



CADW Scheduled Ancient Monument site visit report.

VISITED BY

F.Grant

FILE

GENERAL

SITE NAME

Offa's Dyke: Section N and S of Plas Offa, Chirk

SITE No.

DE138

VISIT DATE

13/08/2013

REASON

Damage

CONDITION TREND

Very much
worsened/destroyed

CONDITION CURRENT

Unfavourable

VULNERABILITY

High

OVERALL RISK LEVEL

High Immediate

NOTES

Damage assessment visit undertaken after report of damage in the form of mechanical removal of quantity of dyke. Damage assessment report compiled and added to iShare file.

I visited the site on the morning of Tuesday 13th August 2013 at 10.30am. I first called at Plas Offa farmhouse to enquire as to the owner of the land upon which the works had taken place. A young woman answered the door, I introduced myself and she directed me to the occupier of a static caravan which could be accessed through a separate driveway and yard. She stated that the occupier of the caravan had been the owner but she thought that he had very recently sold the land in question. On entering the yard I saw two women outside one of the cottages which are built around the west side of the yard. I introduced myself and asked if they knew who owned the area of land upon which the works had taken place. They again said that they thought the land had been recently sold, but that the vendor lived in the caravan across the yard, behind a high, locked metal mesh gate. I was directed to rattle the chain to the gate and shout. I did this, but no one came out of the caravan. I returned to the women and gave them my business card. I asked them to call me if any further works took place, or if they had any further information as to ownership.

I then went on to the scheduled area in order to record the damage. The part of the scheduled area affected by the current works comprises all that part of Area B, from the A5 southwestwards c.180m to the fenceline crossing the dyke southwest of the farm out-buildings. A track has been created along the western base of the bank of the dyke, overlying the associated in-filled ditch. The track has been created by the mechanical removal of the upper 0.10-0.20m of topsoil, to a width of c4-5m between the base of the bank of the dyke and the post and wire fence in the west. The removal of topsoil has revealed the uppermost fill of the ditch, being a wet, dark greyish-black clay running along the western side of the track. A stony clay spread along the central and eastern area of the track, probably represents remnant bank material. Topsoil and turf from the creation of the track has been dumped at the base of the bank, alongside the track, along with branches, uprooted saplings and other removed vegetation.

At a point c.140m southwest of the A5 the newly created track widens to form a levelled area approximately 16m northwest – southeast x 40m northeast to southwest. This levelled area has been created by the mechanical partial removal of c.40m of dyke bank. The eastern slope of



CADW Scheduled Ancient Monument site visit report.

the dyke bank in this area remains undisturbed, but the western side has been removed entirely, to a depth of c.1.60m, leaving a near vertical section running longitudinally along the dyke. The stratigraphic makeup of the dyke was visible in this long section, but owing to the dry conditions, and the method of excavation a detailed description could not be compiled. An historic break in the dyke within this area, formed by a now redundant trackway running south-west – north-east obliquely across the dyke, is revealed in the exposed longitudinal section as a slightly lowered area of bank infilled with darker soil. Redundant service pipes were also revealed by these works. One, a ceramic drain, appears to have been associated with the historic track crossing the dyke at this point. A later, black plastic water pipe, was revealed running parallel to the bank along its western edge. Material removed from the dyke bank has been dumped alongside the newly created track, and spread across the levelled area, part of which constitutes the ditch associated with the dyke. The southern terminus of the works is the fenceline running northwest to southeast across the dyke, marked by a mature oak tree standing on the dyke bank.

MANAGEMENT

SOURCES

Site visit photographs were taken

ARCHAEOLOGICAL ITEMS

ITEM

CONDITION TREND

LAND CLASSIFICATION - ON

LAND CLASSIFICATION - AROUND

MANAGEMENT

OWNER/OCCUPIER CHANGES

See owner / occupier section of SMD

**Cadw: Welsh Assembly Government
Photographic Record Form**

SAM No: DE138	SAM Name: Offa's Dyke: Sections N and S of Plas Offa, Chirk	
Unitary Authority (UA): Wrexham		Community: Chirk
Date: 13/08/2013	Photographer: F.Grant	DE138 - Offa's Dyke: Sections N and S of Plas Offa, Chirk - 2013-08-13 - FG - Photographic record form



Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 01 - Southern end of unauthorised works, facing S



Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 02 - Northern end of unauthorised works, exit onto A5, facing S

**Cadw: Welsh Assembly Government
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Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 03 - Northern end of unauthorised works, facing S



Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 04 - Decking, steps and unauthorised track, facing S

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Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 05 - Spoil dumped on western side of dyke, to the rear of the cottages, facing S



Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 06 - Spoil dumped on western side of dyke, to the rear of the cottages, facing N

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Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 07 - View from the crest of the dyke from southern end of the unauthorised works, facing N



Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 08 - View from the crest of the dyke from southern end of the unauthorised works, facing N

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Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 09 - View from the crest of the dyke from southern end of the unauthorised works, facing N



Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 10 - Northern part of extended open area of unauthorised works, facing NE

**Cadw: Welsh Assembly Government
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Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 11 - Line of the ditch in the southern part of the open area of unauthorised works, facing S



Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 12 - Long section of dyke, facing E

**Cadw: Welsh Assembly Government
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Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 13 - Half-section through dyke at northern part of open area of unauthorised works, facing N



Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 14 - Previously reduced area of dyke as exposed in unauthorised works, facing ESE

**Cadw: Welsh Assembly Government
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Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 15 - Dyke in southern part of open area of unauthorised works, facing SW



Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 16 - View of dyke from SW corner of open area of unauthorised works, facing NE

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Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 17 - Dyke in northern part of open area of unauthorised works, facing SE



Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 18 - Dyke in northern part of open area of unauthorised works, facing SSW

**Cadw: Welsh Assembly Government
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Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 19 - Unauthorised track from the northern part of the open area, facing NE



Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 20 - Decking and steps on the dyke, facing SW

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Photographic Record Form**

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Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 21 - Unauthorised track from the northern part of the open area, facing NE



Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 22 - Possible line of ditch showing in unauthorised track, facing SW

Cadw: Welsh Assembly Government
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Cadw - DE138 - Offa's Dyke Section North and South of Plas Offa, Chirk - 2013-08-13 - FG - 23 - Stony spread marking possible dyke-ditch interface, facing SW

Davies, Nichola (SF - Culture & Sport - Cadw)

From: Roberts, Kathryn (DH - CADW)
Sent: 14 August 2013 15:28
To: Hughes, Mair (LS); Halfpenney, Ian (DH - CADW)
Cc: Whiting, Suzanne (DH - CADW)
Subject: RE: Land at Plas Offa Farm, Whitchurch Pentre, Chirk

Thanks Mair

If you receive any new information please can you continue to email it to Ian and me and also to Suzanne Whiting.

Thanks

Kate Roberts

From: Hughes, Mair (LS)
Sent: 14 August 2013 15:18
To: Roberts, Kathryn (DH - CADW); Halfpenney, Ian (DH - CADW)
Subject: FW: Land at Plas Offa Farm, Whitchurch Pentre, Chirk
Importance: High

Kate/Ian

Please see below for your information.

Unfortunately the solicitor acting for the purchaser is away from the office until 27th August so I have forwarded my email to her secretary who will be back in the office tomorrow morning.

I will check the Land Registry website again in the morning to see whether the application to register the transfer has been completed and if so will obtain copies of the register and plan.

Thanks
Mair

Mair Hughes
Cyfreithwraig/Solicitor
Gwasanaethau Cyfreithiol Masnachol /Commercial Legal Services
Llywodraeth Cymru/ Welsh Government
Cyfeiriad/Address: 3rd Floor, Crown Building, Cathays Park, Cardiff, CF10 3NQ
Ffon/Tel: 029 2082 5370
Ffacs/Fax: 02920 825121
ebost/email: mair.hughes@wales.gsi.gov.uk

"Any of the statements or comments made above should be regarded as personal and not necessarily those of the Welsh Government, any constituent part or connected body".

"Dylid cymryd mai datganiadau neu sylwadau personol yw'r uchod, ac nid o reidrwydd datganiadau neu sylwadau a wneir gan Lywodraeth Genedlaethol Cymru, unrhyw ran ohono neu gan gorff sy'n gysylltiedig ag ef."

IMPORTANT: this communication/document and any attachment/enclosure may contain legal advice supplied in confidence to the Welsh Government and may be subject to legal professional privilege. If you have received this communication/document in error, please telephone the author of this message immediately.

