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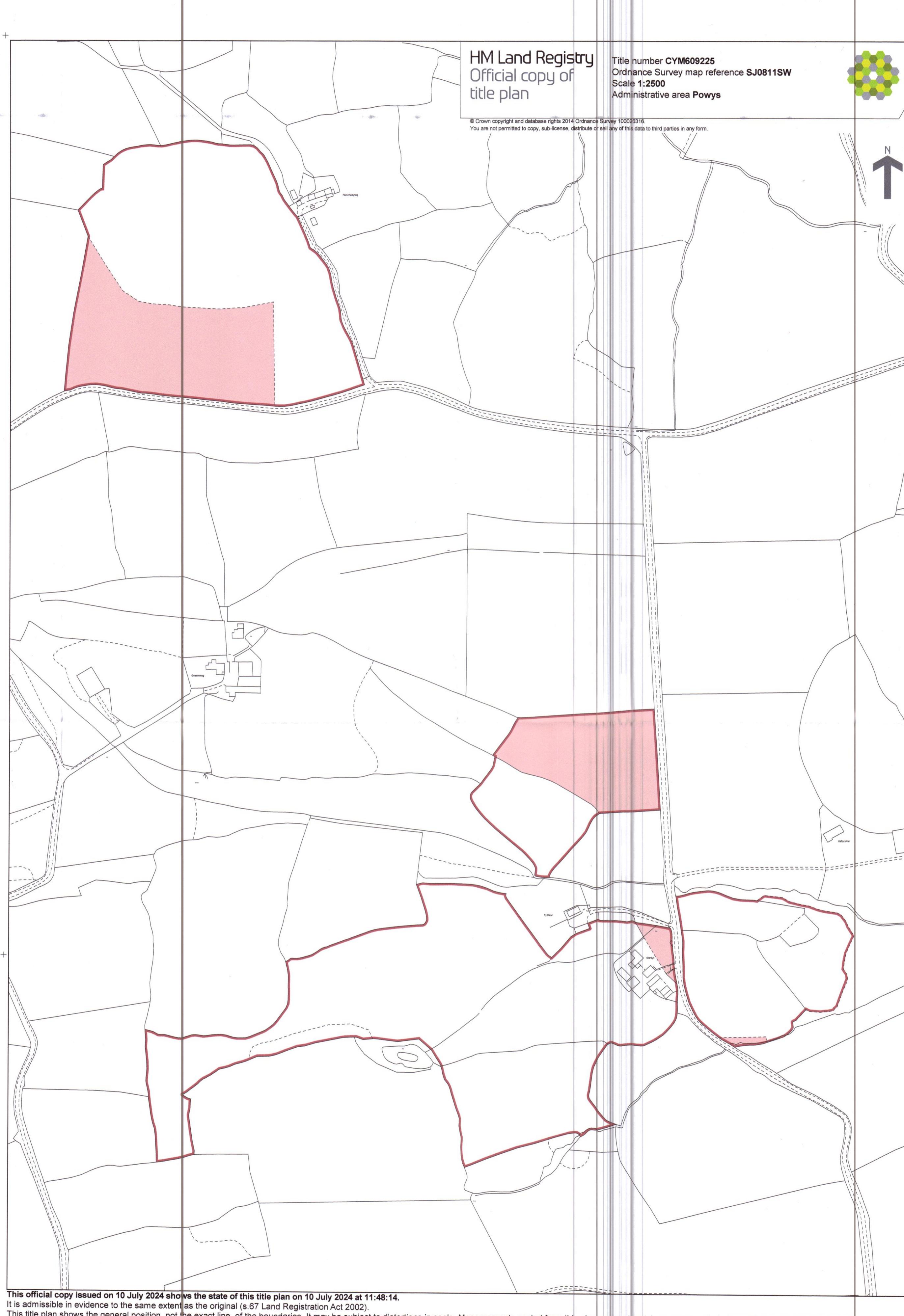
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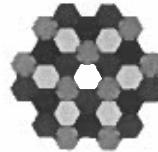
  

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## Land Registry

## Cofrestrfa Tir



Official copy  
of register of  
title  
Copi  
swyddogol o  
gofrestr teitl

Title number / Rhif teitl  
CYM609225

Edition date / Dyddiad yr  
argraffiad 27.01.2014

- This official copy shows the entries in the register of title on 10 July 2024 at 11:48:14.
- 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 10 July 2024.
- 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 Durham Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 10 Gorffennaf 2024 am 11:48:14.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilio 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 10 Gorffennaf 2024.
- 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 Durham

## 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.

### POWYS

- 1 (27.01.2014) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Glan Llyn, Dolanog, Welshpool (SY21 0LS).
- 2 (27.01.2014) The mines and minerals together with ancillary powers of working are excepted from the land tinted pink on the title plan.



**Title number / Rhif teitl CYM609225****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 (27.01.2014) PROPRIETOR: BARBARA LEWIS of Glan Llyn, Dolanog, Welshpool SY21 0LS.
- 2 (27.01.2014) The value stated as at 27 January 2014 was £360,000.

**End of register / Diwedd y gofrestr**



High Court of Justice England and Wales  
Principal Registry of the Family Division  
HMCTS Probate  
PO Box 12625  
Harlow  
CM20 9QE  
0300 303 0648

---

### Grant of Probate

Case Reference: 1689859635000578  
Date of Issue: 30th March 2024

**Barbara Lewis of Glanllyn Dolanog Welshpool Powys SY21 0LS United Kingdom**  
Died on 7th January 2023 domiciled in England and Wales

The Last Will and Testament of **Barbara Lewis** (An official copy of which is available from the Court) was proved and registered before the High Court of Justice. The Administration of **Barbara Lewis's** estate is granted by this court to the following Executors

**Richard Winston Lewis of Glanllyn Dolanog Welshpool Powys SY21 0LS United Kingdom**  
and **Rita Margaret Waters of Llys Myfr Llanfair Caereinion Welshpool Powys SY21 0HT United Kingdom**  
and **Helen Grace Evans of 26 William Ainge Court Brook Street Welshpool Powys SY21 7PA United Kingdom**

The application has stated that the gross value of the estate in the United Kingdom amounts to £623,852.00 and the net value amounts to £464,834.00



DISTRICT REGISTRAR

---

Extracted by Harrisons Solicitors LLP (Ref: 7604.6) Harrisons Solicitors LLP, 30 Broad Street, Welshpool, Powys, SY21 7RR, United Kingdom  
If you wish to validate the information contained within this document please call 0300 303 0648



The electronic official certificate of result in respect of your search of the index map follows this message.

Please note that this electronic version is the only certificate of result we will issue. No postal certificate of result will be sent.

Official certificate of the result of  
search of the index map

# HM Land Registry

Land Registration Rules 2003

Certificate Date:	20 Jul 2024
Certificate Time:	00:00:01
Certificate Ref:	75/R33ZKNB

# SIMR

Property	Land Edged red on the plan attached to the application and described in form SIM as GLAN LLYN, DOLANOG, WELSHPOOL, SY210LS, WELSHPOOL, POWYS, SY21 0LS.
----------	--

The index map does not define the extent of the land in any registered title. This reflects the fact that the boundary of a registered estate as shown for the purposes of the register is a general boundary, unless shown as determined under section 60 of the Land Registration Act 2002. You might also wish to refer to the individual register and title plan of any adjoining titles for details of the surrounding registered estates and their general boundaries and/or determined boundaries.

## Result

The index map has been searched in respect of the Property with the following result:

Plan reference	Title No.	Registered Estate or Caution	Notes
Not Applicable	CYM609225	Freehold	
Not Applicable	CYM636754	Freehold	

\*\*\*\*\*

The plan lodged with your application for a search of the index map has been accepted for this application. Any statement of disclaimer has been disregarded as it is assumed that it was not intended to apply for the purposes of the application.

Please note that the acceptance of the plan for this particular application does not necessarily mean that the same plan would be accepted if subsequently used for another application. All plans lodged with a Land Registry application should comply with the guidelines in Land Registry's Practice Guide 40, Supplement 2. Lodging a plan which does not comply with the guidelines may result in requisitions being raised, (such as a request to delete a statement of disclaimer) or the application being cancelled.

Continued on Page 2

Your Reference: 007604-0008/JL	Key Number: 6790194	For any enquiries concerning this certificate, please contact:  Customer Support: email customersupport@mail.landregistry.gov.uk telephone 0300 006 0411 (lines open Monday to Friday 8am until 5pm)  A £4.00 fee will be debited to the account quoted.
HARRISONS SOLICITORS LLP 30 BROAD STREET WELSHPOOL SY21 7RR		

Official certificate of the result of  
search of the index map

# HM Land Registry

Land Registration Rules 2003

Certificate Date:	20 Jul 2024
Certificate Time:	00:00:01
Certificate Ref:	75/R33ZKNB

# SIMR

\*\*\*\*\*

No other registered estate, caution against first registration, application for first registration or application for a caution against first registration is shown on the index map in relation to the Property.

For further information about:

SIMs - see Practice Guide 10 - Official searches of the Index Map.

How to obtain official copies - see Practice Guide 11 - Inspection and applications for official copies.

Plan requirements for registration - see Practice Guide 40 - HM Land Registry plans - ([www.gov.uk/land-registry](http://www.gov.uk/land-registry)).

Ordnance Survey map products - ([www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)).

**END OF RESULT**



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## REGISTER OF LOCAL LAND CHARGES OFFICIAL CERTIFICATE OF SEARCH

**Search Reference:** 2024/01083

**NLIS Reference:**

**Date:** 15-Jul-2024

**Applicant:**

L&A Agency Services Ltd  
007604-0008  
42-44 Prospect Place,  
Bromley  
BR2 9HN

Official Search required in all parts of the Register of Local Land Charges for subsisting registrations against the land described and the plan submitted.

**Land:**

Land at Dolanog

Welshpool  
SY21 OLS

It is hereby certified that the search requested above reveals no subsisting registrations up to and including the date of this certificate.

Signed:

A handwritten signature in black ink that appears to read "R C Pinney".

R C Pinney  
Solicitor to the Council  
On behalf of POWYS COUNTY COUNCIL

Dated: 15 July 2024

LLC1: Search Reference: 2024/01083

Date: 15/07/24

**Powys County Council**

**Register of Local Land Charges**  
**Schedule to Official Certificate of Search**

No items have been found.



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## REPLIES TO STANDARD ENQUIRIES OF LOCAL AUTHORITY (2016 Edition)

**Applicant:**

L&A Agency Services Ltd  
42-44 Project Place,  
Bromley  
BR2 9HN

**Search Reference:** 2024/01083**NLIS Reference:****Date:** 22-Jul-2024**Property:**

Land at Dolanog

Welshpool  
SY21 OLS

**Other Roads etc:****Additional Properties:** None

I refer to your Standard and Optional Enquiries relating to the above property. These replies relate to that property as shown on the location plan where supplied. The replies are given subject to the Notes to the Standard and Optional Enquiries.

*All correspondence relating to these answers should quote the official Search Reference.*

Signed:

R C Pinney  
Solicitor to the Council  
On behalf of POWYS COUNTY COUNCIL

Dated: 22 July 2024

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## Standard Enquiries of Local Authority

### PLANNING AND BUILDING REGULATIONS

#### 1.1 Planning and building decisions and pending applications

Which of the following relating to the property have been granted, issued or refused or (where applicable) are the subject of pending applications or agreements?

(a) a planning permission

None

(b) a listed building consent

None

(c) a conservation area consent

None

(d) a certificate of lawfulness of existing use or development

None

(e) a certificate of lawfulness of proposed use or development

None

(f) a certificate of lawfulness of proposed works for listed buildings

None

(g) a heritage partnership agreement

None

(h) a listed building consent order

None

(i) a local listed building consent order

None

#### **Informative**

*Powys County Council's computerised records of planning entries do not extend back before 1974 and this reply covers only the period since that date.*

*Search results do not cover other properties in the vicinity of the search area.*

(j) building regulations approval

None

---

**Informative**

*The local authority's computerised records of Building Regulation decisions do not extend back before 1st July 2002 and this reply covers the period since that date. Records prior to that date do not contain detailed information.*

(k) building regulation completion certificate and

None

(l) any building regulations certificate or notice issued in respect of work carried out under a competent person self-certification scheme?

None

**Informative**

*The local authority may not always be aware of such works and enquiries should also be made of the seller.*

*As from 1 April 2002 the installation of a replacement window, roof light or roof window or specified type of glazed door must either have building regulation approval or be carried out and certified by a person who is registered under a relevant **Competent Persons Scheme**.*

*As from January 2005 certain other works, which may have previously required Building Regulations Approval, may be undertaken by a competent person registered under a recognised **Competent Persons Scheme**.*

**1.2 Planning designations and proposals**

**What designations of land use for the property, or the area, and what specific proposals for the property, are contained in any existing or proposed development plan?**

General Designation : Outside Development Boundary - Powys Local Development Plan

Specific Proposal : None

**Informative**

*The reply reflects policies or proposals in any existing development plan and in any formally proposed alteration or replacement plan but does not include policies contained in planning guidance notes.*

*The existing development plans comprise the following:-  
Powys Local Development Plan Adopted April 2018*

*For properties within the Brecon Beacons National Park Area  
Brecon Beacons National Park Authority Local development Plan 2007-2022 (adopted December 2013)*

*The Powys LDP sets out land use policies and proposals for Powys (excluding Brecon Beacons National Park) up to 2026. The LDP is being used to determine current planning applications.*

*Development Plan can be found at:- <http://www.powys.gov.uk/en/planning-building-control/local-development-plan/>*

**ROADS AND PUBLIC RIGHTS OF WAY****Roadways, footways and footpaths**

**2.1 Which of the roads, footways and footpaths named in the application for this search (via boxes B and C) are:**

---

(a) highways maintainable at public expense

Only the roads shown with a pink coloured centreline on the enclosed highways plan are maintained at public expense.

