

The electronic official copy of the register follows this message.

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

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

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.



Official copy  
of register of  
title  
Copi  
swyddogol o  
gofrestr teitl

Title number / Rhif teitl  
WA141350

Edition date / Dyddiad yr  
argraffiad 29.08.2007

- This official copy shows the entries on the register of title on 21 JAN 2016 at 10:34:02.
- 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 21 Jan 2016.
- 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 Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 21 IONAWR 2016 am 10:34:02.
- 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 21 Ionawr 2016.
- 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 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.

MONMOUTHSHIRE/SIR FYNWY

- 1 (03.05.1923) The Freehold land first registered under title No. P3132 shown and edged with red on the plan of the above Title wA141350 filed at the Registry known as Elm Farm.
- 2 The mines and minerals are excepted.
- 3 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 4 The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered WA428294 in green on the filed plan dated 22 July 1988 made between (1) The County Council of Gwent (Council) and (2) Christine Rose Smith:-

"The property hereby transferred is subject to the following exceptions and reservations

1. (a) Any right of light or other easement or any right in the nature of an easement over or affecting other ground or buildings vested in the council and in particular any right to lateral support that would in any way diminish or interfere with the free and unrestricted user of

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

the adjoining or neighbouring land vested in the Council for building or any other purposes

(b) The right at any time or times to build on any adjoining or neighbouring land and to rebuild or alter any of the adjoining or neighbouring buildings according to such plans whether as to height extent or otherwise and in such manner as shall be approved by the county Land agent for the time being of the council or its successors in title notwithstanding any interference occasioned to the property or to the buildings at any time standing upon it or to the access of light or air to the same and with full power and authority to enter upon the property for the purpose of repairing and maintaining and altering any existing or future building on land vested in the council adjoining the property and to build on or against any wall now or afterwards erected on the property and separating the same from other land vested in the council as if a party wall on making reasonable compensation for the use of such wall.

(c) The free running of water and soil coming from any other lands or buildings now or to be erected and built contiguous or near to the property in or through the drains and watercourses (if any) made or to be made upon or under it

(d) all other rights and privileges in the nature of easements belonging to or in fact used with any adjoining or neighbouring property and affecting the property hereby conveyed"

- 5 (02.03.1995) The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered WA745632 in green on the filed plan dated 10 February 1995 made between (1) The County Council of Gwent (Vendor) (2) David McLean Homes Limited (Purchaser) and (3) Tarmac Homes Bristol & West Limited (Sub-Purchaser):-

"EXCEPTING AND RESERVING unto the Vendor for the benefit of its retained land a right of way across the Property to a point on the eastern boundary thereof in the approximate position marked 'B' on the plan annexed hereto".

NOTE: The position marked 'B' referred to is shown marked 'C' on the filed plan.

- 6 (03.04.1995) The land has the benefit of the following rights reserved by the Transfer dated 10 February 1995 referred to in the Charges Register:-

"There is excepted and reserved out of the Property those matters or things contained or referred to in the First Schedule

### FIRST SCHEDULE

#### (Exceptions and Reservations)

(a) Any right of light or other easement or any right in the nature of an easement over or affecting other ground or buildings vested in the Vendor and in particular any right to lateral support that would in any way diminish or interfere with the free and unrestricted user of the adjoining or neighbouring land vested in the Vendor for building or any other purposes.

(b) The right at any time or times to build on any adjoining or neighbouring land and to rebuild or alter any of the adjoining or neighbouring buildings whether as to height extent or otherwise and in such manner as shall be approved by the County Land Agent for the time being of the Vendor or its successors in title notwithstanding any interference occasioned to the Property or to the buildings at any time standing upon it or to the access of light or air to the same and with full power and authority to enter upon the Property for the purpose of repairing and maintaining and altering any existing or future building on land vested in the Vendor adjoining the Property and to build on or against any wall now or afterwards erected on the Property and separating the same from other land vested in the Vendor as if a party wall on making reasonable compensation for the use of such wall

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

(c) The free running of water and soil coming from any other lands or buildings now or to be erected and built contiguous or near to the Property in or through the drains and watercourses (if any) made or to be made upon or under it

(d) All other rights and privileges in the nature of easements belonging to or in fact used with any adjoining or neighbouring property and affecting the Property hereby conveyed"