From: Hughes, Mair (LS)

Sent: 14 August 2013 15:07
To: 'victoria.hibbert@ghplegal.co.uk'
Subject: Land at Plas Offa Farm, Whitchurch Pentre, Chirk
Importance: High

Dear Ms Hibbert

I am an in-house solicitor within the Welsh Government and advise Cadw in connection with property matters.

Cadw have been notified of earth movement affecting part of the scheduled ancient monument area of Offa's Dyke at Pentre and are trying to make contact with the relevant owner urgently.

I understand from undertaking a daylist enquiry on Land Registry Direct in respect of title number CYM161563 that you have recently submitted an application to register a transfer of part on behalf of Danny Arthur Roberts and we are trying to establish whether the transfer relates to any part of the area edged red on the attached plan which falls to the south of the A5.

Please can you confirm whether this is the case and if so ask your client to contact Cadw on 01443 336096 as a matter of urgency to prevent further damage being caused.

I am grateful to you for your assistance.

Many thanks
Mair

Mair Hughes
Cyfreithwraig/Solicitor
Gwasanaethau Cyfreithiol Masnachol /Commercial Legal Services
Llywodraeth Cymru/ Welsh Government << File: DE138 location map.PNG >>
Cyfeiriad/Address: 3rd Floor, Crown Building, Cathays Park, Cardiff, CF10 3NQ
Ffon/Tel: 029 2082 5370
Ffacs/Fax: 02920 825121
ebost/email: mair.hughes@wales.gsi.gov.uk

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Davies, Nichola (SF - Culture & Sport - Cadw)

From: Halfpenney, Ian (DH - CADW)
Sent: 14 August 2013 09:22
To: Grant, Fiona (DH - CADW); Davies, Will (DH - Cadw); Roberts, Kathryn (DH - CADW); Berry, Jonathan (DH - CADW); Hughes, Gwilym (DH - CADW)
Cc: Kevern, Richard (DH - CADW); Whiting, Suzanne (DH - CADW)
Subject: DE138 Severe Damage

Importance: High

Fiona

To state the obvious this is really bad - shocking in fact.

We discussed options yesterday briefly.

We do not know who the owners are and we can't camp out there. You have alerted the adjacent neighbours and asked them to contact you if they see any further activity.

I think we also need to:

- Erect a sign on a fencepost at either end of the works - I'll work on the wording now - ideally we need to have this in place today - you may require assistance from a member of CPAT for this - we do have a call-out facility with them.
- You need to contact the police and see what complaint has been made and follow this up - telling them we may well need their assistance with this - i.e. the owner may need to be interviewed under caution
- Contact Mark Walters and see if any planning is outstanding - but also see if he knows anything about creating access onto highways as there could also be an issue here
- If the land has been sold - presumably this should be lodged with the Land Registry - any idea how we find out about this? - I'll try and look into this
- Recontact the neighbours and emphasise the need for them to contact us if they see any activity on site - as it does look as though they intend to lay a surface here
- Contact Jess and see if the land is registered as agricultural - doubt it but we should check
- Complete damage report as soon as possible and be as objective as possible - we may need CPAT to go up there and survey precise extent of damage but we should hold off on this until we have your report and input from Kate

This was a nice section of Dyke.

Anybody got any other suggestions?

Ian

From: Grant, Fiona (DH - CADW)
Sent: 13 August 2013 19:36
To: Davies, Will (DH - Cadw); Halfpenney, Ian (DH - CADW); Roberts, Kathryn (DH - CADW)
Subject: DE138

Hi All,

Please find attached the photo record for my visit today - should give you an idea of the scale of the works.

Fiona



Dr. Fiona Grant

Warden Henebion Maes / Field Monument Warden

Cadw

Llywodraeth Cymru / Welsh Government

☎ 01691 718 757/ 07896 355138

E-bost: fiona.grant@cymru.gsi.gov.uk

E-mail: fiona.grant@wales.gsi.gov.uk

Help our environment - print this only if really necessary

Helpwch yr amgylchedd - peidiwch ag argraffu hon os nad oes gwir raid

www.cadw.cymru.gov.uk | www.cadw.wales.gov.uk

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<http://mobile.twitter.com/cadwcymru>

www.youtube.com/user/cadwwales | www.flickr.com/photos/cadwwales

Davies, Nichola (SF - Culture & Sport - Cadw)

From: Halfpenney, Ian (DH - CADW)
Sent: 14 August 2013 10:35
To: Roberts, Kathryn (DH - CADW); Kevern, Richard (DH - CADW); Whiting, Suzanne (DH - CADW); Grant, Fiona (DH - CADW); Davies, Nichola (DH - CADW)
Cc: Davies, Will (DH - Cadw)
Subject: Stop notice

All

Slightly amended version with phone number added - let me know ASAP if this is ok so I can forward to CPAT
Ian



Ian Halfpenney
Arolygydd Rhanbarthol Henebion ac Archaeoleg (Gogledd-orllewin Cymru)
Regional Inspector of Ancient Monuments and Archaeology (North West Wales)
Amgylchedd Hanesyddol / Historic Environment
Cadw
Llywodraeth Cymru / Welsh Government
Ffôn Symudol / Mobile phone: 07968 609837
Ffacs / Fax: 01443 336001

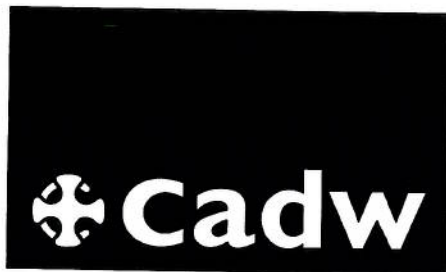
E-bost: ian.halfpenney@cymru.gsi.gov.uk
E-mail: ian.halfpenney@wales.gsi.gov.uk

Helpwch yr amgylchedd - peidiwch ag argraffu hon os nad oes gwir raid
Help our environment - only print this if really necessary.

Dilynwch Cadw / Follow Cadw:

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<http://www.youtube.com/user/cadwwales>

Cofrestrwch ar gyfer ein cylchlythyr misol i gael y wybodaeth ddiweddaraf am newyddion, digwyddiadau a chynigion arbennig Cadw <http://bit.ly/NhfxHW> | Join our monthly newsletter to stay up to date with the latest Cadw news, events and special offers <http://bit.ly/T4vO2n>



STOP NOTICE

WORK AT THIS SITE MUST STOP
UNTIL WELSH GOVERNMENT CADW
HAVE BEEN CONTACTED:

Tel: 01443 336096

THESE WORKS ARE BEING
UNDERTAKEN ON A SCHEDULED
ANCIENT MONUMENT – AND
CONSTITUTE AN OFFENCE UNDER
THE ANCIENT MONUMENTS AND
ARCHAEOLOGICAL AREAS ACT, 1979

5

Davies, Nichola (SF - Culture & Sport - Cadw)

From: Kevern, Richard (DH - CADW)
Sent: 14 August 2013 12:28
To: Halfpenney, Ian (DH - CADW); Grant, Fiona (DH - CADW); Davies, Will (DH - Cadw); Roberts, Kathryn (DH - CADW)
Cc: Whiting, Suzanne (DH - CADW)
Subject: RE: DE138 Severe Damage

Ian

I think you have to say 'may constitute an offence...' as we don't know for sure whether there is a legitimate defence etc.

I suggest that the first step is to contact the police (do we have a contact for the secondee to NRW now) as I think they will be able to identify the owner quickly which would be better than us putting up a notice when we have no power to issue a stop notice etc

Richard W Kevern

Tim y Bil Treftadaeth / Heritage Bill Team
Amgylchedd Hanesyddol / Historic Environment
Cadw
Llywodraeth Cymru / Welsh Government

Llinell Uniongyrchol / Direct Line 01443 336098
E-bost: richard.kevern@cymru.gsi.gov.uk
E-mail: richard.kevern@wales.gsi.gov.uk

Helpwch yr amgylchedd - peidiwch ag argraffu hon os nad oes gwir raid
Help our environment - only print this if really necessary.

From: Halfpenney, Ian (DH - CADW)
Sent: 14 August 2013 09:53
To: Halfpenney, Ian (DH - CADW); Grant, Fiona (DH - CADW); Davies, Will (DH - Cadw); Roberts, Kathryn (DH - CADW)
Cc: Kevern, Richard (DH - CADW); Whiting, Suzanne (DH - CADW)
Subject: RE: DE138 Severe Damage

All

Please see attached - is this sign ok - obviously need to add phone number as well - but content ok?

