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THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, WALES OFFICE.

TITLE NUMBER: WA763529

There is no application or official search pending against this title.

ARGRAFFIAD YW HWN O OLWG O'R GOFRESTR FEL Y'I DARPARWYD GAN GOFRESTRFA TIR EM SY'N DANGOS Y COFNODION SY'N BODOLI YN Y GOFRESTR AR 24 MAY 2017 AM 11:04:26. OND SYLWER NAD YW'R GOLWG O'R GOFRESTR HON YN DDERBYNIOL MEWN LLYS YN YR UN FFORDD Â CHOPI SWYDDOGOL O FEWN YSTYR ADRAN 67 O DDEDDF COFRESTRU TIR 2002. YN WAHANOL I GOPI SWYDDOGOL, EFALLAI NA FYDD YN RHOI HAWL I RYWUN GAEL INDEMNIAID GAN Y COFRESTRYDD OS YW'N DIODDEF COLLED OHERWYDD CAMGYMERIAD YNDDI. NID YW'R COFNODION A DDANGOSIR YN YSTYRIED UNRHYW GEISIADAU SY'N AROS I'W PROSESU YNG NGHOFRESTRFA TIR EM. AT DDIBENION CHWILIO, DYLLID DEFNYDDIO'R DYDDIAD UCHOD FEL Y DYDDIAD I DDECHRAU CHWILIO.

GWEINYDDIR Y TEITL HWN GAN GOFRESTRFA TIR EM SWYDDFA CYMRU.

RHIF TEITL: WA763529

Nid oes unrhyw gais neu chwiliad swyddogol yn aros i'w brosesu yn erbyn y teitl hwn.

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.

GWYNEDD

- 1 (25.08.1995) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Plas Meini, Ffestiniog, Blaenau Ffestiniog (LL41 4NS).

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

- 2 (25.08.1995) The land in this title has the benefit of the following rights reserved by the Conveyance dated 25 January 1962 referred to in the Charges Register:-

"THERE is reserved to the Vendor for the benefit of the whole and every part of the Vendor's adjoining land all such rights of way water light drainage electricity and other easements as shall reasonably be required by the Vendor for the better enjoyment of the Vendor's said adjoining lands"

- 3 (25.08.1995) The land in this title has the benefit of the following rights reserved by the Conveyance dated 17 September 1963 referred to in the Charges Register:-

"EXCEPTING AND RESERVING to the Vendor for the whole and every part of the Vendor's adjoining land all such rights of water light drainage electricity and other easements as shall reasonably be required by the Vendor for the better enjoyment of such adjoining land TO HOLD the same unto the Purchasers in fee simple SUBJECT to any existing rights of way water electricity or gas (if any) and the free use and enjoyment by the Vendor and his assigns of all drains or pipes now under the said piece of land"

- 4 (25.08.1995) The Conveyance dated 19 February 1993 referred to in the Charges Register contains the following provision:-

"Save and except as herein specifically provided and granted the terms and effects of Section 62 of the Law of Property Act 1925 are expressly excluded herefrom in relation to rights easements and quasi easements"

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

that may have been enjoyed in any way by the property comprised herein over the Vendors' said neighbouring or retained land"

- 5 (18.04.1997) 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 (10.02.2012) The land edged and lettered X in green on the title plan has been removed from this title.
- 7 (05.04.2016) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.

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 (25.08.1995) PROPRIETOR: CHRISTINE MARGARET GRAY, of Plas Meini, Llan Ffestiniog, Gwynedd.
- 2 (25.08.1995) The Conveyance to the proprietor contains a covenant of indemnity in respect of the covenants 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 (25.08.1995) A Conveyance of the land tinted green on the filed plan dated 25 January 1962 made between (1) Ernest Noble Chamberlain (Vendor) and (2) Terence Charles Woods (Purchaser) contains the following covenants by the Vendor:-

"FOR the benefit and protection of the property hereby conveyed or any part or parts thereof and so as to bind so far as may be the said adjoining lands of the Vendor the Vendor for himself and his successors in title and assigns hereby covenants with the Purchaser and his successors in title not to erect or place any buildings of any description other than agricultural buildings on any part of the land edged brown on the said plan for a period of 21 years from the date hereof".

