

Title Number : CYM647914

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

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

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

This extract shows information current on 16 JUL 2018 at 17:44:52 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

Rhif Teitl : CYM647914

Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

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

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

Mae'r detholiad hwn yn dangos gwybodaeth sy'n gyfredol ar 16 JUL 2018 am 17:44:52 ac felly nid yw'n ystyried unrhyw gais a gyflwynir ar l yr amser hwnnw hyd yn oed os yw'n aros i'w brosesu yng Nghofrestrfa Tir EM ar adeg darparu'r detholiad.

REGISTER EXTRACT

DETHOLIAD O'R GOFRESTR

Title Number	: CYM647914
Rhif Teitl	
Address of Property	: Land at Pengarnddu Business Park, Merthyr Tydfil
Cyfeiriad yr Eiddo	
Price Stated	: under £40,000
Pris a Ddatganwyd	
Registered Owner(s)	: MERTHYR TYDFIL COUNTY BOROUGH COUNCIL of Civic Centre, Merthyr Tydfil CF47 8AN.
Perchnogion Cofrestredig	
Lender(s)	: None
Rhoddwr Benthg	

Title number / Rhif teitl CYM647914

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 16 JUL 2018 at 17:44:52. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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Copi yw hwn o gofrestr y rhif teitl isod. Mae'n dangos y cofnodion yn y gofrestr ar 16 JUL 2018 am 17:44:52. Nid yw'r copi hwn yn ystyried unrhyw gais a gyflwynir ar l yr amser hwnnw hyd yn oed os yw'n aros i'w brosesu yng Nghofrestrfa Tir EM ar adeg darparu'r copi hwn.

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

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.

MERTHYR TYDFIL/MERTHYR TUDFUL

- 1 (29.04.2015) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land at Pengarnddu Business Park, Merthyr Tydfil.

NOTE: The land tinted green on the title plan is not included in the title.

- 2 (25.11.2015) The land has the benefit of any legal easements reserved by a Transfer of Unit 7 Pengarnddu Industrial Estate dated 9 October 2015 made between (1) Merthyr Tydfil County Borough Council and (2) Luke Steven Bunce but is subject to any rights that are granted by the said deed and affect the registered land.

~NOTE: Copy filed CYM527532.

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 (29.04.2015) PROPRIETOR: MERTHYR TYDFIL COUNTY BOROUGH COUNCIL of Civic Centre, Merthyr Tydfil CF47 8AN.
- 2 (29.04.2015) The value stated as at 29 April 2015 was under £40,000.

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 (29.04.2015) A Conveyance of the land in this title and other land dated 18 April 1982 made between (1) Dowlais Top Investment Company Limited (Vendor) and (2) The Borough Council of Merthyr Tydfil (Council) contains the following covenants:-
"THE Council hereby covenants with the Vendor as follows:-
(a) Not to permit anything to be built or any trade or business to be carried on on the property which may be offensive or a nuisance to the Vendor its tenants licensees or occupiers of the Vendors adjoining property
(b) To use the property only for industrial and commercial development and purposes
(c) Not to permit the property of any part thereof to be used as a Public House or Club or any other premises for the consumption of alcohol."
2 (29.04.2015) The land is subject to the rights granted by a Deed of Grant dated 26 November 2013 made between (1) Merthyr Tydfil County Borough Council and (2) Western Power Distribution (South Wales) Plc .
The said Deed also contains restrictive covenants by the grantor.
-NOTE: Copy filed.
3 (06.07.2016) The land is subject to any rights that are granted by a Deed of Grant dated 25 June 1986 made between (1) Merthyr Tydfil Borough Council and (2) Welsh Water Authority and affect the registered land.
The said Deed also contains restrictive covenants by the grantor.
-NOTE: Copy filed under WA583148.
4 (18.11.2016) The land is subject to any rights that are granted by a Deed dated 14 November 2016 made between (1) Merthyr Tydfil County Borough Council (2) Wales & West Utilities Limited and (3) CMU Infrastructure Limited and affect the registered land.
The said Deed also contains restrictive covenants by the grantor.
-NOTE: Copy filed under WA537344.
5 (02.12.2016) The land is subject to any rights that are granted by a Deed dated 14 November 2016 made between (1) Merthyr Tydfil County Borough Council and (2) Viridis 178 Limited and affect the registered land.
The said Deed also contains restrictive covenants by the grantor.
-NOTE: Copy filed under WA537344.
6 (10.01.2017) The land is subject to any rights that are granted by a Deed dated 15 December 2016 made between (1) Merthyr Tydfil County Borough Council and (2) Western Power Distribution (South Wales) and affect the registered land.
The said Deed also contains restrictive covenants by the grantor.
-NOTE: Copy filed under WA537344.
7 (24.03.2017) The land is subject to the rights granted by a Deed of Grant dated 1 August 1950 made between (1) Mountjoy Limited and (2) The Taf Fechan Water Supply Board and affect the registered land.
-NOTE: Copy filed under WA821783.
8 (16.05.2017) The land is subject to the rights granted by a Deed of

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

Grant dated 11 August 1923 made between (1) Guest Keen and Nettlefolds Limited (2) The Right Honourable William Henry Baron de Ramsey and the London City and Midland Executor and Trustee Company Limited and (3) The Taf Fechan Water Supply Board and affect the registered land.

→NOTE: Copy filed under CYM505955

End of register / Diwedd y gofrestr