CPAT have a laminator so I can email it through to them and then get one of them to accompany Fiona to erect signs

Ian

<< File: STOP NOTICE.doc >>

From: Halfpenney, Ian (DH - CADW)
Sent: 14 August 2013 09:22
To: Grant, Fiona (DH - CADW); Davies, Will (DH - Cadw); Roberts, Kathryn (DH - CADW); Berry, Jonathan (DH - CADW); Hughes, Gwilym (DH - CADW)
Cc: Kevern, Richard (DH - CADW); Whiting, Suzanne (DH - CADW)
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Importance: High

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- Contact Mark Walters and see if any planning is outstanding - but also see if he knows anything about creating access onto highways as there could also be an issue here
- If the land has been sold - presumably this should be lodged with the Land Registry - any idea how we find out about this? - I'll try and look into this
- Recontact the neighbours and emphasise the need for them to contact us if they see any activity on site - as it does look as though they intend to lay a surface here
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- Complete damage report as soon as possible and be as objective as possible - we may need CPAT to go up there and survey precise extent of damage but we should hold off on this until we have your report and input from Kate

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Sent: 13 August 2013 19:36
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Subject: DE138

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Fiona

<< File: Cadw - DE138 - Offa's Dyke Section N and S of Plas Offa, Chirk - 2013-08-13 - FG - Photographic Record.doc >>

Dr. Fiona Grant

Warden Henebion Maes / Field Monument Warden

Cadw

Llywodraeth Cymru / Welsh Government

☎ 01691 718 757/ 07896 355138

E-bost: fiona.grant@cymru.gsi.gov.uk

E-mail: fiona.grant@wales.gsi.gov.uk

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Helpwch yr amgylchedd - peidiwch ag argraffu hon os nad oes gwir raid

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<http://mobile.twitter.com/cadwcymru>

www.youtube.com/user/cadwwales | www.flickr.com/photos/cadwwales



Davies, Nichola (SF - Culture & Sport - Cadw)

From: Halfpenney, Ian (DH - CADW)
Sent: 14 August 2013 12:17
To: Hughes, Mair (LS)
Cc: Hughes, Gwilym (DH - CADW); Roberts, Kathryn (DH - CADW); Grant, Fiona (DH - CADW); Davies, Will (DH - Cadw)
Subject: Urgent Land Registry Search Required
Importance: High

Mair

I have been provided with your contact details from Jennifer Low as I understand that you undertake Land Registry searches on behalf of Welsh Government.

We have recently had a potentially severe case of damage affecting a scheduled ancient monument in N Wales.

For us to be able to progress our case with the Police we need to establish ownership of the land in question, which we believe may recently have changed hands.

Would it be possible for you to do a search on behalf of WG Cadw please?

Attached is a map showing the location of the land.

Grid reference is SJ2810/4045

Post code: LL14 5AN

On land adjacent to Plas Offa House, off the A5 in Pentre between Chirk and Froncysyllte

On the map the land in question extends from the break in the Dyke (in green) just north of where it says DE138 (S of the A5) on the map and then extends to meet the A5 - essentially along the corridor marked in red up to the road.

Apologies but this is extremely urgent as we need to take appropriate action immediately.
Thank you

Ian



Ian Halfpenney

Arolygydd Rhanbarthol Henebion ac Archaeoleg (Gogledd-orllewin Cymru)

Regional Inspector of Ancient Monuments and Archaeology (North West Wales)

Amgylchedd Hanesyddol / Historic Environment

Cadw

Llywodraeth Cymru / Welsh Government

Ffôn Symudol / Mobile phone: 07968 609837

Ffacs / Fax: 01443 336001

E-bost: ian.halfpenney@cymru.gsi.gov.uk

E-mail: ian.halfpenney@wales.gsi.gov.uk

Helpwch yr amgylchedd - peidiwch ag argraffu hon os nad oes gwir raid

Help our environment - only print this if really necessary.

Dilynwch Cadw / Follow Cadw:

<http://cadw.cymru.gov.uk> | <http://cadw.wales.gov.uk>
<http://www.facebook.com/pages/Cadw/254566024556911>
<http://mobile.twitter.com/cadwcymru> | <http://mobile.twitter.com/cadwwales>
<http://www.youtube.com/user/cadwwales>

Cofrestrwch ar gyfer ein cylchlythyr misol i gael y wybodaeth ddiweddaraf am newyddion, digwyddiadau a chynigion arbennig Cadw <http://bit.ly/NhfxHW> | Join our monthly newsletter to stay up to date with the latest Cadw news, events and special offers <http://bit.ly/T4vO2n>



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
CYM507135

Edition date / Dyddiad yr
argraffiad 08.10.2010

- This official copy shows the entries on the register of title on 14 AUG 2013 at 13:18:32.
- 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 14 Aug 2013.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 14 AUG 2013 at 13:18:32.
- 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 14 Aug 2013.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- I gael gwybodaeth am y gofrestr teitl gweler gwefan y Gofrestrfa Tir www.cofrestrfatir.gov.uk neu Gyfarwyddyd Cyhoeddus 1-Cyfarwyddyd i'r wybodaeth rydym yn ei chadw a sut y gallwch ei chael.
- Gweinyddir t teitl hwn gan Gofrestrfa Tir 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.

WREXHAM/WRECSAM

- 1 (19.01.2004) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the west side of Plas Offa, Whitehurst, Pentre, Chirk (LL14 5AN).
- 2 (19.01.2004) There are excluded from this registration the mines and minerals excepted by the Conveyance dated 2 May 1977 referred to below.
- 3 (19.01.2004) The land has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance of the land in this title and other land dated 2 May 1977 made between (1) David Foulk Myddleton and (2) Roy William Jones.

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.

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

NOTE: Copy filed under CYM161563.

- 4 (19.01.2004) The Conveyance dated 2 May 1977 referred to above contains a provision as to boundary structures.
- 5 (05.10.2010) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 20 August 2010 referred to in the Charges Register.
- 6 (05.10.2010) The Transfer dated 20 August 2010 referred to above contains a provision as to 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 (05.10.2010) PROPRIETOR: SIAN GLYNNE-JONES of Mardy House, Hengoed, Oswestry, Shropshire SY10 7EY.
- 2 (05.10.2010) The price stated to have been paid on 20 August 2010 was £35,000.

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 (05.10.2010) A Transfer of the land in this title dated 20 August 2010 made between (1) Sean John Mullen and (2) Sian Glynne-Jones contains restrictive covenants.

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.

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

Sylwch mai dyma'r unig gopi swyddogol y byddwn yn ei ddarparu. 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 Land Registry.

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

This official copy is issued on 14 August 2013 shows the state of this title plan on 14 August 2013 at 13:18:32. 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. See Land Registry Public Guide 19 - *Title Plans and Boundaries*.

Mae'r copi swyddogol hwn a gyhoeddir ar 14 Awst 2013 yn dangos sefyllfa'r cynllun teitl hwn ar 14 Awst 2013 am 13:18:32. 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. Gweler Cyfarwyddyd Cyhoeddus 19 – *Cynlluniau Teitl a Therfynau*.