(b) subject to adoption and, supported by a bond or bond waiver

No

(c) to be made up by a local authority who will reclaim the cost from the frontagers

N/A

(d) to be adopted by a local authority without reclaiming the cost from the frontagers

N/A

**Informative**

*If a road, footway or footpath is not a highway maintained at public expense, there may be no right to use it and the local authority cannot express an opinion without seeing the title plan of the property and carrying out a site inspection.*

*If a Highway Lateral Extent search is required, please contact [land.charges@powys.gov.uk](mailto:land.charges@powys.gov.uk) for further information and the fee payable.*

**Public rights of way**

**2.2 Is any public right of way which abuts on, or crosses the property, shown on a definitive map or revised definitive map?**

Yes, Public footpath 225/261/1 crosses and restricted byway 225/264/1 abuts the site as shown on the plan. Additional public rights of way (e.g. cycle tracks) may exist other than those shown on the Definitive Map. Please note that the Definitive Map does not show routes that are used on a permissive basis, even where promoted.

**Informative**

*Additional public rights of way (e.g. cycle tracks) may exist other than those shown on the definitive map.*

**2.3 Are there any pending applications to record a public right of way that abuts, or crosses the property, on a definitive map or revised definitive map?**

No, there is no pending Schedule 14 application for a Definitive Map Modification Order for a route that abuts, or crosses the property

**2.4 Are there any legal orders to stop up, divert, alter or create a public right of way which abuts, or crosses the property not yet implemented or shown on a definitive map?**

No, none

**2.5 If so, please attach a plan showing the approximate route.**

See Rights of Way plan

**OTHER MATTERS**

---

**Apart from matters entered on the registers of local land charges, do any of the following matters apply to the property? If so, how can copies of the relevant documents be obtained?**

**Note: Matters entered onto the Local Land Charges Register, or visible by property/site inspection, will not be referred to (where relevant) in answer to the enquiries 3.1. to 3.15. below.**

**3.1 Land required for public purposes**

**Is the property included in land required for public purposes?**

No

**3.2 Land to be acquired for road works**

**Is the property included in land to be acquired for road works?**

No

**3.3 Drainage matters**

(a) Is the property served by a sustainable urban drainage system (SuDS)?

Not known - see informative

(b) Are there SuDS features within the boundary of the property? If yes, is the owner responsible for maintenance?

Not known

(c) If the property benefits from a SuDS for which there is a charge, who bills the property for the surface water drainage charge?

Not known

**Informative**

*Schedule 3 of the Flood and Water Management Act (FWMA) 2010 (sustainable drainage) remains a prospective provision. The County Council is not legally required to record details of property related SuDS. Information may be available from planning consents, the sewerage company, the developer or property owner. Enquiries about drainage should also be made of the local sewerage undertaker.*

**3.4 Nearby road schemes**

**Is the property (or will it be) within 200 metres of any of the following?**

(a) the centre line of a new trunk road or special road specified in any order, draft order or scheme

No

(b) the centre line of a proposed alteration or improvement to an existing road involving construction of a subway, underpass, flyover, footbridge, elevated road or dual carriageway

None

(c) the outer limits of construction works for a proposed alteration or improvement to an existing road involving:-

- (i) No
- (ii) No

---

(d) the outer limits of:

- (i) No
- (ii) No
- (iii) No

(e) the centre line of the proposed route of a new road under proposals published for public consultation

No

(f) the outer limits of:-

- (i) No
- (ii) No
- (iii) No

**Informative**

*A mini roundabout is a roundabout having a one-way circulatory carriageway around a flush or slightly raised circular marking less than 4 metres in diameter and with or without flared approaches.*

**3.5 Nearby railway schemes**

(a) Is the property (or will it be) within 200 metres of the centre line of a proposed railway, tramway, light railway or monorail?

No  
No

(b) Are there any proposals for a railway, tramway, light railway or monorail within the Local Authority's boundary?

No  
No

**Informative**

*If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.*

**3.6 Traffic schemes**

**Has a local authority approved but not yet implemented any of the following for the roads, footways and footpaths which are named in Boxes B and C and are within 200 metres of the boundaries of the property?**

(a) permanent stopping up or diversion

No

Please note: In some circumstances, a permanent stopping up or diversion orders can be obtained by third parties from Magistrates' courts or can be made by the Secretary of State for Transport, without involving the Council.

(b) waiting or loading restrictions

No

(c) one way driving

---

No

(d) prohibition of driving

No

(e) pedestrianisation

No

(f) vehicle width or weight restriction

No

(g) traffic calming works including road humps

No

(h) residents parking controls

No

(i) minor road widening or improvement

No

(j) pedestrian crossings

No

(k) cycle tracks

No

(l) bridge building

No

**Informative**

*In some circumstances, road closures can be obtained by third parties from magistrates courts, or can be made by the Secretary of State for Transport without involving the local authority.*

*This enquiry is designed to reveal matters that are yet to be implemented and/or could not be ascertained by a visual inspection. Schemes that have, or are currently being implemented will not be referred to in answer to this enquiry.*

*If this property sits near to the local authority boundary, enquirers are therefore advised to seek further information from the neighbouring local authority.*

**3.7 Outstanding notices**

**Do any statutory notices which relate to the following matters subsist in relation to the property other than those revealed in a response to any other enquiry in this form?**

(a) building works

---

No  
No  
No  
No

(b) environment

No  
No

(c) health and safety

No

(d) housing

No  
No

(e) highways

No

(f) public health

No

(g) flood and coastal erosion risk management

No

**Informative**

*For properties within the Powysland (Wales) Internal Drainage District additional checks should be made with Natural Resources Wales. Website: [www.naturalresources.wales](http://www.naturalresources.wales)*

**3.8 Contravention of building regulations**

**Has a local authority authorised in relation to the property any proceedings for the contravention of any provision contained in building regulations?**

No

**3.9 Notices, orders, directions and proceedings under Planning Acts**

**Do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following?**

**(a) an enforcement notice**

No

**(b) a stop notice**

No

**(c) a listed building enforcement notice**

---

No

(d) a breach of condition notice

No

(e) a planning contravention notice

No

(f) another notice relating to breach of planning control

No

(g) a listed building repairs notice

No

(h) in the case of a listed building deliberately allowed to fall into disrepair, a compulsory purchase order with a direction for minimum compensation

No

(i) a building preservation notice

No

(j) a direction restricting permitted development

No

(k) an order revoking or modifying planning permission

No

(l) an order requiring discontinuance of use or alteration or removal of building or works

No

(m) a tree preservation order

No

(n) proceedings to enforce a planning agreement or planning contribution

No

**Informative**

*National Park authorities also have the power to serve a building preservation notice, so an enquiry should also be made with them. Cadw (meaning to keep or to protect) is the Welsh Government's historic environment service working for an accessible and well-protected historic environment for Wales. Additional enquiries should also be made with them at: Welsh Government, Plas Carew, Unit 5/7 Cefn Coed, Parc*

---

Nantgarw, Cardiff, CF15 7QQ.

**3.10 Community infrastructure levy (CIL)**

(a) Is there a CIL charging schedule?

No

(b) If, yes, do any of the following subsist in relation to the property, or has a local authority decided to issue, serve, make or commence any of the following:-

No

(c) Has any demand notice been suspended?

N/A

(d) Has the Local Authority received full or part payment of any CIL liability?

N/A

(e) Has the Local Authority received any appeal against any of the above?

N/A

(f) Has a decision been taken to apply for a liability order?

N/A

(g) Has a liability order been granted?

N/A

(h) Have any other enforcement measures been taken?

N/A

**3.11 Conservation area**

**Do the following apply in relation to the property?**

(a) the making of the area a conservation area before 31 August 1974

No

(b) an unimplemented resolution to designate the area a Conservation Area

No

**3.12 Compulsory purchase**

**Has any enforceable order or decision been made to compulsorily purchase or acquire the property?**

No

**3.13 Contaminated Land**

**Do any of the following apply (including any relating to land adjacent to or adjoining the property which has been identified as contaminated land because it is in such a condition that**

---

**harm or pollution of controlled waters might be caused on the property)?**

(a) a contaminated land notice

No

(b) in relation to a register maintained under section 78R of the Environmental Protection Act 1990

(i) No  
(ii) No

(c) consultation with the owner or occupier of the property conducted under section 78G(3) of the Environmental Protection Act 1990 before the service of a remediation notice

No

**Informative**

*A negative reply does not imply that the property or any adjoining or adjacent land is free from contamination, or from the risk of it, and the reply may not disclose steps taken by another local authority in whose area adjacent or adjoining land is situated.*

**3.14 Radon Gas**

**Do records indicate that the property is in a "Radon Affected Area" as identified by Public Health England?**

The area indicated has been identified as being a site where Radon gas may be present, and may therefore be above the action level.

**Informative**

*Radon Affected Areas are designated by the Health Protection Agency (HPA). It is recommended that the level of radon gas should be measured in all properties within Radon Affected Areas. The present owner or (for a new property) the builder should be asked whether protective measures were incorporated in the construction of the property; whether radon levels have been measured in the property; whether the results were at or above the Action Level (prescribed by the HPA) and if so whether remedial measures were installed and whether the radon levels were re-tested and confirmed the effectiveness of the measures.*

*A free radon information pack which gives basic information about radon and describes how to obtain a radon measurement is available.*

*For more information please see the HPA website - <http://www.hpa.org.uk/radiation/default.htm>  
To request a pack please email your name, address and postcode to [radon@hpa-rp.org.uk](mailto:radon@hpa-rp.org.uk) or leave your name, address and postcode on the HPA free radon answerphone (0800 614529).*

**3.15 Assets of Community Value**

(a) Has the property been nominated as an asset of community value?

N/A - The Welsh Government has not yet implemented these regulations with regard to Wales.

(b) If the property is listed:

N/A

*These replies have been given in accordance with the notes appended to CON29 form.*

---

*References to the provisions of particular Acts of Parliament or Regulations include any provisions which they have replaced and also include existing or future amendments or re-enactments.*

*The replies will be given in the belief that they are in accordance with information presently available to the officers of the replying local authority, but none of the local authorities or their officers accepts legal responsibility for an incorrect reply, except for negligence. Any legal responsibility for negligence will be owed to the person who raised the enquiries and the person on whose behalf they were raised. It will also be owed to any other person who has knowledge (personally or through an agent) of the replies before the time when he purchases, takes a tenancy of, or lends money on the security of the property or (if earlier) the time when he becomes contractually bound to do so.*

*This Form should be read in conjunction with the guidance notes available separately.*

*Area means any area in which the property is located.*

*References to the Local Authority include any predecessor Local Authority and also any Local Authority committee, sub-committee or other body or person exercising powers delegated by the Local Authority and their approval includes their decision to proceed. The replies given to certain enquiries cover knowledge and actions of both the District Local Authority and County Local Authority.*

*Where relevant, the source department for copy documents should be provided.*

---

## Optional Enquiries

### COMMON LAND AND TOWN OR VILLAGE GREEN

**22.1. Is the property, or any land which abuts the property, registered common land or town or village green under the Commons Registration Act 1965 or the Commons Act 2006?**

No

**22.2. Is there any prescribed information about maps and statements, deposited under s.15A of the Commons Act 2006, in the register maintained under s.15B(1) of the Commons Act 2006 or under s.31A of the Highways Act 1980?**

