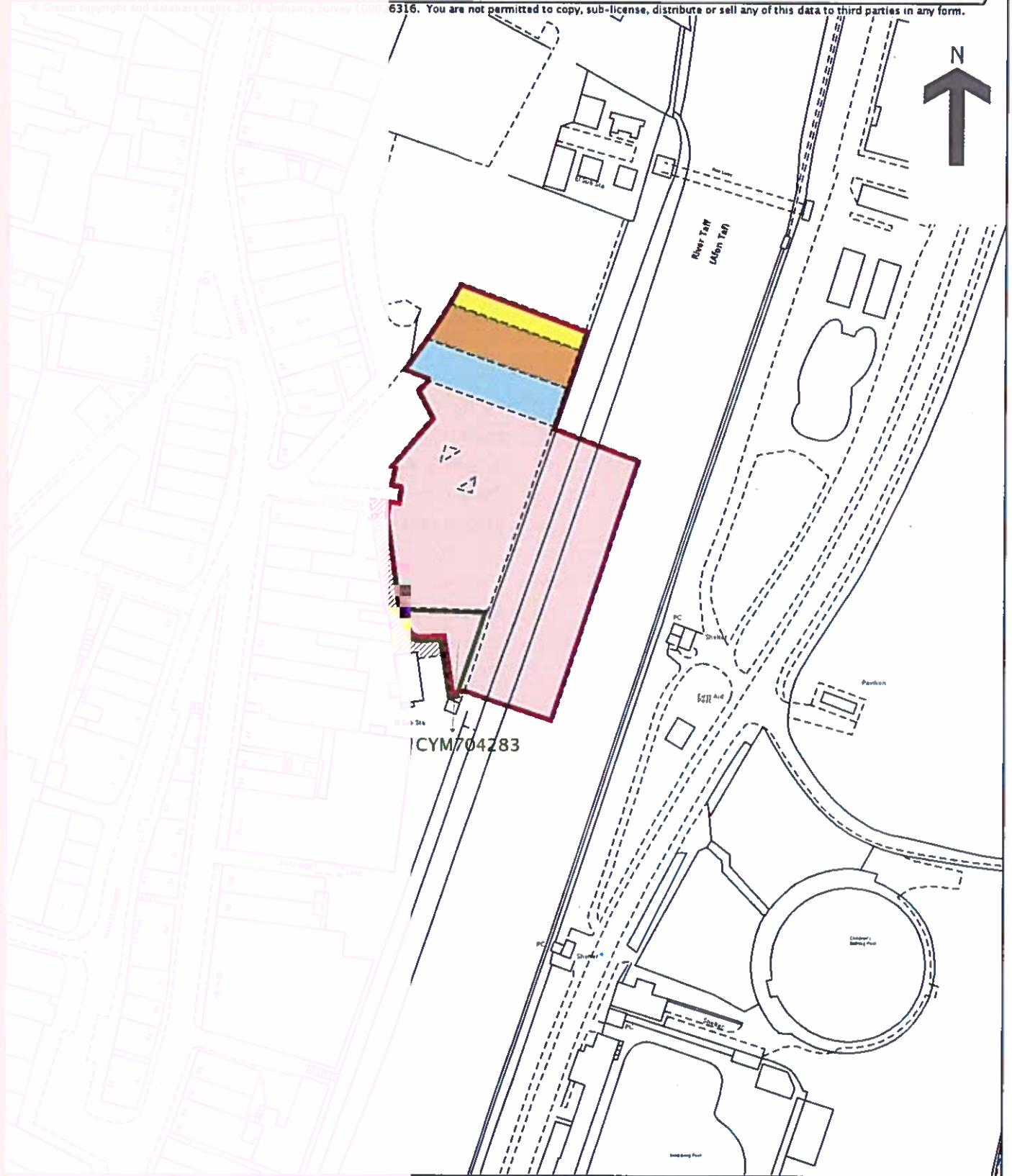
Mae'r copi swyddogol hwn a gyhoeddir ar 24 Tachwedd 2017 yn dangos sefyllfa'r cynllun teitl hwn ar 24 Tachwedd 2017 am 10:15:13. Mae'n dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol (adran 67 Deddf Cofrestru Tir 2002). Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell, y terfynau. Gall fod gwyrriadau 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.

HM Land Registry
Official copy of
title plan

Title number **CYM619325**
Ordnance Survey map reference **ST0790SW**
Scale **1:1250**
Administrative area **Rhondda Cynon Taff /
Rhondda Cynon Taf**



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This official copy is incomplete without the preceding notes page.
Mae'r copi swyddogol hwn yn anghyflawn heb y dudalen nodiadau flaenorol.