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

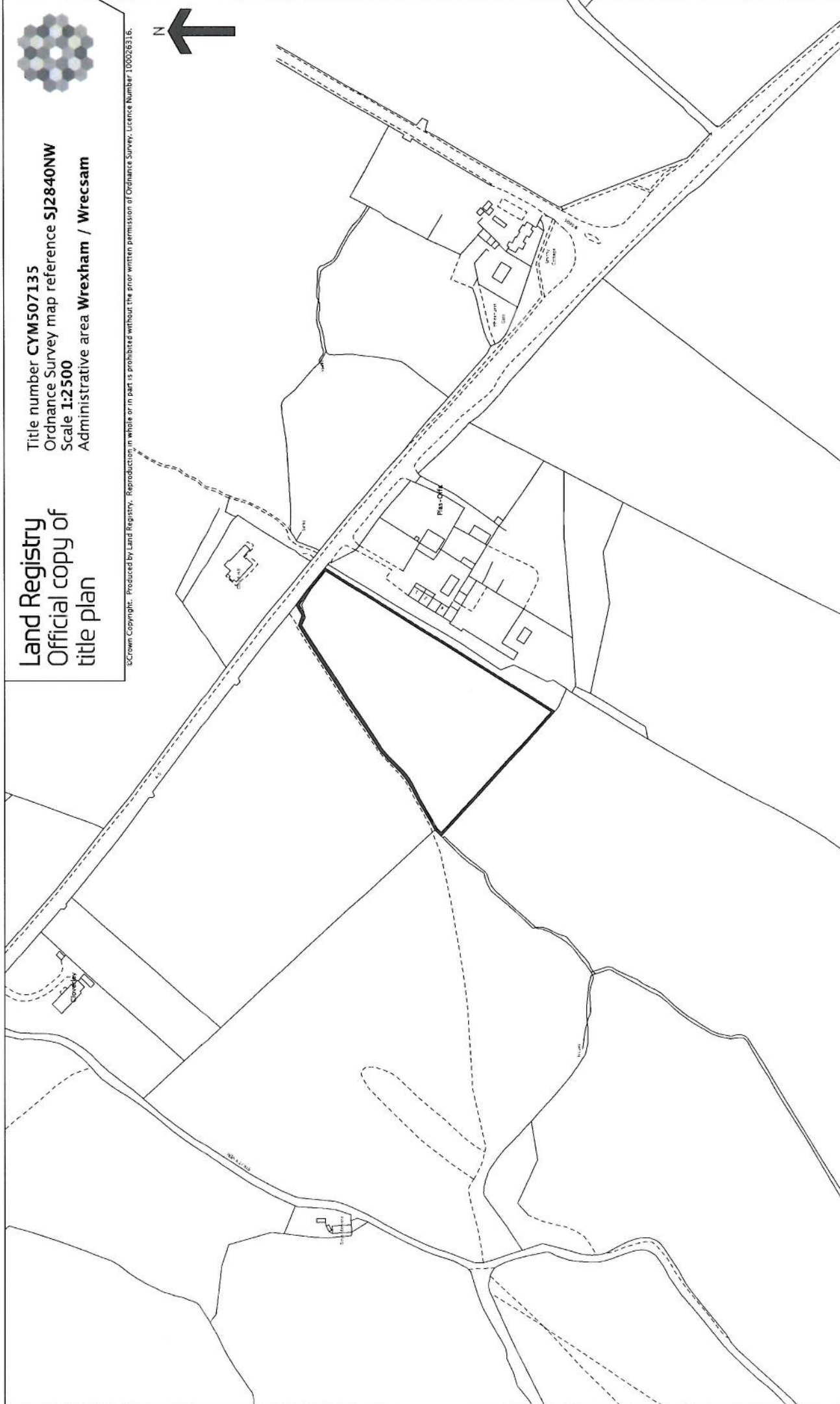
Gweinyddir y teitl hwn gan Gofrestrfa Tir, swyddfa Cymru.



Title number CYM507135
Ordnance Survey map reference SJ2840NW
Scale 1:2500
Administrative area Wrexham / Wrecsam

Land Registry
Official copy of
title plan

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

NOTE: Copy filed.

- 4 (19.01.2004) The Conveyance dated 2 May 1977 referred to above contains a provision as to boundary structures.
- 5 (19.04.2004) 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 (19.04.2004) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered CYM175002 in green on the title plan dated 20 February 2004 made between (1) Sean John Mullen and (2) Jason Terence Wakefield and Lynette Wakefield.

NOTE: Copy filed under CYM175002.

- 7 (29.05.2007) The land (except as mentioned in the note below) has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered CYM349050 in green on the title plan dated 15 March 2007 made between (1) Sean John Mullen and (2) Michael Gareth Dean.

NOTE 1: The right of way contained in clause (a) of the first schedule is included in the registration only so far as it falls over the land tinted blue on the title plan

NOTE 2: Copy filed under CYM349050.

- 8 (15.02.2008) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered CYM385499 in green on the title plan dated 21 January 2008 made between (1) Sean John Mullen and (2) Christina Elizabeth Mullen.

NOTE: Copy filed under CYM385499.

- 9 (09.04.2008) The land tinted pink on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Deed of Grant dated 21 November 2007 made between (1) Sean John Mullen and (2) Godiva Mortgages Limited .

NOTE: Copy filed.

- 10 (15.04.2008) The land tinted mauve on the title plan has the benefit of the rights granted by but is subject to the rights reserved by a Deed of Grant dated 21 November 2007 made between (1) Sean John Mullen and (2) Godiva Mortgages Limited .

NOTE: Copy filed.

- 11 (05.10.2010) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered CYM507135 in green on the title plan dated 20 August 2010 made between (1) Sean John Mullen and (2) Sian Glynne-Jones.

NOTE: Copy filed under CYM507135.

- 12 (03.10.2011) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered CYM538826 in green on the title plan dated 26 August 2011 made between (1) Sean John Mullen and (2) Sidtsara Ross.

NOTE:-Copy filed under CYM538826.

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 (19.01.2004) PROPRIETOR: SEAN JOHN MULLEN of Plas Offa, Whitehurst, Chirk, Pentre, Wrexham LL14 5AN.
- 2 (09.04.2008) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 21 November 2007 of the land shown tinted pink on the title plan in favour of Godiva Mortgages Limited referred to in the Charges Register.
- 3 (15.04.2008) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 21 November 2007 of the land shown tinted mauve on the title plan in favour of Godiva Mortgages Limited 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 (09.04.2008) REGISTERED CHARGE of the land tinted pink on the title plan dated 21 November 2007.
- 2 (09.04.2008) Proprietor: GODIVA MORTGAGES LIMITED (Co. Regn. No. 5830727) of Oakfield House, Binley Business Park, Harry Weston Road, Coventry CV3 2TQ.
- 3 (15.04.2008) REGISTERED CHARGE of the land tinted mauve on the title plan dated 21 November 2007.
- 4 (15.04.2008) Proprietor: GODIVA MORTGAGES LIMITED (Co. Regn. No. 5830727) of Oakfield House, Binley Business Park, Harry Weston Road, Coventry CV3 2TQ.

End of register / Diwedd y gofrestr



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
CYM161563

Edition date / Dyddiad yr
argraffiad 03.10.2011

- This official copy shows the entries on the register of title on 07 AUG 2013 at 17:00:40.
- 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 14 Aug 2013.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website www.landregistry.gov.uk or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 07 AUG 2013 at 17:00:40.
- 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 14 Aug 2013.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- I gael gwybodaeth am y gofrestr teitl gweler gwefan y Gofrestrfa Tir www.cofrestrfatir.gov.uk neu Gyfarwyddyd Cyhoeddus 1-Cyfarwyddyd i'r wybodaeth rydym yn ei chadw a sut y gallwch ei chael.
- Gweinyddir t teitl hwn gan Gofrestrfa Tir 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.

WREXHAM/WRECSAM

- 1 (19.01.2004) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Plas Offa, Whitehurst, Pentre, Chirk (LL14 5AN).
- 2 (19.01.2004) There are excluded from this registration the mines and minerals excepted by the Conveyance dated 2 May 1977 referred to below.
- 3 (19.01.2004) The land has the benefit of the rights granted by but is subject to the rights reserved by a Conveyance of the land in this title dated 2 May 1977 made between (1) David Foulk Myddleton and (2) Roy William Jones.

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.

Applications are pending in Land Registry, which have not been completed against this title.

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.

Mae ceisiadau yn aros i'w prosesu yn y Gofrestrfa Tir yn erbyn y teitl hwn.

These are the notes referred to on the following official copy

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

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

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 Land Registry.

There is an/are application(s) pending in Land Registry and if we have only completed the mapping work for a pending application affecting the title concerned, such as a transfer of part:

- additional colour or other references, for example 'numbered 1', may appear on the title plan (or be referred to in the certificate of inspection in form CI), but may not yet be mentioned in the register
- colour or other references may also have been amended or removed from the title plan (or not be referred to in form CI), but this may not be reflected in the register at this stage.

This official copy is issued on 14 August 2013 shows the state of this title plan on 07 August 2013 at 17:00:40. 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. See Land Registry Public Guide 19 - *Title Plans and Boundaries*.

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

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

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

Sylwch mai dyma'r unig gopi swyddogol y byddwn yn ei ddarparu. Ni fyddwn yn darparu copi swyddogol papur.

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

Mae cais/ceisiadau'n aros i'w prosesu yn y Gofrestrfa Tir ac os ydym wedi cwblhau'r gwaith mapio yn unig ar gyfer cais sy'n aros i'w brosesu sy'n effeithio ar y teitl dan sylw, megis trosglwyddiad o ran:

- efallai y bydd cyfeiriad lliw neu gyfeiriadau ychwanegol eraill, er enghraifft 'wedi ei rifo 1' yn ymddangos ar y cynllun teitl (neu'n cael eu cyfeirio atynt yn y dystysgrif archwilio yn ffurflen CI) ond na fydd cyfeiriad atynt eto yn y gofrestr
- efallai hefyd y bydd cyfeiriad lliw neu gyfeiriadau eraill wedi cael eu newid neu eu dileu o'r cynllun teitl (neu na fydd cyfeiriad atynt yn ffurflen CI), ond efallai na fydd hyn yn cael ei adlewyrchu yn y gofrestr ar y pryd hwn.