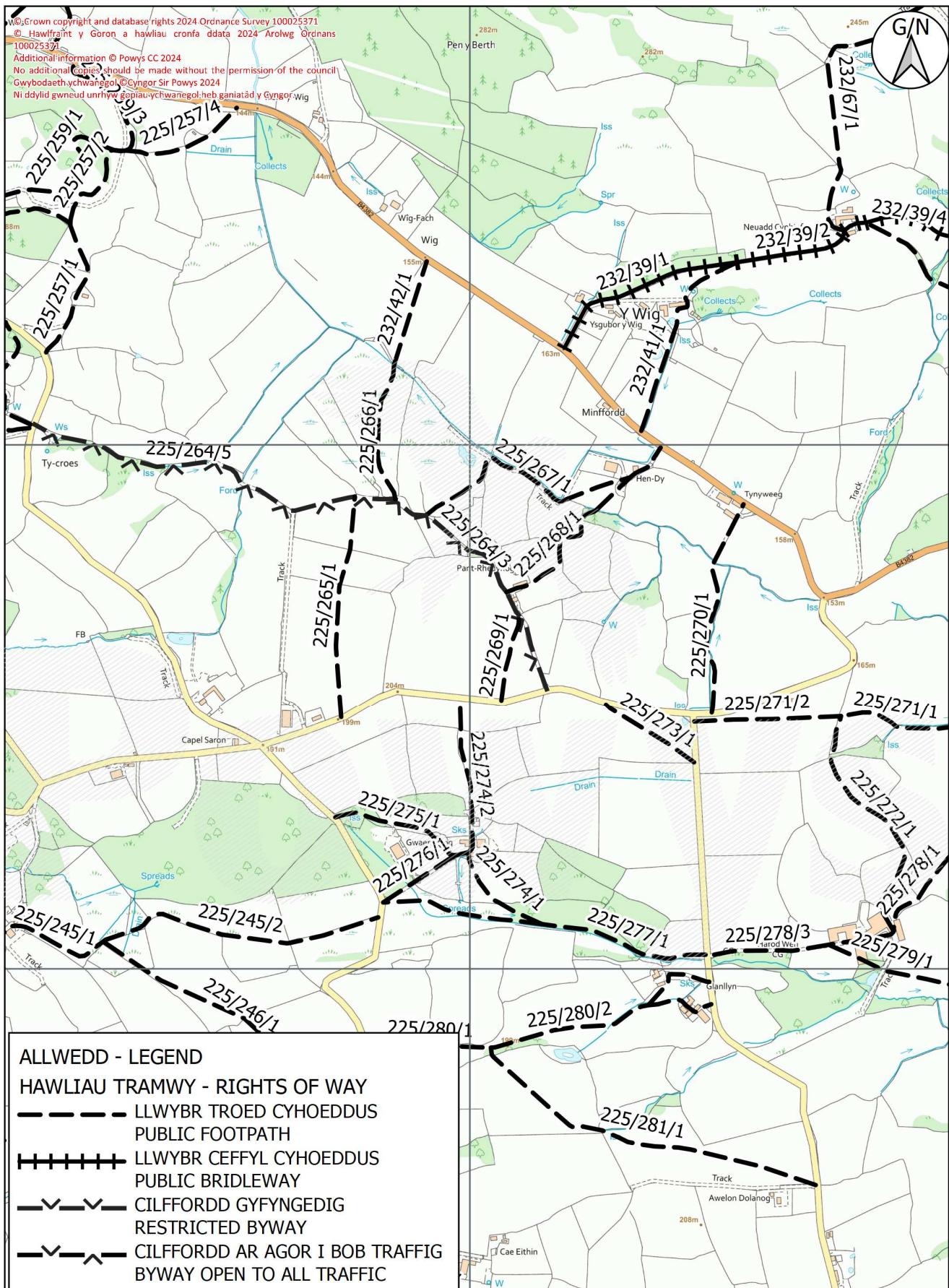
No

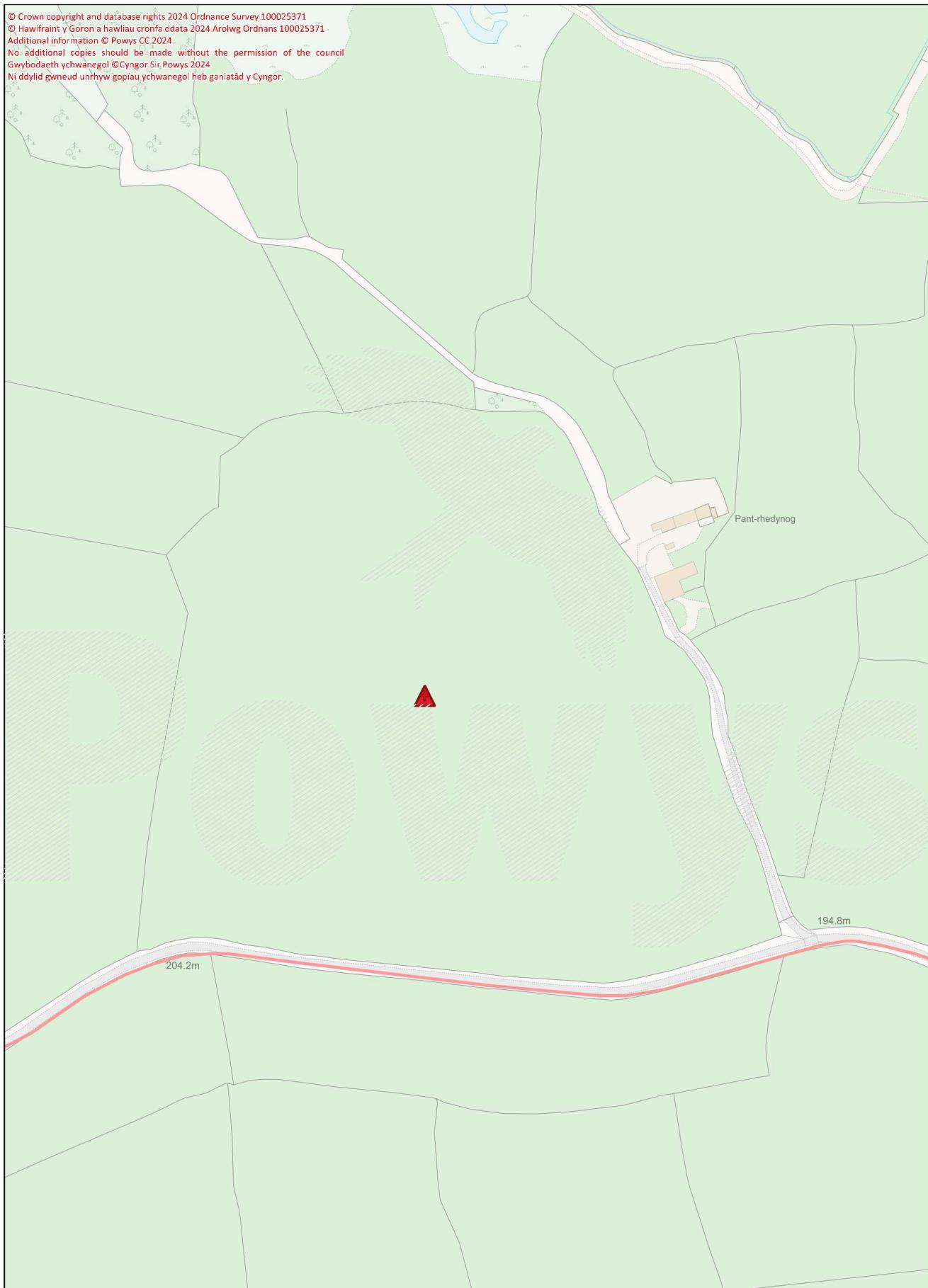
**22.3. If there are any entries, how can copies of the matters registered be obtained and where can the register be inspected?**

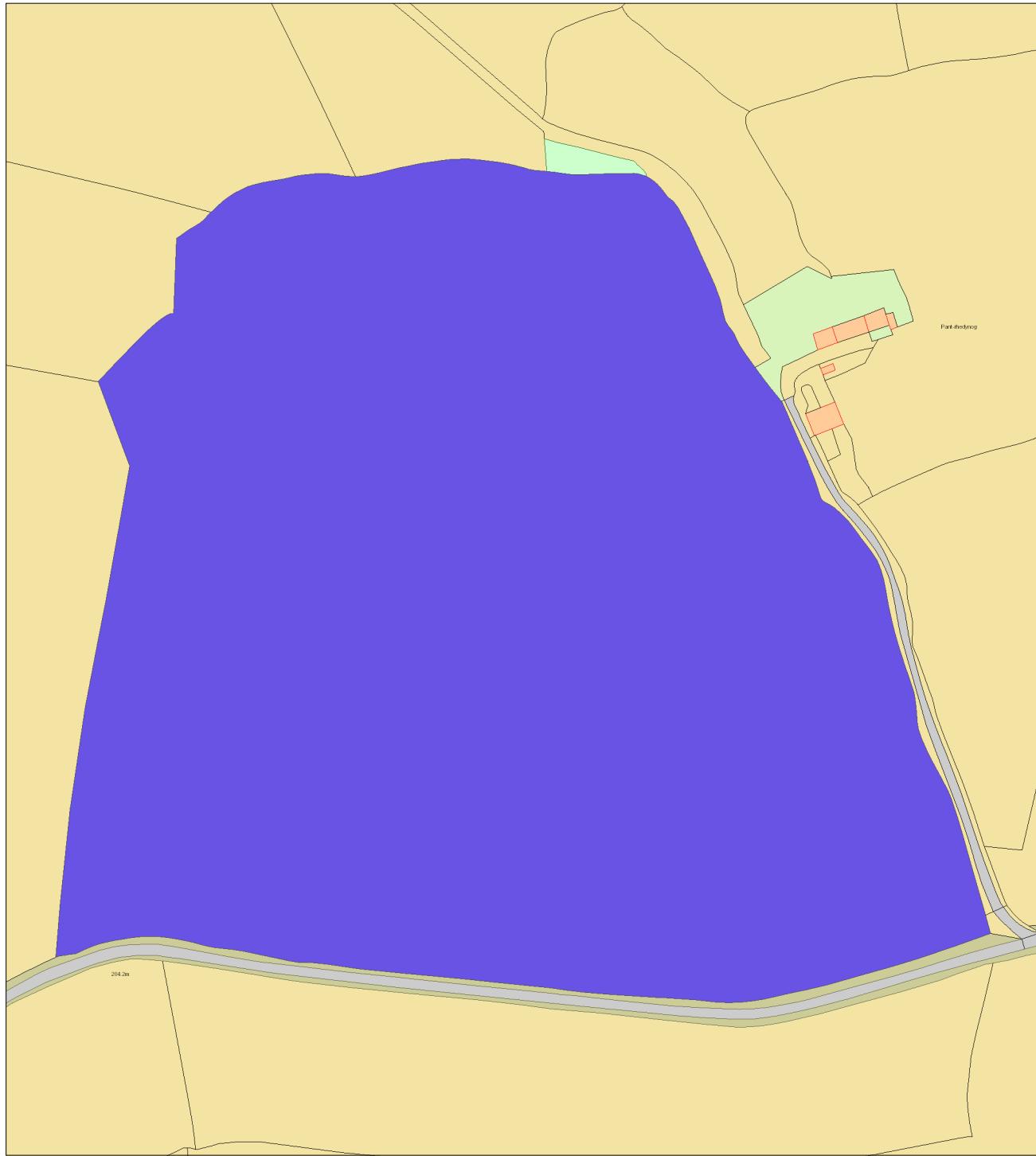
Register entries and maps can be viewed or copies, which will incur such reasonable fees as the local authority may fix, can be obtained by contacting:

Countryside Services,  
Powys County Council,  
County Hall,  
Spa Road East,  
Llandrindod Wells,  
Powys, LD1 5LG

Tel: 01597 827625 Email : [commons.registration@powys.gov.uk](mailto:commons.registration@powys.gov.uk)







<b>Search Reference:</b>	2024/01083	
<b>Property Address:</b>	Land at Dolanog Welshpool SY21 OLS	
<b>Date:</b>	15-Jul-2024	<b>Scale:</b> 1: 1900

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Land at, Dolanog, Dolanog, Welshpool, SY21 0LS

## Professional opinion



### Contaminated Land

Low:

Acceptable Risk

[page 9 >](#)



### Flooding

Negligible

[page 17 >](#)

Consultant's guidance and recommendations inside.



### Ground Stability

Identified

[page 19 >](#)



### Radon

Passed



### Energy

Identified

[page 22 >](#)



### Planning Constraints

Identified

[page 33 >](#)



### Transportation

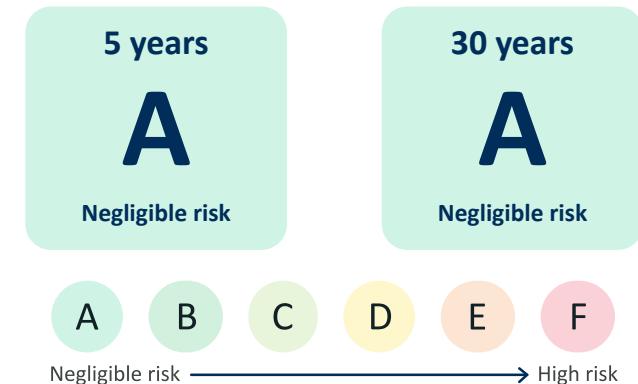
Not identified

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.



### Physical risks

ClimateIndex™ projects changes in physical risks from **flooding, ground stability and coastal erosion**. Please see [page 6 >](#) for details and guidance.



### Transition risks

ClimateIndex™ covers transition risks including **energy efficiency**. Please see [page 7 >](#) for details.

## Contaminated land liability

### Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

### Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Unlikely

### Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely

## Site Plan



## Useful contacts

Powys County Council:

<http://www.powys.gov.uk> ↗

[customer@powys.gov.uk](mailto:customer@powys.gov.uk) ↗

01597 827460

Natural Resources Wales

Customer Care Centre

[enquiries@naturalresourceswales.gov.uk](mailto:enquiries@naturalresourceswales.gov.uk) ↗

0300 065 3000



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**Recent aerial photograph**

Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2024. All Rights Reserved.

