

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
CYM41736

Edition date / Dyddiad yr
argraffiad 11.05.2021

- This official copy shows the entries on the register of title on 26 JUL 2021 at 11:24:54.
- 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 26 Jul 2021.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 26 GORFFENNAF 2021 am 11:24:54.
- 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 26 Gorffennaf 2021.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EM Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

This register describes the land and estate comprised in the title.

Mae'r gofrestr hon yn disgrifio'r tir a'r ystad a gynhwysir yn y teitl.

MONMOUTHSHIRE/SIR FYNWY

- 1 (28.09.2001) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Castle Hill School, Pwllmeyric, Chepstow.
- 2 (28.09.2001) The land tinted pink on the filed plan has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the land tinted pink and tinted yellow on the filed plan and other land dated 28 February 1951 made between (1) The official Trustee of Charity Lands (Official Trustee) (2) Gwilwym Ewart Aeron-Thomas and Laurence Vyvian West (Trustees) and (3) The County Council of the Administrative County Council of Monmouth (Council):-

".....Together with the right of the owner or occupier of Mounton House to use and maintain the existing drainage soakaway or any replacement thereof for the use of Mounton House in the approximate position shewn and hatched red on the said plan subject to the existing rights of the owner or owners for the time being of Hill Farm Pwllmeyric in the said Parishes of Mounton and Mathern:-

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

(a) to use the existing crossing places between the gates on either side of the main drive to Mounon House in the approximate positions marked 'A'-'C' and 'D'-'E' and hatched green on the said plan subject to the owner of Hill Farm at his own expense keeping the verges and roadway at the said crossing places clean and tidy and making good any damage caused by reason of his user thereof and

(b) to take water for agricultural purposes only from the water main to Mounon House provided always that the supply to the existing consumer is in no way impaired or diminished"

NOTE: The points A,C,D and E referred to have been reproduced in blue on the filed plan and the green hatching has been shown crosshatched blue thereon. The drainage soakaway hatched red referred to has been reproduced in brown on the filed plan.

3 (17.05.2002) 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. The property description has been altered to reflect the land remaining in the title.

4 (17.05.2002) The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered CYM72420 in green on the filed plan dated 18 April 2002 made between (1) Monmouthshire County Council (Transferor) and (2) Decourcy Finance Limited (Transferee):-

"Rights reserved for the benefit of the Retained Land:-

(a) Any right of light or other easement of any right in the nature of an easement over or affecting other ground or buildings vested in the Transferor 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 Transferor 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 Corporate Director of Resources and Customer Services for the time being of the Transferor 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 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 Transferor adjoining the Property and to build on or against any wall or afterwards erected on the Property and separating the same from other land vested in the Transferor 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.

(e) A right of way with or without vehicles at all times over the existing accessway shown brown on the plan subject to the Transferor making a 50% contribution towards the cost of maintenance upkeep and repair of the accessway PROVIDED that the maximum annual sum will be £500 such contribution to be index-linked and in the event of the accessway being adopted and maintainable at public expense the said annual contribution payable by the Transferor to the Transferee shall cease.

(f) A right to use the existing sewage treatment plants shown blue on the plan and any future sewage treatment plant(s) or system which the Transferee or its successors in title may within the Perpetuity Period (which means the period of 80 years from the date hereof) construct within the Property subject to the Transferor making a contribution of

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

1,000 p.a towards the sewage charge such contribution to be index-linked PROVIDED that in the event of the sewage system becoming adopted and maintainable at public expense the said annual contribution payable by the Transferor to the Transferee shall cease.

In this clause the reference to index-linked shall be an increase or decrease by the percentage rise or fall in the Index of Retail Prices, when the last published index figure is compared with the index figure for a year earlier. If the basis of the calculation of the index is changed and any method of reconciliation between the new and the old figures is officially published, that method is used for the purposes of the comparisons under this clause."