Mae'r copi swyddogol hwn a gyhoeddir ar 14 Awst 2013 yn dangos sefyllfa'r cynllun teitl hwn ar 07 Awst 2013 am 17:00:40. 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. Gweler Cyfarwyddyd Cyhoeddus 19 – *Cynlluniau Teitl a Therfynau*.

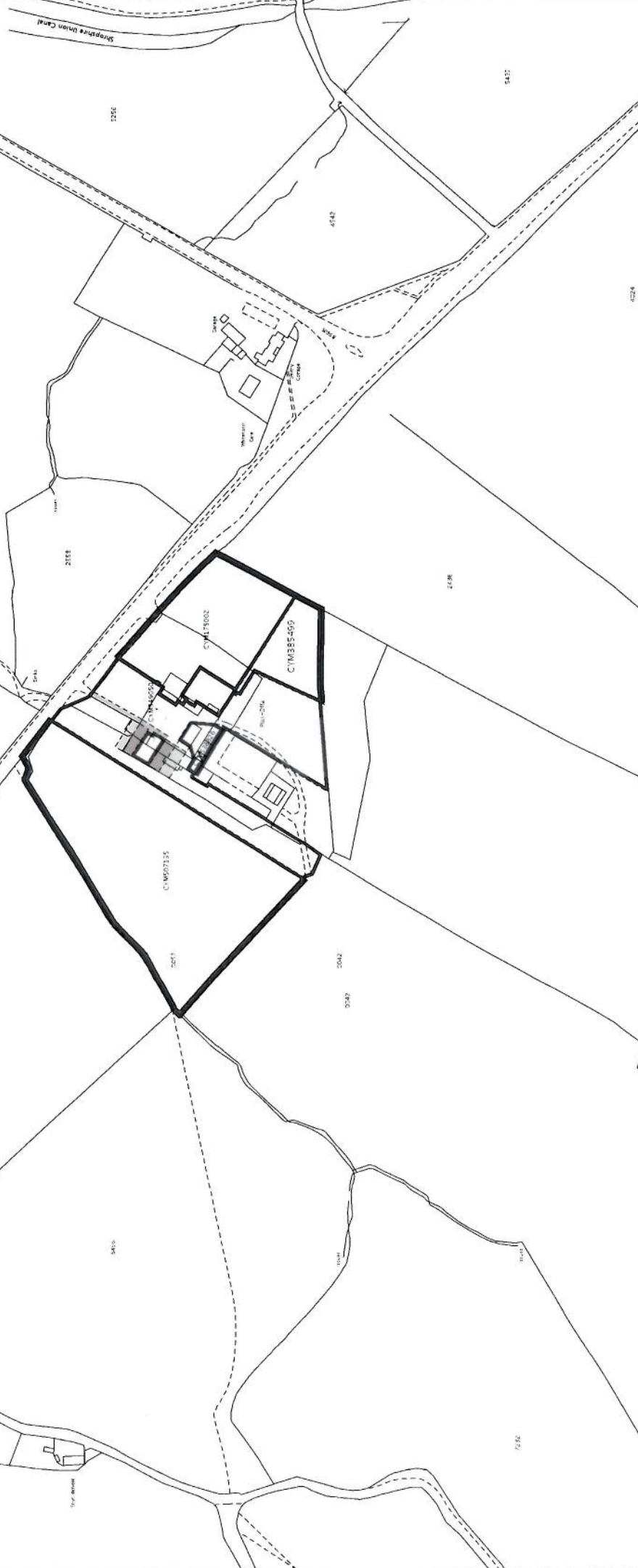
Gweinyddir y teitl hwn gan Gofrestrfa Tir, swyddfa Cymru.



Title number **CYM161563**
Ordnance Survey map reference **SJ2840NW**
Scale **1:2500**
Administrative area **Wrexham / Wrexham**

Land Registry
Official copy of
title plan

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Davies, Nichola (SF - Culture & Sport - Cadw)

From: Evans, Alyson C (CADW)
Sent: 15 August 2013 15:13
To: PS Minister for Culture and Sport
Cc: PS First Minister; PS Permanent Secretary; Jones, Gareth (Director General - Sustainable Futures); Brodie, Huw (SPF&P - SP&E); Lewis, Marilyn (DH - CADW); Greening, Peter (Cabinet Secretary); Clifford, Desmond (OFM); CGU MAILBOX; PS Special Advisers; Kiernan, Jo (Special Adviser); Bold, Andrew (Special Adviser); Hughes, Gwilym (DH - CADW); Roberts, Kathryn (DH - CADW); Halfpenney, Ian (DH - CADW); Grant, Fiona (DH - CADW); Kevern, Richard (DH - CADW); Hughes, Mair (LS); Fitzgerald, Stuart (SF - Ops Team); Thomas, Eurig (SPF&P - Communications); Culture & Sport Mailbox; FM Delivery Unit; Griffiths, Lorraine (DH - CADW); Whiting, Suzanne (DH - CADW)
Subject: MB/JG/3913/13 - Severe damage to a section of Offa's Dyke
Importance: High

Hi Peter

I should be grateful if you would bring MB/JG/3913/13 to the Minister's attention, please.



(doc 1)

A hard copy will follow.

Thanks

Alyson

Alyson Evans

Rheolwr Briffio a Pholisi / Briefing & Policy Manager
Amgylchedd Hanesyddol / Historic Environment
Cadw
Llywodraeth Cymru / Welsh Government
Ffôn / Tel: 01443 336045
Ffacs / Fax: 01443 336001
E-bost: alyson.evans@cymru.gsi.gov.uk
E-mail: alyson.evans@wales.gsi.gov.uk



Helpwch yr amgylchedd - peidiwch ag argraffu hon os nad oes gwir raid
Help our environment - only print this if really necessary.

Dilynwch Cadw / Follow Cadw:

<http://cadw.cymru.gov.uk> | <http://cadw.wales.gov.uk>
<http://www.facebook.com/pages/Cadw/254566024556911>
<http://mobile.twitter.com/cadwcymru> | <http://mobile.twitter.com/cadwwales>
<http://www.youtube.com/user/cadwwales>
<http://www.flickr.com/photos/cadwwales>

To: 1. Gwilym Hughes
2. PS/Minister for
Culture and Sport

CC: PS First Minister
PS Permanent Secretary
Gareth Jones
Huw Brodie
Marilyn Lewis
Peter Greening
Des Clifford
Corporate Governance Unit mailbox
PS Special Advisers
Jo Kiernan
Andrew Bold
Kate Roberts
Mair Hughes
Stuart Fitzgerald
Eurig Thomas
Culture and Sport Mailbox
FM Delivery Unit Mailbox

From: Alyson Evans
Cadw
Nantgarw

Tel: 01443 336045

Date: 15 August 2013

MB/JG/3913/13: SEVERE DAMAGE TO A SECTION OF OFFA'S DYKE

Issue

1. To inform you of recent severe damage to a section of Offa's Dyke near to Chirk and the measures taken by Cadw to address the situation.

Timing

2. **Priority.** You will wish to note the situation as soon as possible given the seriousness of the damage and a potential report in the UK press.

Recommendation

3. That you note the action being undertaken by Cadw and the Police in relation to the damage caused to a section of Offa's Dyke.

Background

4. Offa's Dyke is a 1200 year old linear earthwork which runs through the English/Welsh borders from Treuddyn (near Wrexham in north east Wales) to Sedbury Cliffs (on the Severn estuary, in southern Gloucestershire).