Capture Date: 06/05/2020

Site Area: 6.38ha



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## Overview of findings and recommendations



### Contaminated Land

**Low risk**

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at [info@groundsure.com](mailto:info@groundsure.com)

More information on [page 9 >](#)



### Flooding

**Negligible risk**

#### National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

More information on [page 17 >](#)



### Ground stability

**Identified**

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

More information on [page 19 >](#)

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## Other considerations

These are next steps associated with non-environmental search returns on matters of energy facilities, transport infrastructure and planning constraints.

### **Energy** Identified

#### Wind

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

#### Solar

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

#### Projects

- visit the National Infrastructure Planning website at [infrastructure.planninginspectorate.gov.uk/projects/](https://infrastructure.planninginspectorate.gov.uk/projects/) ↗, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found

More information on [page 22 >](#)

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## ClimateIndex™ physical risks



Our ClimateIndex™ provides a climate score for your property, and projects changes in physical risks from **flooding, natural ground stability and coastal erosion**. Climate change could have a significant medium to longer term impact on your property, which may be increasingly considered by your lender if you are arranging a mortgage. Physical risks are those that can cause direct damage or loss to your property but they can also give rise to transition risks such as impacting on the ability to insure or mortgage the property.

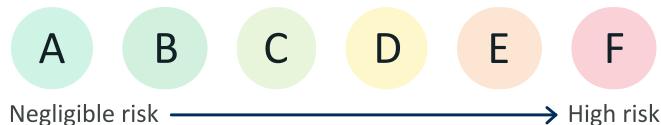
### ClimateIndex™

The **risks with the greatest impact on the overall ClimateIndex™ are positioned first in the list(s) below**. Any risks that have not been identified at the site have been omitted.

**A** 5 years  
Negligible risk

**A** 30 years  
Negligible risk

#### Rating key



The ClimateIndex™ (A-F) is an overall illustration of the potential impact from the physical risks covered in this assessment - flooding from numerous sources, ground stability and coastal erosion.

## ClimateIndex™ guidance and next steps

Even though there are no further actions necessary at this time, the following links will help provide you with further information about the climate change risks dealt with in this report.

- [Click here ↗](#) for more information on climate change risks, our methodology and limitations
- See the [.GOV website ↗](#) for updates on the governments policy on reaching Net Zero by 2050

### Let's talk about climate



For more information on ClimateIndex™ or our climate related recommendations call us on:  
01273 257 755

See our [ClimateIndex™ clauses ↗](#) here for actionable guidance on risks associated with climate change



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## ClimateIndex™ transition risks

### Energy Performance

Energy Performance Certificates (EPCs) rate the energy efficiency of buildings using grades from A+ to G, with 'A+' being the most efficient grade (this represents a 'Net Zero' non-domestic building) and 'G' the least efficient. They are designed to provide an estimate of energy costs associated with a building and an indication of how these can be reduced. When required, they should be made available to any prospective buyer or tenant. They are valid for exactly 10 years after the date lodged by the assessor. If your certificate is out of date it will need to be renewed when you wish to sell a property or let to a new tenant.

#### **We have not been able to find an EPC relating to the property.**

There are a number of potential reasons why a valid EPC has not been found for the property:

- The property is an undeveloped plot and no buildings exist;
- An EPC is not required at the property. Examples may include listed buildings and places of worship but full details can be found [here ↗](#);
- An EPC is not required for the building(s) on the site;
- The EPC for the property is not yet recorded in the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within our report. In the meantime, you can visit gov.uk's [Find an energy certificate ↗](#) service to search for the EPC for more detail;
- We have been unable to match the address provided when ordering this report to the address on the EPC.

Consideration should be given to the feasibility and cost of any improvement works that are recommended in the EPC, if any exemptions apply and also to when a new assessment might be required.

EPC calculations are partly based on observations made by the EPC assessor when visiting a property and partly on data and assumptions using the age and type of property. This means the EPC band may change irrespective of any improvement works undertaken, due to, for example, differing access or documentation being provided to the assessor during the visit. Additionally, the methodologies underpinning EPC calculations are updated periodically.

### Leasing and energy efficiency regulations

Currently, the Minimum Energy Efficiency Standard (MEES) Regulations require all privately leased non-domestic properties being let in England and Wales to have a minimum EPC rating of E. Fines of between £10K-£150K may be issued per tenancy within a building that does not meet these requirements.

If the property has an EPC rating of F or G, the landlord should either improve the property to at least an EPC rating of E, or register an exemption, should one apply. [Click here ↗](#) for more detail on the types of exemptions available and how to register for them.

Green leases are agreements that put obligations on both the tenant and the landlord to improve the energy efficiency and overall environmental impact of a commercial property. More information relating to green

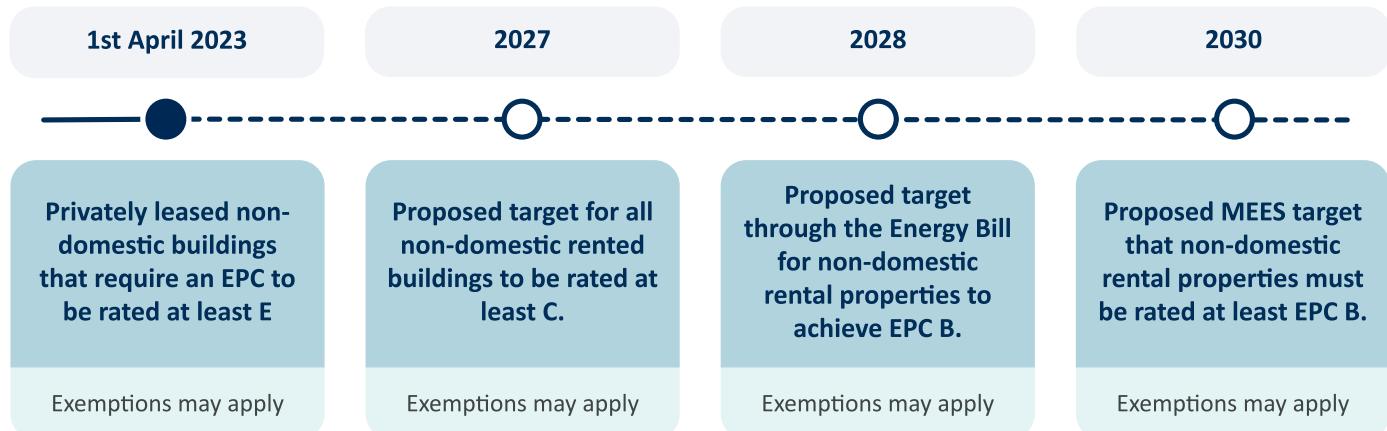
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leases can be found [here ↗](#).

Given the general aspiration to move towards a net zero economy, tightening of the requirements imposed around energy efficiency should be anticipated and considered. Current government guidelines and proposals are summarised below:



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## Contaminated land liability

**Low risk**

### Summary

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

<b>Past Land Use</b>	<b>Low</b>
<b>Waste and Landfill</b>	<b>Low</b>
<b>Current and Recent Industrial</b>	<b>Low</b>

### Next steps

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 01273 257 755 or e-mail at [info@groundsure.com](mailto:info@groundsure.com)

### Jump to

[Consultant's Assessment](#) >

[Superficial hydrogeology](#) >

[Bedrock hydrogeology](#) >

[Hydrology](#) >

[Skip to next section: Flooding](#) >

You can find our methodology and list of limitations on [page 39](#) >

### Consultant's assessment

Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see [page 4](#) > for further advice.

### Current and proposed land use

#### Current land use

Groundsure has been advised by the client (or their advisers) that the property is currently used for agricultural purposes.

#### Proposed land use

Groundsure has been advised that the property will be used for agricultural purposes.

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## Historical land use

### On-site

No potentially contaminative land uses have been identified at the study site.

### Surrounding area

No potentially contaminative land uses have been identified in proximity to the study site.

## Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers.

## Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.

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**Contaminated land data summary**

Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	0
Former tanks	0	0	0
Former energy features	0	0	0
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	0	0
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0

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## Superficial hydrogeology

### Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
TILL, DEVENSIAN	TILLD-DMTN	DIAMICTON

This data is sourced from British Geological Survey.

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## Bedrock hydrogeology



— Site Outline  
Search buffers in metres (m)

- Principal
  - Secondary A
  - Secondary B
  - Secondary Undifferentiated
  - Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

### Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

**Principal** - These are layers of rock or superficial deposits that usually provide a high level of water storage.

**Secondary A** - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

**Secondary B** - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

**Secondary Undifferentiated** - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

**Unproductive** - These are rock layers with low permeability that have negligible significance for water supply.



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Distance	Direction	Designation
----------	-----------	-------------

0	on site	Secondary B
---	---------	-------------

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

### Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
DOLHIR FORMATION	DO-MDSS	MUDSTONE, SILTSTONE AND SANDSTONE

This data is sourced from British Geological Survey.

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## Hydrology



- Site Outline
- Search buffers in metres (m)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (line)
- Tidal River
- Inland River
- Foreshore
- Canal
- Lock or Flight of Locks
- Lake, Reservoir or Marsh
- Drain or Transfer
- Type of watercourse:
- At ground level      ::::: Elevated
- Underground      — Unspecified

### Water courses from Ordnance Survey

These are water features such as ponds, lakes, rivers and streams that have been identified by Ordnance Survey. These features may be sensitive to contamination.

Distance	Direction	Details
148 m	E	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
179 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)

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Distance	Direction	Details
181 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
181 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
182 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
182 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
182 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
197 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
197 m	N	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
211 m	NE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
248 m	S	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: On ground surface Permanence: Watercourse contains water year round (in normal circumstances)
250 m	SE	Name: Type of water feature: Inland river not influenced by normal tidal action. Ground level: Underground Permanence: Watercourse contains water year round (in normal circumstances)

This data is sourced from Ordnance Survey.

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## Flooding

**Negligible risk**

### Summary

No significant concerns have been identified as a result of the flood risk searches. No action required.

Further explanation of flood risk assessment can be seen in the Flood information on [page 39](#).

<b>River and Coastal Flooding</b>	<b>Very Low</b>
<b>Groundwater Flooding</b>	<b>Low</b>
<b>Surface Water Flooding</b>	<b>Negligible</b>
<b>FloodScore™ insurance rating</b>	<b>Very Low</b>
<b>Past Flooding</b>	Not identified
<b>Flood Storage Areas</b>	Not identified
<b>NPPF Flood Risk Assessment required if site redeveloped?</b>	Yes

### Next steps

#### National Planning Policy Framework (NPPF)

A full flood risk assessment will be required at the site in the event that it will be developed/redeveloped. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.

#### Jump to

[Flood risk \(5 and 30 years\)](#) >

[Skip to next section: Environmental](#) >

You can find our methodology and list of limitations on [page 39](#) >



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## Climate change / Flood risk (5 and 30 Years)

The baseline or current flood risk assessment on this property is based on climatic conditions today. If present, the associated flood maps (and other relevant datasets) are visualised in the flood risk section. However, climate change is expected to increase the frequency and severity of weather events that could increase the risk of flooding. Rising sea levels due to climate change could also contribute to increased flood risk in coastal properties.

Ambiental Risk Analytics provides flood risk data that can project the risk from river, coastal and surface water flooding in the future for a range of emissions scenarios (Low emissions - RCP 2.6, medium emissions - RCP 4.5, and high emission - RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here:

[knowledge.groundsure.com/methodologies-and-limitations](http://knowledge.groundsure.com/methodologies-and-limitations) ↗

Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	< 20	< 20	< 20	< 20
Medium emissions	< 20	< 20	< 20	< 20
High emissions	< 20	< 20	< 20	< 20

This data is sourced from Ambiental Risk Analytics.



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**Environmental****Identified****Ground stability**

The property is assessed to have potential for natural or non-natural ground subsidence.

Please see [page 20](#) > for details of the identified issues.

**Natural Ground Stability****Non-Natural Ground Stability****Moderate-High**

Not identified

**Radon**

Local levels of radon are considered normal. However, if an underground room makes up part of the accommodation, the property should be tested regardless of radon Affected Area status.

