



Official copy  
of register of  
title  
Copi  
swyddogol o  
gofrestr teitl

Title number / Rhif teitl  
CYM286695

Edition date / Dyddiad yr  
argraffiad 09.07.2014

- This official copy shows the entries in the register of title on 27 April 2017 at 11:04:13.
- 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 27 April 2017.
- 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 [www.gov.uk/land-registry](http://www.gov.uk/land-registry).
- 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 27 Ebrill 2017 am 11:04:13.
- 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 27 Ebrill 2017.
- 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 [www.gov.uk/land-registry](http://www.gov.uk/land-registry).
- 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.

WREXHAM/WRECSAM

- 1 (04.05.2006) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being land on the south side of Rhosnesni Lane, Wrexham.
- 2 (04.05.2006) The mines and minerals together with ancillary powers of working are excepted.



## 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 (04.05.2006) PROPRIETOR: WREXHAM COUNTY BOROUGH COUNCIL of GUILDHALL,, WREXHAM LL11 1AY and of DX721924 , WREXHAM 4 .

## 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 (04.05.2006) A Conveyance of the land in this title and other land dated 31 December 1919 made between (1) Bernard Oppenheimer (Vendor) and (2) The Mayor Aldermen And Burgesses Of The Borough Of Wrexham (Corporation) contains the following covenants:-

"2. THE Corporation do hereby for themselves their successors and assigns and to the intent to bind (so far as practicable) all persons deriving title under them covenant with the Vendor his heirs and assigns as follows

(a) That no buildings shall be erected on the land secondly described in the Schedule hereto other than good and substantial dwellinghouses or buildings of such a character and to be used for such purposes as may be approved in writing by the Vendor's predecessor in title Sir Robert Neville Henry Cunliffe Baronet his successors in title or assigns and that all dwellinghouses erected thereon shall be either single or semi-detached with appropriate offices and outbuildings of the clear annual letting value of at least Thirty five pounds each if single or Thirty pounds each if semi-detached and shall be set back not less than fifteen feet from any of the boundaries of the said plot of land and further that no such house with the outbuildings yards and gardens thereto belonging shall occupy a less space than One thousand square yards

(b) That the land secondly described in the Schedule hereto shall not nor shall any buildings to be erected thereon (except with such approval and subject to such conditions as aforesaid) be used for any purpose of trade manufacture or business of any description nor for any purpose which shall or may be or grow to be in any way a nuisance damage or annoyance or inconvenience to the said Sir Robert Neville Henry Cunliffe his successors in title or assigns or his or their tenants or the owners or tenants of the adjoining property or to the neighbourhood generally"

By a Deed dated 19 May 1938 made between (1) Sir Robert Neville Henry Cunliffe (Releasor) and (2) The Mayor Aldermen and Burgesses of the Borough of Wrexham (Releasees) the said covenants were expressed to be released in the following terms:-

"AND WHEREAS the Corporation are desirous of utilising the said land for educational purposes including the erection of school buildings playgrounds and playfields and the Releasor has agreed to release the above mentioned restrictive covenants in the manner hereinafter appearing.

NOW THIS DEED WITNESSETH AS FOLLOWS:-

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

That in pursuance of the said agreement and in consideration of the premises the Releasor hereby releases and discharges the Releasees of and from the aforesaid restrictive covenants to the extent that the said restrictive covenants shall not operate to prevent the Releasees utilising the said land in the manner hereinbefore recited and described but not further or otherwise AND the Releasees hereby covenant with the Releasor that they will indemnify and keep indemnified the Releasor and his successors in title and assigns and his and their estates and effects from all actions proceedings costs charges claims and demands by any persons or corporation howsoever arising in consequence of this Release or in respect of the breach of any of the said covenants"

NOTE: The land in this title comprises the majority of the land 'secondly described in the Schedule' referred to.

- 2 (04.05.2006) The land is subject to the following rights reserved by the Conveyance dated 31 December 1919 referred to above:-

"And also except and reserving to the Vendor his heirs and assigns the right to continue the user and enjoyment of all pipes or drains at present discharging water soil sewage or field drainage into or through the land hereby conveyed"

- 3 (04.05.2006) The land is subject to the rights granted by a Deed dated 11 July 1955 made between (1) The County Council Of The Administrative County Of Denbigh and (2) The Wrexham And East Denbighshire Water Company.

NOTE:- Copy filed.

- 4 (09.07.2014) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.  
The leases grant and reserve easements as therein mentioned.

## Schedule of notices of leases / Atodlen prydlesi a nodwyd

Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
Dyddiad cofrestru a chyf. cynllun	Disgrifiad eiddo	Dyddiad a hyd y brydles	Teitl y Prydlesai
1 20.06.2014 Edged blue	Land on the north side of Westminster Drive	20.06.2014 10 years from 20.6.2014	CYM622215

## End of register / Diwedd y gofrestr