NOTE: The land edged brown referred to is edged brown and edged blue on the filed plan.

- 2 (25.08.1995) The land in this title is subject to the following rights granted by the Conveyance dated 25 January 1962 referred to above:-

"TOGETHER with the free use and enjoyment for all tenantly purposes of the road or path coloured green on the said plan so far as the main road in common with the Vendor his tenants and assigns and all other persons entitled to the like right but subject to the payment of one

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

half of the cost of repairing and maintaining the said road or path so far as aforesaid AND TOGETHER with such right of water electricity and drainage as at present appertain to the said property AND TOGETHER ALSO with full right and liberty for the Purchaser and his successors in title and all persons authorised by him or them to enter upon the adjoining land of the Vendor for the purpose of constructing cleaning repairing and maintaining emptying and inspecting the cesspool situate in Field Number 1494 and to lay construct maintain and repair a pipe or drain under such adjoining land for the purpose of connecting the property hereby agreed to be sold to the said cesspool the Purchaser and his successors in title making good any damage to the surface land caused thereby".

NOTE 1: The road coloured green referred to is tinted blue and tinted yellow on the filed plan.

NOTE 2: The Field No. 1494 referred to is edged blue on the filed plan.

- 3 (25.08.1995) The land in this title is subject to the rights granted by a Deed of Grant dated 28 May 1962 made between (1) Ernest Noble Chamberlain and (2) Central Electricity Generating Board.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 4 (25.08.1995) A Licence dated 14 August 1962 made between (1) Ernest Noble Chamberlain and (2) John Bruce Nock relates to rights of entry over the land tinted pink on the filed plan for the purpose of levelling the land with soil and planting grass and flowers upon the terms therein mentioned.

NOTE: Copy filed.

- 5 (25.08.1995) The land in this title is subject to the rights granted by an Agreement for Grant of Easement dated 15 March 1963 made between (1) Ernest Noble Chamberlain and (2) Wales Gas Board.

NOTE: Copy filed.

- 6 (25.08.1995) A Conveyance of Ty Newydd dated 17 September 1963 made between (1) Ernest Noble Chamberlain (Vendor) and (2) Nancy Douglas Christian-Jones and others (Purchasers) contains the following covenants by the Vendor:-

"THE Vendor hereby covenants with the Purchasers and the persons deriving title under them that he the Vendor and his successors in title the owner or owners for the time being of the field numbered One thousand four hundred and eighty six on the said Ordnance Survey Map (which field in part is bounded by the said piece of land hereby conveyed and numbered One thousand four hundred and eighty eight on the said plan) will not at any time hereafter use or permit to be used the said field numbered One thousand four hundred and eighty six for a caravan or camping site whether temporary or permanent and whether for one or more caravans".

NOTE: Field No. 1486 is OS. Field No. 2226 on the filed plan.

- 7 (25.08.1995) The land in this title is subject to the following rights granted by the Conveyance dated 17 September 1963 referred to above:-

"TOGETHER with the rights more particularly mentioned in the Schedule hereto

THE SCHEDULE ABOVE REFERRED TO

Particulars of rights conferred upon the Purchasers and their successors in title

(i) The free use and enjoyment for all tenantly purposes of the road or footpath coloured green on the said plan hereto annexed so far as the main road in common with the Vendor his tenants and assigns and all

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

persons having the like right but subject to the payment of one third of the cost of repairing and maintaining such road so far as aforesaid the Purchasers or their successors in title being afforded inspection of any accounts incurred by the Vendor or his successors in respect of which they are required to contribute

(ii) Full free and uninterrupted rights of passage to the said piece of land and premises hereby conveyed of water electricity gas and drainage through all pipes mains cables and drains now or hereafter laid in or under or over any adjoining land now owned by the Vendor whether or not the same serve the said land and premises exclusively but in the case of those serving the said piece of land and premises hereby conveyed and other property now or formerly belonging to the Vendor then in common with all others entitled to use the same the Purchasers or their successors in title being responsible for maintaining repairing or renewing any such pipe main cable or drain as serves the said piece of land and premises hereby conveyed and contributing a fair proportion of the cost of maintaining repairing or renewing such of the same as serve the said piece of land and premises hereby conveyed and any other property in common