**Not in a radon affected area****Next steps****Ground stability**

The property is indicated to lie within an area that could be affected by natural ground subsidence. You should consider the following:

- if a survey has been undertaken at the property that considers ground instability and no issues were found, no further action is required
- however, based on the findings of this report, the purchaser should be encouraged to consider potential instability in any future development or alteration of the ground including planting and removing trees, and regardless of the survey outcome
- if no survey has yet been undertaken, we recommend one is carried out by a suitably qualified and experienced person
- if ground instability issues have been or are subsequently identified in a survey we recommend following any advice given in the survey findings

**Jump to**[Natural ground subsidence](#) >[Natural ground instability \(5 and 30 Years\)](#) >[Skip to next section: Energy](#) >

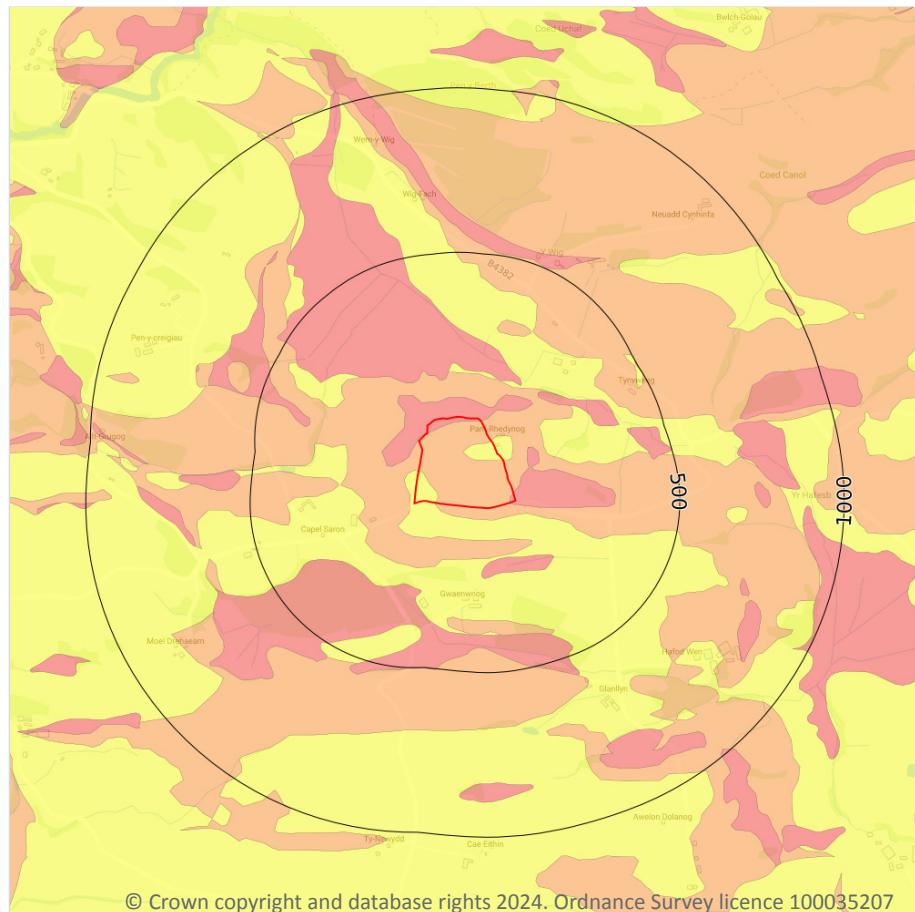
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## Ground stability / Natural ground subsidence



— Site Outline  
Search buffers in metres (m)

- Moderate - high
- Low
- Negligible - very low

### Natural ground subsidence

The property, or an area within 50m of the property, has a moderate to high potential for natural ground subsidence. This rating is derived from the British Geological Survey's GeoSure database, and is based upon the natural qualities of the geology at the site rather than any historical subsidence claims or events. Additionally, this data does not take into account whether buildings on site have been designed to withstand any degree of subsidence hazard.

Please see [page 4 >](#) for further advice.

Surveyors are normally aware of local problem areas in relation to subsidence, however, this data provided by the British Geological Survey (BGS) can highlight areas where a significant potential for natural ground subsidence exists and whether it may need particular consideration. The term "Subsidence" refers to ground movement that could cause damage to foundations in domestic or other properties.



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## Climate change / Ground stability (5 and 30 Years)

The British Geological Survey (BGS) has created data designed to show the likelihood of an increase in risk from shrink swell subsidence hazards as a result of climate change. When certain soils take in water they can swell, causing heave. Conversely, when these soils dry out they can shrink and cause subsidence. Climate change is likely to result in higher temperatures and therefore likely to cause periods of drought and an increase in shrink swell subsidence.

This data has been produced using the Met Office local projections to accurately model predicted rainfall, using the high emissions climate change scenario (RCP 8.5).

Groundsure uses this data, as well as other data assets within our ClimateIndex™ calculator to determine an overall assessment of climate change physical risks to the property. For example, the combined effect of 'moderate' assessments over multiple physical risks could result in a higher ClimateIndex™ overall than that of a single moderate assessment.

More information about our methodology and limitations is available here:  
[knowledge.groundsure.com/methodologies-and-limitations](http://knowledge.groundsure.com/methodologies-and-limitations) ↗.

Rainfall scenario	High rainfall		Average rainfall		Lower rainfall	
	5 years	30 years	5 years	30 years	5 years	30 years
Likelihood of increased risk	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely	Highly unlikely

This data is sourced from the British Geological Survey

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Pie ref: 007604-0008  
Reference: PIE-13291377  
Your reference: 3959794  
Grid reference: 307976 311639

## **Energy** Identified

### **Oil and gas**

No historical, active or planned wells or extraction areas have been identified near the property.	<b>Oil and gas areas</b> <b>Oil and gas wells</b>	Not identified Not identified
--	--	----------------------------------

### **Wind and Solar**

Our search of existing and planned renewable wind and solar infrastructure has identified results.  Please see <a href="#">page 4</a> > for further advice. Additionally, see <a href="#">page 24</a> > for details of the identified issues.	<b>Planned Multiple Wind Turbines</b> <b>Planned Single Wind Turbines</b> <b>Existing Wind Turbines</b> <b>Proposed Solar Farms</b> <b>Existing Solar Farms</b>	Identified Identified Identified Identified Not identified
---	---	--

### **Energy**

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.  Please see <a href="#">page 4</a> > for further advice. Additionally, see <a href="#">page 30</a> > for details of the identified issues.	<b>Power stations</b> <b>Energy Infrastructure Projects</b>	Not identified Not identified Identified
--	--	--

## **Next steps**

### **Wind**

Existing or proposed wind installations have been identified within 10km.

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

### **Solar**

Existing or proposed solar installations have been identified within 5km of the property.

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- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

## Projects

One or more nationally significant energy infrastructure projects has been identified within 5km of the property.

- visit the National Infrastructure Planning website at [infrastructure.planninginspectorate.gov.uk/projects/](https://infrastructure.planninginspectorate.gov.uk/projects/) ↗, where further details on nationally significant infrastructure projects, including environmental impact assessments, can be found

## Jump to

[Wind and solar](#) >

[Energy Infrastructure](#) >

[Skip to next section: Transport](#) >

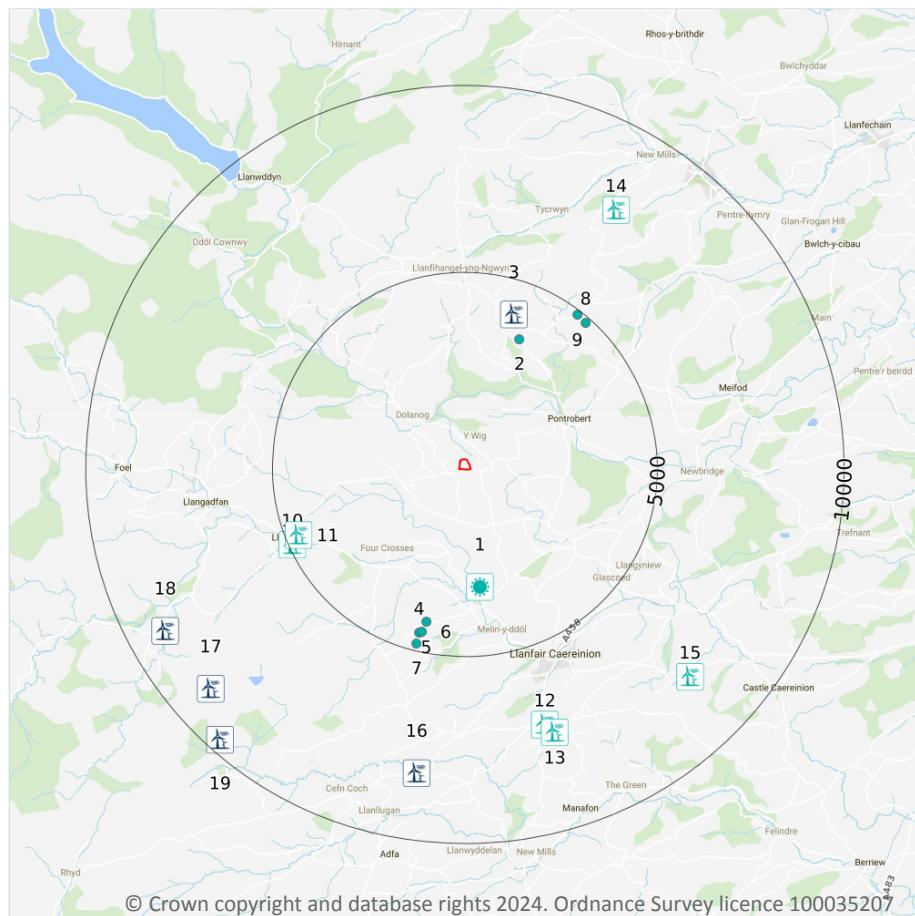
You can find our methodology and list of limitations on [page 39](#) >



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**Energy / Wind and solar**

— Site Outline  
Search buffers in metres (m)

- Wind farms
- Proposed wind farms
- Proposed wind turbines
- Existing and agreed solar installations
- Proposed solar installations

**Wind farms**

An active wind farm, group of turbines or individual wind turbine has been identified within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

ID	Distance	Direction	Details	Type of project	Number of Turbines	Turbine Capacity	Total project capacity	Approximate Grid Reference
3	4-5 km	N	Site Name: Farchwel, Llanfihangel, Llanfyllin, Mid Wales, SY22 5JF Operator Developer: Landowner or private owner Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.225MW Total project capacity: 0.225 Approximate Grid Reference: 309298, 315665				

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ID	Distance	Direction	Details	
16	8-9 km	S	Site Name: Esgair Cwmowen, SSA B: Land at Esgair, Cwmowen Nr Carno, Mid Wales Operator Developer: Pennant Walters Holdings Ltd Status of Project: In planning	Type of project: Onshore Number of Turbines: 11 Turbine Capacity: 3.45MW Total project capacity: 37.95 Approximate Grid Reference: 306693, 303396
17	8-9 km	SW	Site Name: Mynydd Lluest y Graig, Llanerfyl, Mid Wales Operator Developer: Vattenfall Wind Power Ltd Status of Project: Development	Type of project: Onshore Number of Turbines: 16 Turbine Capacity: 7.5MW Total project capacity: 120 Approximate Grid Reference: 301180, 305652
18	8-9 km	SW	Site Name: Sychtyn, Llanerfyl, Welshpool, Mid Wales, SY21 0JF Operator Developer: Landowner or private owner Status of Project: Operational	Type of project: Onshore Number of Turbines: 1 Turbine Capacity: 0.225MW Total project capacity: 0.225 Approximate Grid Reference: 299961, 307202
19	9-10 km	SW	Site Name: Llyn Lort, 7km north east of Carno, 5.5km south west of Llanerfyl, Mid Wales Operator Developer: Bute Energy Ltd Status of Project: Development	Type of project: Onshore Number of Turbines: 25 Turbine Capacity: 6.6MW Total project capacity: 165 Approximate Grid Reference: 301430, 304290

This data is sourced from the UK Wind Energy Database supplied by Renewable UK. Groundsure recommends further independent research with Renewable UK of any sites of interest to determine exact locations and details of the projects.

## Proposed wind farms

A wind farm or group of turbines or individual wind turbine has been proposed within 10,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused, may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.


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ID	Distance	Direction	Details	
10	4-5 km	SW	<p>Site Name: Llyn Lort Energy Park, Approx 7km North East Of Carno, Llanerfyl, Welshpool, Powys, SY21 0EG</p> <p>Planning Application Reference: 23/1869/DNS</p> <p>Type of Project: 25 Wind Turbines</p>	<p>Application Date: 2023-12-01</p> <p>Planning Stage: Detailed Plans Submitted</p> <p>Project Details: Scheme comprises representations should be submitted to pedw.infrastructure@gov.wales, application ref: DNS CAS-02362-P3S4H4 Proposed development for the construction and operation of up to twenty-five wind turbines with a maximum tip height of up to 220m, together with associated and ancillary development to include a control building, electricity transformers and anemometry mast, access works, temporary construction compound and associated works</p> <p>Approximate Grid Reference: 303363, 309507</p>
11	4-5 km	SW	<p>Site Name: Llyn Lort Energy Park, Approx 7km North East Of Carno, Llanerfyl, Welshpool, Powys, SY21 0EG</p> <p>Planning Application Reference: 23/1869/DNS</p> <p>Type of Project: 25 Wind Turbines</p>	<p>Application Date: 2023-12-01</p> <p>Planning Stage: Detailed Plans Submitted</p> <p>Project Details: Scheme comprises representations should be submitted to pedw.infrastructure@gov.wales, application ref: DNS CAS-02362-P3S4H4 Proposed development for the construction and operation of up to twenty-five wind turbines with a maximum tip height of up to 220m, together with associated and ancillary development to include a control building, electricity transformers and anemometry mast, access works, temporary construction compound and associated works</p> <p>Approximate Grid Reference: 303363, 309507</p>
12	7-8 km	S	<p>Site Name: Bryn Penarth, Llanfair Caereinion, Welshpool, Powys, SY21 0BZ</p> <p>Planning Application Reference: P/2012/0244</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2012-02-21</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises installation of 2 micro wind turbines on 15m masts.</p> <p>Approximate Grid Reference: 310125, 304695</p>
13	7-8 km	S	<p>Site Name: Bryn Penarth, Llanfair Caereinion, Welshpool, Powys, SY21 0BZ</p> <p>Planning Application Reference: P/2012/0613</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2012-06-19</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of 2 micro wind turbines on 15m masts (revised proposal).</p> <p>Approximate Grid Reference: 310125, 304695</p>


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ID	Distance	Direction	Details	
14	7-8 km	NE	<p>Site Name: Land at Cefn Gribin Moel, Fronllwyd; Llanfyllin, Powys, Powys, SY22 5EN</p> <p>Planning Application Reference: P/2013/0991</p> <p>Type of Project: 2 Wind Turbines</p>	<p>Application Date: 2013-10-11</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises construction of two 10kw wind turbines with a hub height of 15 metres and max blade tip height of 19.2 metres and associated works (grid ref: turbine 1 E: 312013,N:317661 turbine 2: E</p> <p>Approximate Grid Reference: 312034, 318458</p>
15	8-9 km	SE	<p>Site Name: Pt OS 2561 &amp; 2269 Land near, Upper Cilhaul, Cyfronydd, Welshpool, Powys, Powys, SY21 9EY</p> <p>Planning Application Reference: P/2013/0345</p> <p>Type of Project: 3 Wind Turbines</p>	<p>Application Date: 2013-03-18</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of 3 five kw wind turbines (17.9m mast, 20.7m tip height, 5.6m blade diameter), siting of a control cabinet and associated cable runs, grid ref: T1: 314189/305688, T2: 31</p> <p>Approximate Grid Reference: 314016, 305973</p>

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for wind farms with multiple turbines within 10,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

## Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.