- 7 (23.04.1996) The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered WA787025 in green on the filed plan dated 25 March 1996 made between (1) Gwent County Council (Vendor) and (2) Brian Gough James (Purchaser):-

"There are reserved out of the Property for the benefit of the Retained Land those rights set out in the First Schedule hereto

### THE SCHEDULE

HEREINBEFORE REFERRED TO

(Exceptions and Reservations)

(a) A right of access with or without vehicles from the gateway to be provided by Tarmac Holdings Limited in the position shown approximately by a letter 'X' on the attached plan for the purpose of enabling the Vendor to reach the Retained Land

(b) Any right of light or other easement or any right in the nature of an easement over or affecting other ground or buildings vested in the Vendor and in particular any right to lateral support that would in any way diminish or interfere with the free and unrestricted user of the adjoining or neighbouring land vested in the Vendor for building or any other purposes

(c) The right at any time or times to build on any adjoining or neighbouring land and to rebuild or alter any of the adjoining or neighbouring buildings according to such plans whether as to height extent or otherwise and in such manner as shall be approved by the County Land Agent for the time being of the Vendor or its successors in title notwithstanding any interference occasioned to the property or to the buildings at any time standing upon it or to the access of light or air to the same and with full power and authority to enter upon the property for the purpose of repairing and maintaining and altering any existing or future building on land vested in the Vendor adjoining the property and to build on or against any wall now or afterwards erected on the property and separating the same from other land vested in the Vendor as if a party wall on making reasonable compensation for the use of such wall

(d) The free running of water and soil coming from any other lands or buildings now or to be erected and built contiguous or near to the property in or through the drains and watercourses (if any) made or to be made upon or under it

(e) All other rights and privileges in the nature of easements belonging to or in fact used with any adjoining or neighbouring property and affecting the property hereby conveyed"

NOTE 1: The Retained Land referred to is the land in this title adjoining the Southern boundary of the land edged and numbered WA787025 in green on the filed plan

NOTE 2: The gateway shown by a letter X referred to is reproduced on the filed plan.

- 8 (25.08.2004) The land has the benefit of the rights reserved by a Transfer of the land edged and numbered CYM193634 in green on the title plan dated 16 July 2004 made between (1) Monmouthshire County Council and (2) Leonard Henry Attewell and Marilyn Anne Attewell.

NOTE: Copy filed under CYM193634.

## 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 (19.08.1993) PROPRIETOR: MONMOUTHSHIRE COUNTY COUNCIL of County Hall, Cwmbran, Gwent.

## 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 The parts of the land affected thereby are subject to the following rights granted by a Transfer of the land edged and numbered WA63252 in green on the filed plan and other land dated 14 December 1976 made between (1) Gwent County Council (Transferor) and (2) The Secretary of State for Wales (Transferee):-

"IT is hereby agreed and declared that the Transferee and his successors in title and all persons authorised by him or them shall have the right from time to time and at all times hereafter to lay construct maintain test inspect and use a pipe not exceeding fifteen inches in diameter for carrying surface water across that part of the retained land of the Transferor as is shown coloured blue and numbered 101A on the said plan numbered 3 annexed hereto TOGETHER with the right to renew alter and remove the same AND TOGETHER with the right at all times to enter upon and excavate so much of the said retained land as shall be necessary for the purpose of exercising the rights hereinbefore mentioned.

NOTE: The land coloured blue and numbered 101A referred to lies between the points marked A and B on the filed plan.

- 2 The land is subject to the rights granted by a Deed of Grant dated 6 June 1978 made between (1) The County Council of Gwent and (2) Welsh Water Authority relating to the laying and maintenance of a water main. The said deed also contains restrictive covenants.

NOTE: Copy filed under title No. P3132.

- 3 (31.01.1994) The land is subject to the following rights granted by a Transfer of the land tinted pink and tinted blue on the filed plan dated 23 December 1993 made between (1) The County Council of Gwent (Transferor) and (2) Wimpey Homes Holdings Limited (Transferee):-

"TOGETHER WITH full right and liberty for the Transferee and its successors in title and all persons authorised by it to enter upon the Transferors retained land comprised within the said title number WA141350 (hereinafter referred to as "the retained land") for the purpose of connecting into and using the existing public foul and surface water sewers at points F.4 and S.4 indicated on the attached plan No. 2 (subject to the Transferee obtaining all necessary consents from Dwr Cymru) together with full right and liberty to enter upon the retained land for the purpose of inspecting repairing cleansing maintaining relaying and renewing such connections until the same are adopted as public sewers".