NOTE 1: The Property referred to above is the land comprised in title CYM72420

NOTE 2: Original Transfer filed under CYM72420.

- 5 (09.10.2012) The transfers of those parts edged and numbered in green on the title plan which were made pursuant to Part V of the Housing Act 1985 took effect with the benefit of and subject to the easements and other rights prescribed by paragraph 2 of Schedule 6 of that Act.

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 (28.09.2001) PROPRIETOR: MONMOUTHSHIRE COUNTY COUNCIL of Legal Services, Monmouthshire County Council, County Hall, The Rhadyr, Usk NP15 1GA and of LegalPropertyTeam@monmouthshire.gov.uk.
- 2 (28.09.2001) The value as at 28 September 2001 was stated to be between £500,000 and £1,000,000.
- 3 (28.09.2001) The Conveyance dated 28 February 1951 referred to in the Property Register contains Purchaser`s personal covenant(s) details of which are set out in the schedule of personal covenants hereto.
- 4 (28.09.2001) The Conveyance to the proprietor contains a covenant to observe and perform the covenants referred to in the Conveyance dated 2 June 1977 referred to in the Charges Register and of indemnity in respect thereof.

Schedule of personal covenants Atodlen cyfamodau personol

- 1 The following are details of the personal covenants contained in the Conveyance dated 28 February 1951 referred to in the Proprietorship Register:-

"The Council hereby covenant with the Trustees that they the Council will erect and at all times maintain a stock proof fence along the boundaries 'F-G' and 'G-H' so marked on the plan hereinafter referred to and annexed to these presents in so far as the existing fences or hedges thereof are insufficient to serve as a full protection against trespass by cattle"

NOTE: The points F,G and H referred to have been reproduced in blue on the filed plan.

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 (28.09.2001) The land hatched blue on the filed plan is subject to the following rights granted by a Deed of Grant dated 3 September 1962 made between (1) The County Council of the Administrative County of Monmouth (the Grantor) and (2) John Richardson Ablart (the Grantee):-

"1.....the Grantor as BENEFICIAL OWNER hereby grants unto the Grantee FULL Right and Liberty for the Grantee and his successors in title the owners and occupiers for the time being of the said premises and his or their respective servants and licensees (in common with the Grantor and all others having the like right) at all times hereafter by day or night to pass to or from the said premises from or to the public highway known as the Newport-Chepstow Road (Route Number A.48) along so much of the said private roadway as is coloured green on the said plan with or without vehicles or any description for all purposes connected with the use and enjoyment of the said premises as a private residence but not for any other purpose whatsoever.....

2. THE right of way hereby granted shall not be severable but shall be enjoyed only so long as the said premises shall be occupied as one tenement

3. THE Grantee hereby covenants with the Grantor that he the Grantee and his successor in title the owners and occupiers for the time being of the said premises:

(a) will bear a proportionate part of the cost incurred by the Grantor in repairing and maintaining so much of the said private roadway as is coloured green on the said plan to such standard as the County Architect for the time being of the grantor may from time to time determine

(b) will not obstruct or cause or permit or suffer to be caused or permitted any obstruction of in upon or over so much of the said private roadway as is coloured green on the said plan or any part thereof

NOTE: The land coloured green referred to is shown hatched blue on the filed plan. The Premises referred to is The Rowans, Chepstow.

- 2 (28.09.2001) An equitable easement created by an Agreement dated 1 September 1969 made between (1) Monmouthshire County Council and (2) South Wales Electricity Board but neither the original agreement nor a certified copy or examined abstract of it was produced on first registration.

NOTE: This information was taken from a Land Charge Class D(iii) dated 16 February 1970 reference number 28830.

- 3 (28.09.2001) A Conveyance of the land tinted blue on the filed plan and other land dated 2 June 1977 made between (1) The County Council of Gwent and (2) Moreen Waldt contains exceptions, reservations, covenants and Conditions but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

End of register / Diwedd y gofrestr