5. The Dyke consists of an earthen bank which can be up to 8 metres high, associated with a ditch to the west, and typically occupies an imposing position in the landscape with fine and commanding views into Wales. It is not known exactly what the Dyke looked like when first built, but archaeological excavation suggests that the western side of the bank was revetted with turf to create a near vertical face, and it is possible that some kind of timber palisade or wall also existed on top of the earthwork.
6. Offa's Dyke is the most impressive monument of its kind anywhere in Europe, and a construction project of comparable landscape scale was not again to be undertaken for 1000 years, until the great canal schemes of the 18th century. It is one of the great engineering achievements of the pre-industrial age and the most dramatic built structure to survive from Anglo-Saxon times - as such it is crucial evidence of a key phase in British history which has generally left relatively few substantial visible remains.
7. Cadw was alerted earlier this week that unauthorised works had been carried out within the scheduled area of a section of Offa's Dyke at Plas Offa near Chirk. A photographic report (Doc 1) undertaken by Fiona Grant, Cadw's Field Monument Warden (FMW) for the area, clearly shows significant damage to the earthwork's bank and ditch. The work had been undertaken by a mechanical excavator. Damage to a Scheduled Ancient Monument is a criminal offence.
8. Cadw's FMW visited the site on 14 August along with an officer from the Clwyd Powys Archaeological Trust (CPAT) to erect a "Stop Notice" advising the owners that the site is protected by law and that any works in the area must cease immediately. When they arrived at the site they spoke to a neighbour and two men who introduced themselves as the new owners of the land. The new owners described themselves as Travellers based at St Martins, Oswestry. They had only recently purchased the land and claimed it had been advertised as ideal for stables/paddock development. They also claim that neither the vendor nor their solicitor had alerted them to the protected status of the land.
9. Cadw has now informed North Wales Police of this issue and they intend to carry out an investigation next week.
10. Welsh Government Legal Services has written to the new owner's solicitors who have advised the owner to cease any works. The FMW also advised the men to cease works when she visited the site on 14 August.

Next Steps

11. Cadw intends to prepare a full damage report that may be used in any potential future prosecution. Cadw will also assist the police in the investigation. Subject to the outcome of this investigation a decision will be made on whether to refer the case to the Crown Prosecution Service.

12. Cadw will make arrangements for a full archaeological survey of the damaged and exposed sections of the earthwork. Pending the outcome of this survey a decision will be made on whether or not there will be a need to restore the damaged elements of the earthwork bank.

Press and Publicity Arrangements

13. The damage has come to the attention of the Daily Mail and we understand that they have already spoken to the new owner. Further press interest is likely to occur. Lines for press are being prepared and will come forward to you for clearance in the normal way via your Ministerial Communications Team.

Alyson Evans

Davies, Nichola (SF - Culture & Sport - Cadw)

From: Halfpenney, Ian (DH - CADW)
Sent: 15 August 2013 18:31
Cc: Hughes, Gwilym (DH - CADW); Roberts, Kathryn (DH - CADW); Davies, Will (DH - Cadw); Whiting, Suzanne (DH - CADW); Grant, Fiona (DH - CADW)
Subject: Re: DE138 Damage Recording Contingency Grant Application

Kate

Just occurred to me that excavation would also provide us with a clearer justification as to the significance of what has been lost. Which may help in the final determination?

Ian

From: Halfpenney, Ian (DH - CADW)
Sent: Thursday, August 15, 2013 05:39 PM
To: 'paul.belford@cpat.org.uk' <paul.belford@cpat.org.uk>; 'nigel@CPAT.ORG.UK' <nigel@CPAT.ORG.UK>
Cc: Hughes, Gwilym (DH - CADW); Roberts, Kathryn (DH - CADW); Davies, Will (DH - Cadw); Whiting, Suzanne (DH - CADW); Watkin, Sara (CADW); Grant, Fiona (DH - CADW)
Subject: Re: DE138 Damage Recording Contingency Grant Application

All

Just spoken with Fiona she did say that there were some good archaeological deposits evident in the exposed sections.

Don't know if it is therefore worth considering some limited excavation as well as the survey, to help elucidate character and extent of the archaeology or whether this could be looked at as part of a future restoration programme.

Anyway something to consider and discuss with Kate

Ian

From: Halfpenney, Ian (DH - CADW)
Sent: Thursday, August 15, 2013 02:05 PM
To: 'paul.belford@cpat.org.uk' <paul.belford@cpat.org.uk>; 'nigel' <nigel@CPAT.ORG.UK>
Cc: Hughes, Gwilym (DH - CADW); Roberts, Kathryn (DH - CADW); Davies, Will (DH - Cadw); Whiting, Suzanne (DH - CADW); Watkin, Sara (CADW); Grant, Fiona (DH - CADW)
Subject: DE138 Damage Recording Contingency Grant Application

Paul

We spoke briefly yesterday about a recent case of possible damage to a section of Offa's Dyke (DE138).

Thank you for making Ian Grant available to accompany Fiona onto site and erect the stop notice. Fiona is currently preparing a Damage Assessment Report which will outline the nature and general extent of any damage that may have occurred.

However, Cadw do not have the necessary survey equipment to accurately record the precise location and extent of any unauthorised works that may have occurred.

Therefore, can I please ask you to submit an RA1 grant-aid request from our contingency budget to undertake a full and detailed total station survey of the unauthorised works that have been undertaken. This survey will need to cover not only the scheduled area but also any areas adjacent that may have been affected. The survey should also include profiles across any sections of damaged Dyke (Bank and Ditch), to enable us to assess the precise extent of any loss. The survey will need to be georeferenced accurately and tied in with current OS mapping.

There should also be sufficient detail in the survey for us to be able to calculate the estimated volume of material that may have been removed.

The survey report may also need to include an analysis/assessment of archival material (AP's etc) to allow for comparison - so please also allow for this in your grant request

I would be grateful if you could submit this application as a matter of urgency as the survey will be a key factor in assessing the significance of any damage that has occurred.

Cadw will negotiate with the owner in order to facilitate access for CPAT staff on to site.

Thank you
Ian

Ian Halfpenney
Arolygydd Rhanbarthol Henebion ac Archaeoleg (Gogledd-orllewin Cymru)
Regional Inspector of Ancient Monuments and Archaeology (North West Wales)
Amgylchedd Hanesyddol / Historic Environment
Cadw
Llywodraeth Cymru / Welsh Government
Ffôn Symudol / Mobile phone: 07968 609837
Ffacs / Fax: 01443 336001

E-bost: ian.halfpenney@cymru.gsi.gov.uk
E-mail: ian.halfpenney@wales.gsi.gov.uk

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Davies, Nichola (SF - Culture & Sport - Cadw)

From: Hughes, Mair (LS)
Sent: 15 August 2013 12:01
To: Halfpenney, Ian (DH - CADW)
Cc: Grant, Fiona (DH - CADW); Roberts, Kathryn (DH - CADW); Hughes, Gwilym (DH - CADW); Davies, Will (DH - Cadw); Whiting, Suzanne (DH - CADW); Kevern, Richard (DH - CADW); Low, Jennifer (PPCS - Property Division)
Subject: FW: Land at Plas Offa Farm, Whitchurch Pentre, Chirk
Attachments: Land at Plas Offa Farm, Whitchurch Pentre, Chirk

Ian

I've attached an email from GHP Legal for your information together with my response below.

As soon as I hear anything further I'll be in touch.

Thanks
Mair

Mair Hughes
Cyfreithwraig/Solicitor
Gwasanaethau Cyfreithiol Masnachol /Commercial Legal Services
Llywodraeth Cymru/ Welsh Government
Cyfeiriad/Address: 3rd Floor, Crown Building, Cathays Park, Cardiff, CF10 3NQ
Ffon/Tel: 029 2082 5370
Ffacs/Fax: 02920 825121
ebost/email: mair.hughes@wales.gsi.gov.uk

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From: Hughes, Mair (LS)
Sent: 15 August 2013 11:57
To: 'Nicholas Kennan'
Subject: RE: Land at Plas Offa Farm, Whitchurch Pentre, Chirk

Dear Mr Kennan

Many thanks for your email.

I understand that representatives of Cadw met with your client on site this morning to explain the position.

Unfortunately Mr Roberts expressed to Cadw that he was unaware of the fact that part of the land he has acquired is scheduled and is consequently subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979.

I would therefore be grateful if you could please confirm that:

- (a) this was revealed in your local authority search and/or replies to enquiries from the previous owners.
- (b) your client was made aware of the scheduled status of the site

Many thanks for your help.

Kind regards
Mair

Mair Hughes
Cyfreithwraig/Solicitor
Gwasanaethau Cyfreithiol Masnachol /Commercial Legal Services
Llywodraeth Cymru/ Welsh Government
Cyfeiriad/Address: 3rd Floor, Crown Building, Cathays Park, Cardiff, CF10 3NQ
Ffon/Tel: 029 2082 5370
Ffacs/Fax: 02920 825121
ebost/email: mair.hughes@wales.gsi.gov.uk

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Davies, Nichola (SF - Culture & Sport - Cadw)

From: Nicholas Kennan <Nicholas.Kennan@ghplegal.co.uk>
Sent: 15 August 2013 11:32
To: Hughes, Mair (LS)
Subject: Land at Plas Offa Farm, Whitchurch Pentre, Chirk

Dear Miss Hughes,





Thank you for your e-mails to Miss Hibbert and Mrs Jones regarding the above.