NOTE: Copy plan No. 2 filed.

- 4 (03.04.1995) A Transfer of the land edged and numbered WA748662 in green on the filed plan dated 10 February 1995 made between (1) County Council of Gwent (Vendor) and (2) Dwr Cymru Cyfyngedig (Purchaser) contains the following covenants by the Vendors:-

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

"The Vendor covenants with the Purchaser to the intent and so as to bind the said strip of land and each and every part thereof into whosoever hands the same may come and in order to benefit and protect the Purchaser's statutory sewerage undertaking or any part thereof and in particular the said works and the Easement that the Vendor will observe and perform all and singular the covenants set out in the Fifth Schedule

## THE FIFTH SCHEDULE

(Covenants to be observed and performed by the Vendor)

1. Will not erect plant construct deposit or permit or suffer to be erected planted constructed or deposited through upon or over the said strip of land:

(a) any buildings structures or other apparatus (including the stacking of agricultural produce or materials) of a permanent or semi-permanent nature such as pipes cables wires posts poles walls or fences (other than usual fences or walls constructed in such manner and provided with such gates and openings as will admit of the free exercise by the Purchaser of the easement and rights hereby granted) save that the Vendor or its servants agents and workmen shall be permitted to form an access onto the retained land at a point on the western boundary to be agreed between the parties hereto

(b) any tree or trees

(c) any ornamental garden or tip or any other deposit of earth or any other material which would raise the existing level by more than 18 inches or which would in any way materially increase the cost to the Purchaser of gaining access to or reinstating the said strip of land

(d) any deposit for storage purposes of strong acids alkalis farm manure silage ash clinker industrial wastes or any other substances which may have corrosive or adverse effect upon the said works

2. Will not do or permit to be done any act or thing which might take away or lessen the existing natural support from the said works or which might result in the existing level of the ground over the said works being decreased by more than six inches it being understood that any user of the surface of the said strip of land and the Vendor's other land immediately adjoining and also any user by the Vendor of the subsoil (including minerals) shall be in all respects subservient and subject to the exercise by the Purchaser of the Easement and shall not be allowed to injure or interfere with the exercise by the Purchaser of the same or with the works or operations of the Purchaser PROVIDED that nothing in this Schedule shall prevent the Vendor from installing any necessary service pipes drains wires or cables under the supervision and with the consent (which shall not be unreasonably withheld) of the Purchaser or its agents or carrying on normal agricultural operations or acts of good husbandry including hedging and ditching not causing such interference obstruction or material reduction of the depth of the soil as aforesaid

"the Retained Land" means the land edged green on the Plan

1.7 "the said strip of land" means the strip of land shown coloured blue and red on the Plan"

NOTE: Transfer filed under WA748662.

5 (03.04.1995) The land is subject to the following rights granted by the Transfer dated 10 February 1995 referred to above:-

"the Vendor grants to the Purchaser the Easement

.....  
..

(the Easement)

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

(a) Full right and liberty within upon and over the said strip of land and in the position indicated approximately by means of a continuous red line on the plan to lay down construct and place therein a relevant pipe and accessories as defined in the Act (all hereinafter collectively called "the said works")

(b) Full right and liberty by its servants agents or contractors after one month's prior written notice to the Grantor (but in an emergency at any time without notice) from time to time as often as may be reasonably necessary to enter on foot or with vehicles workmen machinery and apparatus on to the said strip of land or any works of the Company contiguous thereto for the purpose of exercising the rights referred to in paragraph (a) hereof and also of inspecting maintaining taking up cleansing repairing removing enlarging reconstructing rendering unusable and replacing the said works or any part thereof and for all incidental purposes in relation thereto

(c) Full right and liberty to operate the flow or passage of water soil or other effluent by means of the said works in through and under the said strip of land"

6 (25.05.1995) Agreement for Sale dated 3 May 1995 in favour of Wilcon Homes Southern Limited.

*NOTE: Copy filed under WA11106.*

## End of register / Diwedd y gofrestr