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ID	Distance	Direction	Details	
2	3-4 km	NE	<p>Site Name: Land at Farchwel, Llanfihangel, Llanfyllin, Powys, SY22 5JF</p> <p>Planning Application Reference: P/2015/0352</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2015-04-20</p> <p>Planning Stage: Detail Plans Granted</p> <p>Project Details: Scheme comprises Full: installation of a wind turbine with blade tip height of 48.01m and hub height of 30.5m at grid ref: E: 309298; N:315667 together with control box, formation of access track and associated works</p> <p>Approximate Grid Reference: 309449, 315006</p>
4	4-5 km	S	<p>Site Name: Tyn Y Fron, Llanfair Caereinion, Welshpool, Powys, SY21 0HD</p> <p>Planning Application Reference: SO/2010/0009</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2010-10-27</p> <p>Planning Stage: Early Planning Detailed Plans Submitted</p> <p>Project Details: Scheme comprises siting of a 25 metre high 50kw wind turbine.</p> <p>Approximate Grid Reference: 306758, 307147</p>
5	4-5 km	S	<p>Site Name: Sand At Tyn Y Fron, Llanfair Caereinion, Welshpool, Powys, SY21 0HD</p> <p>Planning Application Reference: P/2012/1056</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2012-09-17</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises installation of a 50kw wind turbine installed on a 25 metre tall tower with 9.5 metre blades, siting of a control cabinet grid ref: 3067568/307147.</p> <p>Approximate Grid Reference: 306758, 307147</p>
6	4-5 km	S	<p>Site Name: Tyn Y Fron, Llanfair Caereinion, Welshpool, Powys, SY21 0HD</p> <p>Planning Application Reference: P/2011/0596</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2011-05-25</p> <p>Planning Stage: Early Planning Detail Plans Withdrawn</p> <p>Project Details: Scheme comprises installation of a 50kW wind turbine installed on a 35.4 metre tall tower with 9.6 metre blades, siting of a control cabinet and associated landscaping.</p> <p>Approximate Grid Reference: 306758, 307147</p>
7	4-5 km	S	<p>Site Name: Tyn Y Fron, Llanfair Caereinion, Welshpool, Powys, SY21 0HD</p> <p>Planning Application Reference: P/2013/1128</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2013-11-26</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises installation of a single wind turbine (24.6m to hub height, 34.2m to blade tip and 19.2m rotor diameter)</p> <p>Grid Ref: 306892 / 307282</p> <p>Approximate Grid Reference: 306758, 307147</p>

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ID	Distance	Direction	Details	
8	4-5 km	NE	<p>Site Name: Tynycelyn Pont Robert, Pont Robert, Meifod, Powys, SY22 6JL</p> <p>Planning Application Reference: P/2011/0593</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2011-05-23</p> <p>Planning Stage: Plans Approved Detail Plans Granted</p> <p>Project Details: Scheme comprises installation of a 15 metre high, 10kw wind turbine.</p> <p>Approximate Grid Reference: 311220, 315442</p>
9	4-5 km	NE	<p>Site Name: Tynycelyn, Pont Robert, Meifod, Powys, SY22 6JL</p> <p>Planning Application Reference: P/2010/0589</p> <p>Type of Project: Wind Turbine</p>	<p>Application Date: 2010-06-01</p> <p>Planning Stage: Early Planning Detail Plans Refused</p> <p>Project Details: Scheme comprises construction of a 10kW wind turbine.</p> <p>Approximate Grid Reference: 311220, 315442</p>

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

## Proposed solar installations

There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

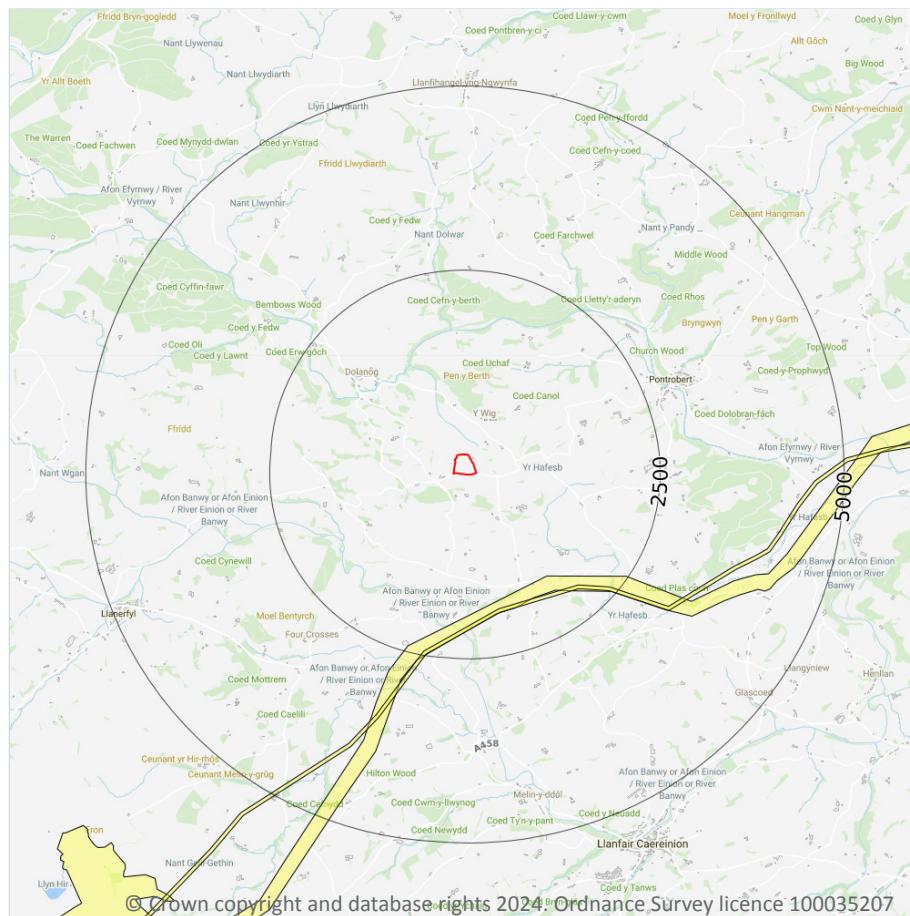
ID	Distance	Direction	Address	Details	
1	3-4 km	S	<p>Dolgead Hall Caravan and Lodge Park, Llanfair, Caereinion, Welshpool, Powys, SY21 0HT</p>	<p>Applicant name: Mr Phillip Pryce</p> <p>Application Status: -</p> <p>Application Date: 21/10/2014</p> <p>Application Number: P/2014/1084</p>	<p>Full: Installation of ground mounted 20kW PV solar system</p>

The data is sourced from public registers of planning information and is updated every two weeks.


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**Energy / Energy infrastructure**

— Site Outline  
Search buffers in metres (m)

- Power stations
- Nuclear sites
- Gas sites
- Electricity substations
- Energy development projects
- Gas pipelines
- Electricity Lines
- Electricity Cable
- Electricity transmission lines and pylons

**Large Energy Projects**

Large scale energy generation or transmission infrastructure has been proposed on or near to the property. Plans have been submitted to the Planning Inspectorate (formerly known as the Infrastructure Planning Commission). See below for details of what is proposed.

Distance	Direction	Details	Summary
1-2 km	SE	Operator: Green Gen Cymru Site Name: Green Gen Vyrnwy Frankton Stage: Pre application	An overhead line from a collector substation in Powys through the Vyrnwy Valley to a connection point on the national electricity network near Lower Frankton in Shropshire.

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Land at, Dolanog, Dolanog, Welshpool,  
SY21 0LS

## Screening

Distance	Direction	Details	Summary
1-2 km	S	Operator: National Grid Site Name: Mid Wales Electricity Connection (N Grid) Stage: Withdrawn	Construction of a new 400 kV electricity connection between Shropshire and Powys

The information for this search is taken from a range of publicly available datasets. If the existence of a large scale infrastructure project may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent, thorough enquiries, starting with the National Infrastructure Planning website - [infrastructure.planninginspectorate.gov.uk/projects/](https://infrastructure.planninginspectorate.gov.uk/projects/).



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## Transport

The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



### HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

<b>HS2 Route</b>	Not identified
<b>HS2 Safeguarding</b>	Not identified
<b>HS2 Stations</b>	Not identified
<b>HS2 Depots</b>	Not identified
<b>HS2 Noise</b>	Not assessed
<b>HS2 Visual impact</b>	Not assessed



### Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

<b>Crossrail 1 Route</b>	Not identified
<b>Crossrail 1 Stations</b>	Not identified
<b>Crossrail 2 Route</b>	Not identified
<b>Crossrail 2 Stations</b>	Not identified
<b>Crossrail 2 Worksites</b>	Not identified
<b>Crossrail 2 Safeguarding</b>	Not identified
<b>Crossrail 2 Headhouse</b>	Not identified



### Other Railways

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

<b>Active Railways and Tunnels</b>	Not identified
<b>Historical Railways and Tunnels</b>	Not identified
<b>Railway and Tube Stations</b>	Not identified
<b>Underground</b>	Not identified



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**Planning****Identified****Summary**

Protected areas have been identified within 250 metres of the property.

Please see [page 34](#) > for details of the identified issues.

**Environmental Protected Areas** **Identified****Visual and Cultural Protected Areas** **Not identified****Jump to**[Planning constraints](#) >

You can find our methodology and list of limitations on [page 39](#) >

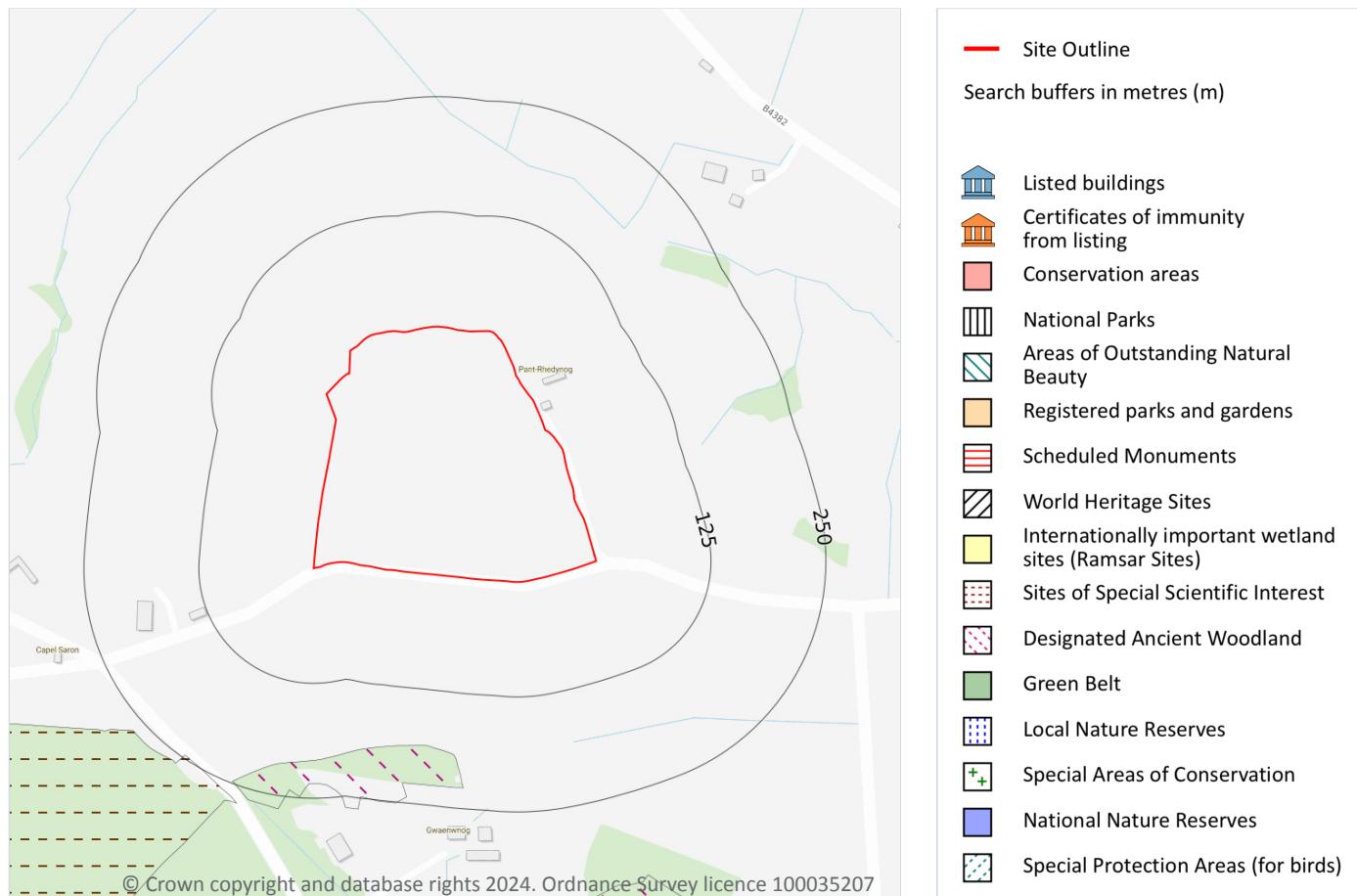
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## Planning constraints



### Sites of Special Scientific Interest

Sites of Special Scientific Interest (SSSIs) are nature conservation sites chosen because they are significantly important natural habitats for animals or plants or significant geologically. They are designated under the Wildlife and Countryside Act 1981. This national network of sites are subject to strict regulations, protecting against any developments on them.