I need to consider Miss Hibbert's file to ascertain what has occurred and answer your question. However, in the meantime I have asked Mr Roberts to cease any work he might be undertaking in case that is effecting the ancient monument area at Offa's Dyke.

I will revert to you in due course.

Regards,

Nicholas Kennan

	Nicholas Kennan Solicitor	   Lexcel <small>Practice Management Standard Law Society Accredited</small>
	37-39 Willow Street Oswestry SY11 1AQ	
	T 01691 659194 F 01691 652755 DX 26605	
	W www.ghplegal.co.uk	

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Davies, Nichola (SF - Culture & Sport - Cadw)

From: Hughes, Mair (LS)
Sent: 15 August 2013 10:49
To: Halfpenney, Ian (DH - CADW); Grant, Fiona (DH - CADW); Roberts, Kathryn (DH - CADW); Hughes, Gwilym (DH - CADW)
Cc: Davies, Will (DH - Cadw); Whiting, Suzanne (DH - CADW); Kevern, Richard (DH - CADW)
Subject: RE: DE138

Thanks Ian, I will follow it up.

The status of the site would have been revealed by a local authority search which should certainly have been undertaken prior to the acquisition in addition to replies to enquiries given by the previous owner.

Mair

Mair Hughes
Cyfreithwraig/Solicitor
Gwasanaethau Cyfreithiol Masnachol /Commercial Legal Services
Llywodraeth Cymru/ Welsh Government
Cyfeiriad/Address: 3rd Floor, Crown Building, Cathays Park, Cardiff, CF10 3NQ
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ebost/email: mair.hughes@wales.gsi.gov.uk

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Davies, Nichola (SF - Culture & Sport - Cadw)

From: Roberts, Kathryn (DH - CADW)
Sent: 04 June 2014 14:03
To: Roberts, Kathryn (DH - CADW)
Subject: FW: Plass offa Farm

From: Thomas, Eleri (Sgt 1708) [<mailto:Eleri.Thomas@nthwales.pnn.police.uk>]
Sent: 20 August 2013 17:41
To: Roberts, Kathryn (DH - CADW)
Subject: Plass offa Farm

Hi Kathryn,

Following our meeting today myself and DS Roberts have been requested to take on the investigation. My contact details are as below . ON looking briefly at the documents we have been given it would be beneficial for us to obtain any documentation to show that Mr. Mullen was aware of Offa's Dyke on his land. If you have any queries please don't hesitate to give me a call

Regards

DS 1708 Eleri Thomas
Detectif Rhingyll/ Detective Sergeant ,
Orsaf Heddlu Wrecsam/ Wrexham Police Station,
Telefon 019878 348547
Phone symudol/ mobile 07854412327.
eleri.thomas@nthwales.pnn.police.uk

Ni ddylid trin e-bost ar y rhyngwrwyd fel dull diogel o gyfathrebu. Mae Heddlu Gogledd Cymru yn monitro'r holl negeseuon e-bost a drosglwyddir ar y rhyngwrwyd yn ogystal â'u cynnwys.

Dim ond er sylw'r sawl y'i cyfeiriwyd hi ato/ati y bwriedir y neges hon. Os ydych yn derbyn y neges hon mewn camgymeriad, gadewch i'r sawl a'i gyrrodd wybod a dilëwch hi oddi ar eich system. Gall defnyddio neu ddatgelu cynnwys y neges hon heb ganiatâd fod yn anghyfreithlon. Efallai nad yw'r farn a fynegir yn y ddogfen yn bolisi swyddogol. Diolch i chi am eich cydweithrediad.
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Davies, Nichola (SF - Culture & Sport - Cadw)

From: Berry, Jonathan (DH - CADW)
Sent: 15 August 2013 09:05
To: Halfpenney, Ian (DH - CADW); Grant, Fiona (DH - CADW); Davies, Will (DH - Cadw); Roberts, Kathryn (DH - CADW); Hughes, Gwilym (DH - CADW)
Cc: Kevern, Richard (DH - CADW); Whiting, Suzanne (DH - CADW)
Subject: RE: DE138 Severe Damage

Hi Ian,

This is terrible news. Just some words of advice concerning writing the damage report based on my experience of our last prosecution case. The damage report will potentially be the most important piece of evidence concerning any prosecution and its subsequent success. It may well be presented by a CPS barrister without any archaeological experience and without any Cadw representation at the trial. Consequently, the description of the damage needs to be very explicit and detailed (dimensions, extent, location, what has been removed in terms of volume, structure, evidence etc) and expressed in very clear and non-archaeological language so that a judge and jury can understand our points. The fact that archaeology is a finite and non-renewable resource needs to be stressed throughout. The damage report needs to be written in a logical and compelling way that builds the case and supports our contention. It has to be right and written to the highest professional standards, as the case for prosecution can be dismissed on technicalities. The photos need to be carefully chosen in order to illustrate the damage and state explicitly what is shown in each. Consider translating any correspondence and damage report to make sure it was bilingual. The fact that Cadw's correspondence was in English-only did not go down well with the judge and was used by the defendant as mitigating circumstances.

Given the nature of the damage it might be worth seeing whether Toby is flying the area soon, as this might be best observed and comprehended from the air.

Make sure the signage is bilingual.

If you try and meet with the person who created the alleged damage, do it accompanied by the police who will keep you safe and act as a witness to the events of the visit. I found Sgt Peter Charleston, the CCW Wildlife Crime Officer, very supportive and he collected evidence and statements for the CPS that were key to the case's success. I know he has retired, but he has a successor. It would be worth contacting his replacement directly and seeking their help.

Good luck!

Jon

From: Halfpenney, Ian (DH - CADW)
Sent: 14 August 2013 09:22
To: Grant, Fiona (DH - CADW); Davies, Will (DH - Cadw); Roberts, Kathryn (DH - CADW); Berry, Jonathan (DH - CADW); Hughes, Gwilym (DH - CADW)
Cc: Kevern, Richard (DH - CADW); Whiting, Suzanne (DH - CADW)
Subject: DE138 Severe Damage
Importance: High

Fiona

To state the obvious this is really bad - shocking in fact.

We discussed options yesterday briefly.

We do not know who the owners are and we can't camp out there. You have alerted the adjacent neighbours and asked them to contact you if they see any further activity.

I think we also need to:

- Erect a sign on a fencepost at either end of the works - I'll work on the wording now - ideally we need to have this in place today - you may require assistance from a member of CPAT for this - we do have a call-out facility with them.
- You need to contact the police and see what complaint has been made and follow this up - telling them we may well need their assistance with this - i.e. the owner may need to be interviewed under caution

- Contact Mark Walters and see if any planning is outstanding - but also see if he knows anything about creating access onto highways as there could also be an issue here
- If the land has been sold - presumably this should be lodged with the Land Registry - any idea how we find out about this? - I'll try and look into this
- Recontact the neighbours and emphasise the need for them to contact us if they see any activity on site - as it does look as though they intend to lay a surface here
- Contact Jess and see if the land is registered as agricultural - doubt it but we should check
- Complete damage report as soon as possible and be as objective as possible - we may need CPAT to go up there and survey precise extent of damage but we should hold off on this until we have your report and input from Kate

This was a nice section of Dyke.

Anybody got any other suggestions?

Ian

From: Grant, Fiona (DH - CADW)
Sent: 13 August 2013 19:36
To: Davies, Will (DH - Cadw); Halfpenney, Ian (DH - CADW); Roberts, Kathryn (DH - CADW)
Subject: DE138

Hi All,

Please find attached the photo record for my visit today - should give you an idea of the scale of the works.

Fiona

<< File: Cadw - DE138 - Offa's Dyke Section N and S of Plas Offa, Chirk - 2013-08-13 - FG - Photographic Record.doc >>

Dr. Fiona Grant

Warden Henebion Maes / Field Monument Warden

Cadw

Llywodraeth Cymru / Welsh Government

☎ 01691 718 757/ 07896 355138

E-bost: fiona.grant@cymru.gsi.gov.uk

E-mail: fiona.grant@wales.gsi.gov.uk

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Land Registry

Transfer of part of registered title(s)

TP1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s).

Complete as appropriate where the transferor is a company.