(iii) The right to bring across any land now of the Vendor and adjoining the said piece of land and premises hereby conveyed a telephone line or lines by means of underground or overhead lines with any necessary poles and stays but so that the position of any such lines poles and stays shall be first approved by the Vendor or his successors

(iv) The right (to be exercised only in emergency when no prior notice shall be requisite) on giving prior notice to the owner for the time being of the land to be entered upon) to enter at reasonable times in the day time upon any land now of the Vendor adjoining the said piece of land and premises hereby conveyed to inspect repair renew or replace and water electricity gas telephone or drainage pipe main cable wire or drain (and any supporting roles or stays) serving the said piece of land and premises hereby conveyed whether exclusively or not but so that any new pipe drain or stay shall be in a position as near as possible to that which it replaces and the Purchasers or other the persons exercising such right shall make good at their expense any damage thereby caused to the land entered upon

(v) The right if and so far as the Vendor or his successors shall omit to repair or maintain the said road footpath coloured green on the said plan hereto annexed to enter on the same and to repair or renew the same or any part thereof and without thereby rendering the Vendor or his successors in title liable to contribute to the expenses of so doing but without prejudice to any obligation on the part of any other person for the time being owner of any property formerly owned by the Vendor to contribute to such expenses".

NOTE: The road coloured green referred to is tinted yellow on the filed plan.

8 (25.08.1995) By a Conveyance thereof and other land dated 6 August 1987 made between (1) Jane Theresa Chamberlain and others and (2) Gerald Anthony Pigou and others the land in this title was conveyed subject as follows:-

"SUBJECT to the rights covenants conditions and provisions contained in all subsisting Leases Licences Grants Wayleaves and Consents affecting the property or any part thereof AND SUBJECT ALSO to any other rights easements quasi-easements and privileges affecting the said property or any part thereof"

9 (25.08.1995) The land in this title is subject to the following rights granted by a Conveyance of the land tinted mauve on the filed plan dated 19 February 1993 made between (1) Christine Margaret Pigou and Irene Margaret Gray (Vendors) and (2) Gwilym Arthur Roberts and Meryl Roberts (Purchasers):-

"TOGETHER WITH the rights set forth in the second schedule hereto

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

SECOND SCHEDULE (rights granted to the Purchasers)

All rights over other parts of the adjoining property as may be necessary for erecting repairing and maintaining and renewing the boundaries subject to the making good all damage caused in the exercise of these rights"

10 (25.08.1995) REGISTERED CHARGE dated 29 June 1995 to secure the moneys therein mentioned.

11 (25.08.1995) Proprietor: ROBERT BLACKBURN GRAY of 9 St Simon'S Avenue, Putney,London,SW15.

12 (16.05.2011) The land is subject to the rights granted by a Deed dated 6 May 2011 made between (1) Christine Margaret Gray (2) Wales & West Utilities Limited and (3) Robert Blackburn Gray.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

13 (16.04.2014) The land so far as affected thereby is subject to the rights granted by a Deed of Grant dated 6 August 1960 made between (1) Ernest Noble Chamberlain and (2) The Urban District Council of Ffestiniog.

NOTE: Copy filed.

14 (05.04.2016) The land is subject to the rights that are granted by a Transfer of the land edged and numbered CYM676797 in green on the title plan dated 28 March 2016 made between (1) Christine Margaret Gray and (2) Lucius Barnaby Philbrick and affect the registered land.

NOTE:- Copy Transfer filed under CYM676797.

15 (11.10.2016) The land is subject to any rights that are granted by a Transfer of the land edged and numbered CYM692456 in green on the title plan dated 18 August 2016 made between (1) Christine Margaret Gray and (2) Lucius Barnaby Philbrick and affect the registered land.

NOTE: Copy filed under CYM692456.

End of register / Diwedd y gofrestr