Distance	Direction	SSSI Name	Data Source
247 m	SW	Mawnog Gwaunynog	Natural Resources Wales

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information see <https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest> ↗



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Land at, Dolanog, Dolanog, Welshpool,  
SY21 0LS

## Screening

### Designated Ancient Woodland

Ancient Woodland are areas that are believed to have had a continuous woodland cover for at least 400 years and have a higher nature conservation value than those that have developed recently. Any development within an area of ancient woodland will be extremely restricted.

Distance	Direction	Ancient Woodland Name	Ancient Woodland Type
186 m	S	Unknown	Restored Ancient Woodland Site

This data is sourced from Natural England/Natural Resources Wales/Scottish Natural Heritage. For more information please see [www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences](http://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences) for further information



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## Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

### Contaminated Land

Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified
Former tanks	Not identified
Former energy features	Not identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Not identified
Current or recent petrol stations	Not identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified

### Contaminated Land

Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified

### Superficial hydrogeology

Aquifers within superficial geology	Not identified
-------------------------------------	----------------

### Superficial geology

**Identified**

### Bedrock hydrogeology

Aquifers within bedrock geology	<b>Identified</b>
---------------------------------	-------------------

Groundwater abstraction licences	Not identified
----------------------------------	----------------

### Bedrock geology

**Identified**

### Source Protection Zones and drinking water abstractions

Source Protection Zones	Not identified
-------------------------	----------------

Source Protection Zones in confined aquifer	Not identified
---	----------------

Drinking water abstraction licences	Not identified
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### Hydrology

Water courses from Ordnance Survey	<b>Identified</b>
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Surface water abstractions	Not identified
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### Flooding

Risk of flooding from rivers and the sea	Not identified
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 01273 257 755

Pie ref: 007604-0008  
 Reference: PIE-13291377  
 Your reference: 3959794  
 Grid reference: 307976 311639

**Flooding**

Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified

**Climate change**

<b>Flood risk (5 and 30 Years)</b>	<b>Identified</b>
<b>Ground stability (5 and 30 Years)</b>	<b>Identified</b>

**Natural ground subsidence**

<b>Natural ground subsidence</b>	<b>Identified</b>
Natural geological cavities	Not identified

**Non-natural ground subsidence**

Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified

**Radon**

Radon	Not identified
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**Coastal Erosion**

Complex cliffs	Not identified
Projections with active management or intervention measures in place	Not identified
Projections with no active management plan or intervention	Not identified

**Oil and gas**

Oil or gas drilling well	Not identified
Proposed oil or gas drilling well	Not identified
Licensed blocks	Not identified
Potential future exploration areas	Not identified

**Wind and solar**

<b>Wind farms</b>	<b>Identified</b>
<b>Proposed wind farms</b>	<b>Identified</b>
<b>Proposed wind turbines</b>	<b>Identified</b>
Existing and agreed solar installations	Not identified
<b>Proposed solar installations</b>	<b>Identified</b>

**Energy**

Electricity transmission lines and pylons	Not identified
National Grid energy infrastructure	Not identified
Power stations	Not identified
Nuclear installations	Not identified

**Large Energy Projects**

<b>Sites of Special Scientific Interest</b>	<b>Identified</b>
Internationally important wetland sites (Ramsar Sites)	Not identified
Special Areas of Conservation	Not identified
Special Protection Areas (for birds)	Not identified
National Nature Reserves	Not identified

**National Nature Reserves**

Local Nature Reserves	Not identified
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**Designated Ancient Woodland**

Green Belt	Not identified
World Heritage Sites	Not identified

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**Planning constraints**

Areas of Outstanding Natural Beauty	Not identified
National Parks	Not identified
Conservation Areas	Not identified
Listed Buildings	Not identified
Certificates of Immunity from Listing	Not identified
Scheduled Monuments	Not identified
Registered Parks and Gardens	Not identified

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## Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your Screening report. To find out who they are and their areas of expertise see [www.groundsure.com/sources-reference](https://www.groundsure.com/sources-reference) ↗.

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- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

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Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: [info@goundsure.com](mailto:info@goundsure.com)

↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk) ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

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Reference: PIE-13291377  
Your reference: 3959794  
Grid reference: 307976 311639

**DATED**

-----

**CONTRACT FOR THE SALE OF FREEHOLD LAND WITH VACANT POSSESSION**

**at**

Land at Dolanog, Welshpool, Powys, SY21 0LS

between

**RICHARD WINSTON LEWIS, HELEN GRACE EVANS AND RITA MARGARET WATERS**

and

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This contract is dated August 2024

## Parties

- (1) Richard Winston Lewis of Glanllyn, Dolanog, Welshpool, Powys, SY210LS, Helen Grace Evans of 26 William Ainge Court, Brook Street, Welshpool, SY21 7PA and Rita Margaret Waters of Llys Myfr, Llanfair Caereinion, Welshpool, Powys, SY21 0HT as Executors of the Estate of the late Barbara Lewis (**Sellers**)

(2) of  
**(Buyer)**

## Agreed terms

## 1. Interpretation

The following definitions and rules of interpretation apply in this contract.

## 1.1 Definitions:

**Buyer's Conveyancer:** \_\_\_\_\_ of \_\_\_\_\_ at \_\_\_\_\_

Ref:

Completion Date: 13<sup>th</sup> September 2024

**Condition:** any one of the Part 1 Conditions.

**Contract Rate:** interest at 4% per annum above the base rate from time to time of the Bank of England

**Deposit:** £ (exclusive of VAT).

**Electronic Payment:** payment by electronic means in same day cleared funds from an account held in the name of the Buyer's Conveyancer at a clearing bank to an account in the name of the Seller's Conveyancer.

LPMPA 1994: Law of Property (Miscellaneous Provisions) Act 1994.

**Part 1 Conditions:** the conditions in Part 1 of the Standard Commercial Property Conditions (Third Edition - 2018 Revision).

**Part 2 Conditions:** the conditions in Part 2 of the Standard Commercial Property Conditions (Third Edition – 2018 Revision).

**Plan:** the plan attached to this contract at ANNEX A.

**Property:** the freehold property known as 16 acres of land at Dolanog, Welshpool, Powys, SY21 0LS shown edged red on the Plan being part of the property registered at HM Land Registry with absolute title under title number CYM609225

**Purchase Price:** £ (exclusive of VAT).

**Search Fees:** The search fees incurred by the Seller, totalling £487.20 (inclusive of VAT).

**Seller's Agent:** Harry Ray & Company, Estate Agents, Auctioneers & Valuers of 5 Broad Street, Welshpool, Powys, SY21 7RZ. Ref: JEM/6460/16/04/2024

**Seller's Conveyancer:** Jordan Lewis of Harrisons Solicitors LLP, 30 Broad Street, Welshpool, SY21 7RR. Ref: 007604/-0008/JL

**VAT:** value added tax or any equivalent tax chargeable in the UK.

- 1.2 A **person** includes a natural person, corporate or unincorporated body (whether or not having separate legal personality).
- 1.3 Clause, Schedule and paragraph headings shall not affect the interpretation of this contract.
- 1.4 The Schedules form part of this contract and shall have effect as if set out in full in the body of this contract. Any reference to this contract includes the Schedules.
- 1.5 Unless the context otherwise requires, references to clauses and Schedules are to the clauses and Schedules of this contract and references to paragraphs are to paragraphs of the relevant Schedule.
- 1.6 Unless expressly provided otherwise in this contract, a reference to legislation or a legislative provision is a reference to it as amended, extended or re-enacted from time to time.
- 1.7 Unless expressly provided otherwise in this contract, a reference to legislation or a legislative provision shall include all subordinate legislation made from time to time under that legislation or legislative provision.
- 1.8 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.9 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.10 Any obligation on a party not to do something includes an obligation not to allow that thing to be done.

## **2. Sale and purchase**

- 2.1 The Seller shall sell and the Buyer shall buy the Property for the Purchase Price on the terms of this contract.
- 2.2 The Buyer cannot require the Seller to:
  - (a) transfer the Property or any part of it to any person other than the Buyer;
  - (b) transfer the Property in more than one parcel or by more than one transfer; or
  - (c) apportion the Purchase Price between different parts of the Property.

## **3. Conditions**

- 3.1 The Part 1 Conditions are incorporated in this contract so far as they:
  - (a) apply to a sale by private treaty;
  - (b) relate to freehold property;
  - (c) are not inconsistent with the other clauses in this contract; and
  - (d) have not been modified or excluded by any of the other clauses in this contract.
- 3.2 The terms used in this contract have the same meaning when used in the Part 1 Conditions.
- 3.3 The following Conditions are amended:
  - (a) Condition 1.1.1(d) is amended so that reference to the completion date in Condition 1.1.1(d) refers instead to the Completion Date as defined in this contract;
  - (b) Condition 1.1.1(e) is amended so that reference to the contract rate in Condition 1.1.1(e) refers instead to the Contract Rate as defined in this contract;
  - (c) Condition 1.1.1(o) is amended so that reference to VAT in Condition 1.1.1(o) refers instead to VAT as defined in this contract;
  - (d) Condition 7.6.3 is amended so that reference to "Condition 4.1.2" is reference to "Clause 9" of this contract; and
  - (e) Condition 9.8.3 is amended to add the words "by Electronic Payment" after the word "pay" in both Condition 9.8.3(a) and Condition 9.8.3(b).
- 3.4 Condition 1.1.4(a) does not apply to this contract.
- 3.5 Condition 9.2.1 does not apply to this contract.
- 3.6 The Part 2 Conditions are not incorporated into this contract.

**4. Risk and insurance**

- 4.1 With effect from exchange of this contract, the Property is at the Buyer's risk and the Seller is under no obligation to the Buyer to insure the Property.
- 4.2 No damage to or destruction of the Property nor any deterioration in its condition, however caused, shall entitle the Buyer either to any reduction of the Purchase Price or to refuse to complete or to delay completion.
- 4.3 Conditions 8.2.2, 8.2.3 and 8.2.4(b) do not apply to this contract.

**5. Deposit**

- 5.1 On the date of this contract, the Buyer shall pay the Deposit and the Search Fees to the Seller's Auctioneer to be held by the Seller's Auctioneer as agent for the Seller.
- 5.2 The Deposit and Search Fees must be paid by Electronic Payment in accordance with this contract from an account held in the name of the Buyer's Conveyancer to the account of the Seller's Conveyancer being Lloyds Bank Plc, Sort Code 30-99-30 Account Number 00045807.
- 5.3 Within 7 days of the date of this agreement the Buyer's Conveyancer shall provide the Sellers Conveyancer with satisfactory evidence of the source of funds used to pay the Deposit.
- 5.4 Conditions 3.2.1 and 3.2.2 and 9.8.3 do not apply to this contract.

**6. Deducing title**

- 6.1 The Seller's title to the Property has been deduced to the Buyer's Conveyancer before the date of this contract.
- 6.2 Copies of the Title Documents have been disclosed to the Buyer's Conveyancer before the date of this contract.
- 6.3 The Buyer is deemed to have full knowledge of the title and is not entitled to raise any objection, enquiry or requisition in relation to it.
- 6.4 Conditions 7.1, 7.2, 7.3.1 and 7.4.2 do not apply to this contract.

**7. Vacant possession**

- 7.1 The Property shall be sold with vacant possession on completion but is subject to occupation under a grazing licence until 1<sup>st</sup> September 2024.