CERTIFIED TO BE A TRUE

COPY OF THE ORIGINAL

GHP LEGAL

Solicitors

37/39 Willow Street

Oswestry, Shropshire

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

1	Title number(s) out of which the property is transferred: CYM161563
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	Property: Land at Plas Offa Farm, Whitehurst Pentre Chirk LL14 5AN The property is identified <input checked="" type="checkbox"/> on the attached plan and shown: edged red <input type="checkbox"/> on the title plan(s) of the above titles and shown:
4	Date: 2 August 2013
5	Transferor: Sean John Mullen For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix: For overseas companies (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
6	Transferee for entry in the register: Danny Arthur Roberts For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix: For overseas companies (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
7	Transferee's intended address(es) for service for entry in the register: 30 Cherry Tree Drive, Oswestry, Shropshire, SY11 3EQ

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to Land Registry's Public Guide 18 - *Joint property ownership* and Practice Guide 24 - *Private trusts of land* for further guidance. These guides are available on our website www.landregistry.gov.uk

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.
Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

8	The transferor transfers the property to the transferee
9	Consideration <input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): NINE THOUSAND POUNDS (£9,000.00) <input type="checkbox"/> The transfer is not for money or anything that has a monetary value <input type="checkbox"/> Insert other receipt as appropriate:
10	The transferor transfers with <input checked="" type="checkbox"/> full title guarantee <input type="checkbox"/> limited title guarantee
11	Declaration of trust. The transferee is more than one person and <input type="checkbox"/> they are to hold the property on trust for themselves as joint tenants <input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares <input type="checkbox"/> they are to hold the property on trust:
12	Additional provisions Definitions <div style="margin-left: 20px;"> <u>1 Definitions</u> In this transfer: 1.1 'the Plan' means the plan annexed to this transfer 1.2 'the Retained Land' means the land and buildings shown outlined in green on the Plan comprised in title number CYM161563 1.3 'the Service Apparatus' means sewers, drains, channels, pipes, watercourses, gutters, wires, cables, and other conducting media, septic tanks, holding tanks and sewage treatment works and associated equipment; </div>

- 1.4 'the Services' means water, soil, effluent including without limitation farm effluent, gas, fuel, oil, electricity, telephone, telephonic signals, television, visual, audio, fax, electronic mail, data, information, communications and other services;
- 1.5 words importing one gender shall be construed as importing any other gender;
- 1.6 words importing the singular shall be construed as importing the plural and vice versa;
- 1.7 words importing persons shall be construed as importing a corporate body and/or a partnership and vice versa;]
- 1.8 where any party comprises more than one person, the obligations and liabilities of that party under this transfer shall be joint and several obligations and liabilities of those persons;
- 1.9 the panel and clause headings do not form part of this transfer and shall not be taken into account in its construction or interpretation;
- 1.10 any reference to a clause is to one so numbered in this panel unless otherwise stated;
- 1.11 any reference to a colour or letter is to one on the Plan.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Rights granted for the benefit of the property

- 2.1 The Property is transferred together with the following rights (so far as the seller can grant the same)
 - 2.1.1 To the full passage and running of Services in and through the Conducting Media which are now constructed or laid in on over or under the Retained Land and
 - 2.1.2. All such other rights easements and quasi-easements as are at present enjoyed or are necessary for the use and occupation of the Property in on over or under the Retained Land.

PROVIDED however that the rights granted by this provision shall not apply to or be exercised over any land transferred to or vested in an Electricity Board or other Statutory Undertaker.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Rights reserved for the benefit of other land

- 3.1 There are reserved out of the Property for the benefit of each and every part of the Retained Land the following rights:-
 - 3.1.1 The full right of passage and running of Services in and through the Conducting Media which are now constructed or laid in on over or under the Property.
 - 3.1.2 The right from time to time for the Transferee his servants or workmen or others at all reasonable hours in the daytime and upon giving reasonable notice (except in the case of emergency) to enter upon any part of the Property not built upon (whenever reasonably necessary but not further or otherwise) and thereon to stand appliances materials and scaffolding for the purpose of repairing, painting, maintaining and renewing any part of the Retained Land the Conducting Media serving the Retained Land.
 - 3.1.3 The rights granted in paragraph 3.1.2 are subject to the persons exercising the same:-

1. causing as little damage as possible and
2. making good to the reasonable satisfaction of any person thereby affected any damage caused.

Include words of covenant.

Restrictive covenants by the transferee

4.1 The Transferee covenants with the Transferor to observe and perform the restrictions contained in clause 4.2 ('the Restrictions') and it is agreed and declared that:

4.1.1 the benefit of this covenant is to be attached to and enure for each and every part of the Retained Land;

4.1.2 the burden of this covenant is intended to bind The Property each and every part of the Property into whoever's hands it may come [but not so as to render the Transferee personally liable for any breach of this covenant arising after the Transferee has parted with all interest in the Property or the part of the Property on which such breach is committed];

4.1.3 an obligation in the Restrictions not to do any act or thing includes an obligation not to permit or suffer that act or thing to be done by another person.

4.2 The Restrictions are the following:

4.2.1 not to erect any buildings or park vehicles caravans or other plant and machinery on the area coloured brown on the said Plan.

4.2.2 not to erect on the Property excluding the area shown coloured brown on the Plan any buildings other than stables without the prior written consent of the Transferor or the Transferor's successors in title such consent not be unreasonably withheld

4.2.3 not to do or permit or suffer to be done on the Property anything which may be or become a nuisance or annoyance to the Transferor and his successors in title or to the owners, tenants or occupiers of any adjoining or neighbouring properties.

Include words of covenant.

Restrictive covenants by the transferor

Insert here any required or permitted statements, certificates or applications

Other

and any agreed declarations and so on.

Positive covenants by the Transferee

5.1 The Transferee covenants with the Transferor (by way of indemnity only) that the Transferee will observe and perform the covenants and conditions contained or referred to in the property proprietorship and charges registers of title number CYM161563 so far as they relate to the Property and will indemnify and keep the Transferor and his estate indemnified against all actions, proceedings, damages, costs, claims and expenses which may be suffered or incurred by the Transferor or his estate in respect of any future breach or non-observance or non-performance of those covenants and conditions.

5.2 The Transferee covenants with the Transferor as follows: To erect a stock proof fence along the boundary marked with 'T' marks and thereafter to maintain and repair it to the reasonable satisfaction of the Transferor and his successors in title.

5.3 Upon registration of this Transfer the Transferee shall apply to the Land Registry to have the following restriction registered:

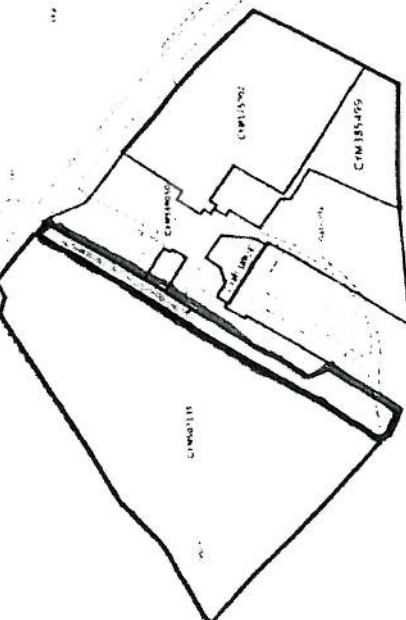
"No disposition of the registered estate other than a charge by the proprietor of the registered estate is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number CYM161563 that the provisions of a Transfer dated 2nd day of August 2013 and made between Sean John Mullen (1) and Danny Arthur Roberts (2) have been complied with"



Title number CYM161563
Ordnance Survey map reference SJ2840NW
Scale 1:2500
Administrative area WREXHAM / WRECSAM

Land Registry
Official copy of
title plan

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Plan 1

D. Roberts
Hepkys GMA

010

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 11 has been completed, each transferee may also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Land Registry's Public Guide 18 - *Joint property ownership* and Practice Guide 24 - *Private trusts of land* for further guidance.

13 Execution

Signed as a deed by

SEAN JOHN MULLEN

Signature

in the presence of:

Signature of witness

Name *RAMONA MULLEN*

Address

PLAS OFFA FARM, PENRYCHURCH, LLYN SAN

Occupation

RETIRO.

Signed as a deed by

DANNY ARTHUR ROBERTS

Signature

in the presence of:

Signature of witness

Name

Address

Occupation

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both. Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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13 Execution

Signed as a deed by

SEAN JOHN MULLEN

Signature

in the presence of:

Signature of witness

Name

Address

Occupation

Signed as a deed by

DANNY ARTHUR ROBERTS

Signature

in the presence of:

Signature of witness

Name

Address

Occupation

VICTORIA HIBBERT

37-39 WILLOW STREET

OSWESTRY SY11 1AQ

SOLICITOR

WARNING

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