**8. Title guarantee**

8.1 The Seller shall transfer the Property with limited title guarantee.

8.2 Condition 7.6.2 does not apply to this contract.

**9. Matters affecting the Property**

9.1 The Seller shall transfer the Property free from incumbrances other than:

- (a) any matters, contained or referred to in the entries or records made in registers maintained by HM Land Registry under title number CYM609225 as at 11:48:14am on 10 July 2024.
- (b) any matters discoverable by inspection of the Property before the date of this contract;
- (c) any matters which the Seller does not and could not reasonably know about;
- (d) any matters disclosed or which would have been disclosed by the searches and enquiries which a prudent buyer would have made before entering into this contract;
- (e) public requirements;
- (f) any matters which are unregistered interests which override registered dispositions under Schedule 3 to the Land Registration Act 2002; and
- (g) any matters disclosed in the Title Documents.

9.2 Conditions 4.1.1, 4.1.2 and 4.1.3 do not apply to this contract.

**10. Buyer's knowledge**

The Buyer is deemed to have full knowledge of:

- (a) the Seller's title to the Property (including the Title Documents); and
- (b) the matters referred to in clause 9.1;

and is not entitled to raise any enquiry, objection, requisition or claim in relation to any of them.

**11. Transfer**

11.1 The transfer of the Property to the Buyer shall be in the agreed form annexed to this contract at ANNEX B.

11.2 The Seller and the Buyer shall execute as a deed the transfer in the form required by clause 11.1 in original and counterpart.

11.3 Condition 7.6.5(b) does not apply to this contract.

## **12. VAT**

12.1 The Seller warrants that the sale of the Property does not constitute a supply that is taxable for VAT purposes. SCPC A1 of the Part 2 Conditions is incorporated into this contract.

12.2 Condition 2 does not apply to this contract.

## **13. Completion**

13.1 Completion shall take place on the Completion Date but time is not of the essence of the contract unless a notice to complete has been served.

13.2 Condition 9.1.1 does not apply to this contract.

13.3 Conditions 9.1.2 and 9.1.3 are varied by the deletion of 2.00 pm as the stipulated time and the substitution of 1.00 pm.

13.4 Condition 9.4 is amended to add a new Condition 9.4(d) to read "(d) any other sum which the parties agree under the terms of the contract should be paid or allowed on completion".

13.5 Condition 9.7 is amended to read: "The buyer is to pay the money due on completion by Electronic Payment and, if appropriate, by an unconditional release of a deposit held by a stakeholder".

13.6 On, or as soon as reasonably practicable (and, in any event, no later than 5 working days) after, completion, the Seller shall deliver to the Buyer (or to any other person as the Buyer has directed in writing to the Seller before completion):

(a) the completed original transfer in the form required by clause 11.1;

13.7 On, or as soon as reasonably practicable (and, in any event, no later than 5 working days) after, completion, the Buyer shall deliver to the Seller (or to any other person as the Seller has directed in writing to the Buyer before completion):

(a) the completed counterpart transfer in the form required by clause 11.1

## **14. Buyer's acknowledgement of condition**

The Buyer acknowledges that before the date of this contract:

- (a) the Seller has given the Buyer and others authorised by the Buyer, permission and the opportunity to inspect, survey and carry out investigations as to the condition of the Property; and
- (b) the Buyer has formed its own view as to the condition of the Property and the suitability of the Property for its purposes.

## **15. Registration of the transfer**

The Buyer shall:

- (a) apply to register the transfer at HM Land Registry promptly and in any event within one month following completion;
- (b) ensure that any requisitions raised by HM Land Registry in connection with its application to register the transfer at HM Land Registry are responded to promptly and properly; and
- (c) send the Seller official copies of the Buyer's title within one month of completion of the registration.

## **16. Entire agreement**

- 16.1 This contract and the documents annexed to it constitute the whole agreement between the parties and supersedes all previous discussions, correspondence, negotiations, arrangements, understandings and agreements between them relating to their subject matter.
- 16.2 The Buyer acknowledges that in entering into this contract and any documents annexed to it the Buyer does not rely on, and shall have no remedies in respect of, any representation or warranty (whether made innocently or negligently) other than those:
  - (a) set out in this contract or the documents annexed to it

## **17. Joint and several liability**

- 17.1 Where a party to this contract comprises more than one person, those persons shall be jointly and severally liable for the obligations and liabilities of that party arising under this contract. The party to whom those obligations and liabilities are owed may take action against, or release or compromise the liability of, or grant time or other indulgence to, any one of those persons without affecting the liability of any other of them.
- 17.2 Condition 1.2 does not apply to this contract.

## **18. Notices**

- 18.1 Any notice given under this contract must be in writing.

- 18.2 Any notice or document to be given or delivered under this contract may be:
  - (a) delivered by hand; or
  - (b) sent by pre-paid first class post or other next working day delivery service.
- 18.3 Any notice or document to be given or delivered under this contract must be sent to the relevant party as follows:
  - (a) to the Seller at:  
or at the Seller's Conveyancer, quoting the reference 007604-0008/JL  
or at the Buyer's Conveyancer

or as otherwise specified by the relevant party by notice in writing to the other party.
- 18.4 Any change of the details in clause 18.3 specified in accordance with that clause shall take effect for the party notified of the change at 9.00 am on the later of:
  - (a) the date, if any, specified in the notice as the effective date for the change; or
  - (b) the date five working days after deemed receipt of the notice.
- 18.5 Giving or delivering a notice or a document to a party's conveyancer has the same effect as giving or delivering it to that party.
- 18.6 Any notice or document given or delivered in accordance with clause 18.1, clause 18.2 and clause 18.3 shall be deemed to have been received:
  - (a) if delivered by hand, on signature of a delivery receipt or at the time the notice or document is left at the address provided that if delivery occurs before 9.00 am on a working day, the notice shall be deemed to have been received at 9.00 am on that day, and if delivery occurs after 5.00 pm on a working day, or on a day which is not a working day, the notice shall be deemed to have been received at 9.00 am on the next working day; or
  - (b) if sent by pre-paid first class post or other next working day delivery service, at 9.00 am on the second]working day after posting
- 18.7 In proving delivery of a notice or document, it shall be sufficient to prove that:
  - (a) a delivery receipt was signed or that the notice or document was left at the address; or
  - (b) the envelope containing the notice or document was properly addressed and posted by pre-paid first class post or other next working day delivery service.
- 18.8 A notice or document given or delivered under this contract shall not be validly given or delivered if sent by email.

- 18.9 Condition 1.3 does not apply to this contract.
- 18.10 This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

**19. Third party rights**

- 19.1 This contract does not give rise to any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this contract.
- 19.2 Condition 1.5 does not apply to this contract.

**20. Governing law**

This contract and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with it or its subject matter or formation shall be governed by and construed in accordance with the law of England and Wales.

**21. Jurisdiction**

Each party irrevocably agrees that the courts of England and Wales shall have exclusive jurisdiction to settle any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with this contract or its subject matter or formation.

This contract has been entered into on the date stated at the beginning of it.

**Schedule 1 Title Documents**

Date	Description	Original or copy?	Will original be handed over on completion?
10.07.24	Official Copy (Title Plan)	Copy	No
10.07.2024	Official Copy (Register)	Copy	No

Signed by Richard Winston Lewis .....

Signed by Helen Grace Evans .....

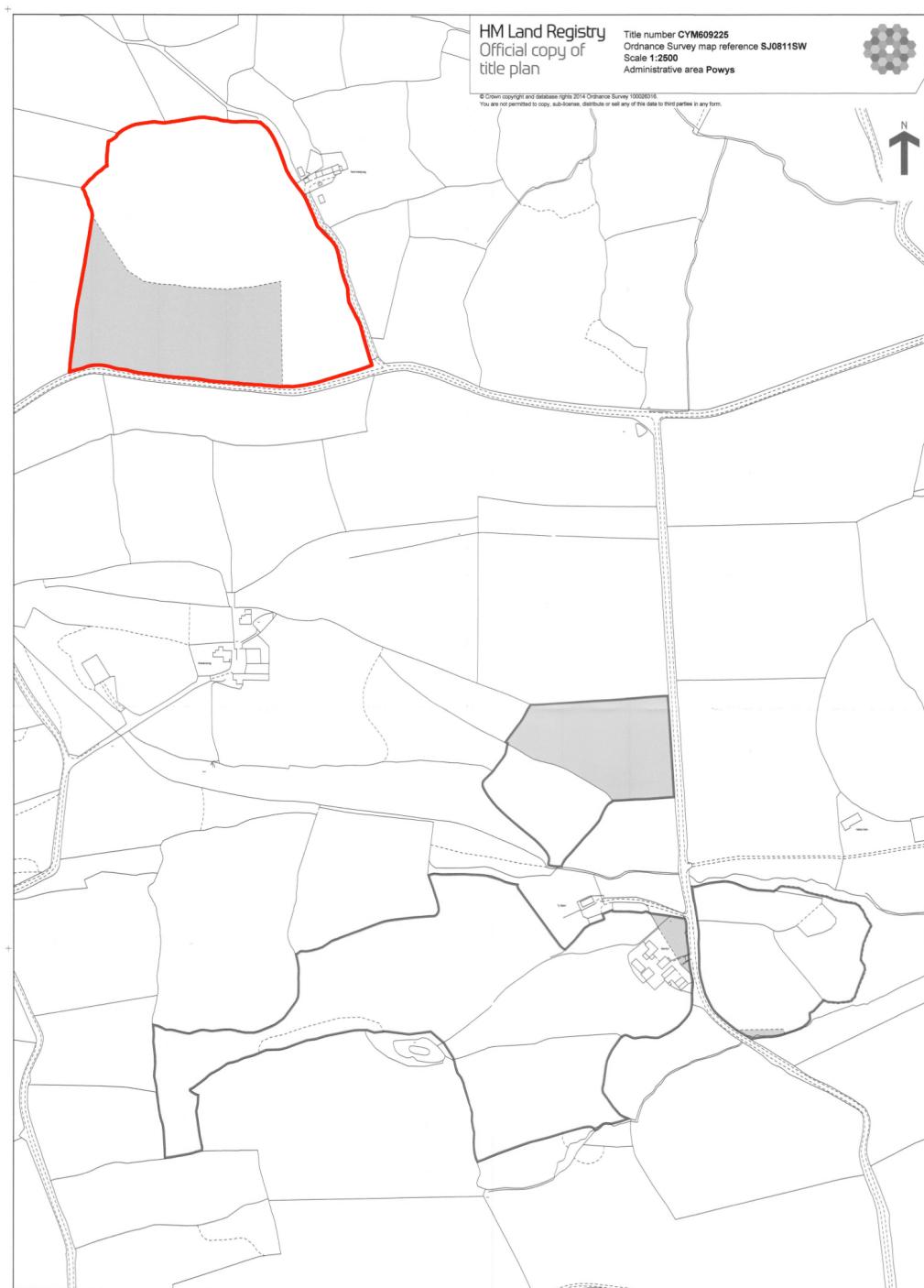
Signed by Rita Margaret Waters .....

Signed by .....

**ANNEX A Plan**

**ANNEX B Transfer**





# HM Land Registry

## Transfer of part of registered title(s)

# TP1

**Any parts of the form that are not typed should be completed in black ink and in block capitals.**

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Remember to date this deed with the day of completion, but not before it has been signed and witnessed.

Give full name(s) of **all** of the persons transferring the property.

Complete as appropriate where the transferor is a company.

Enter the overseas entity ID issued by Companies House for the transferor pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

1	Title number(s) out of which the property is transferred: CYM609225
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	Property: Land at Dolanog, Welshpool, Powys, SY21 0LS  The property is identified <input checked="" type="checkbox"/> on the attached plan and shown: edged red  <input type="checkbox"/> on the title plan(s) of the above titles and shown:
4	Date:
5	Transferor: Richard Winston Lewis, Helen Grace Evans and Rita Margaret Waters as Executors of the Estate of the Late Barbara Lewis  <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:  <u>For overseas entities</u> (a) Territory of incorporation or formation:  (b) Overseas entity ID issued by Companies House, including any prefix:  (c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

Give full name(s) of **all** the persons to be shown as registered proprietors.

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Enter the overseas entity ID issued by Companies House for the transferee pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an email address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

## 6 Transferee for entry in the register:

### For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

### For overseas entities

(a) Territory of incorporation or formation:

(b) Overseas entity ID issued by Companies House, including any prefix:

(c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

## 7 Transferee's intended address(es) for service for entry in the register:

## 8 The transferor transfers the property to the transferee

### 9 Consideration

- The transferor has received from the transferee for the property the following sum (in words and figures):
- The transfer is not for money or anything that has a monetary value
- Insert other receipt as appropriate:

## 10 The transferor transfers with

- full title guarantee
- limited title guarantee

The covenants implied under the LPMPA 1994 are modified so that:

10.1 the covenant set out in section 2(1)(b) of the LPMPA 1994 shall not extend to costs arising from the Transferee's failure to:

10.1.1 make proper searches; or

10.1.2 raise requisitions on title or on the results of the Transferee's searches

Where the transferee is more than one person, place 'X' in the appropriate box.

11 Declaration of trust. The transferee is more than one person and

- they are to hold the property on trust for themselves as joint tenants
- they are to hold the property on trust for themselves as tenants in common in equal shares
- they are to hold the property on trust:

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
  - in the first box, or
  - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, or
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance. These are both available on the GOV.UK website.

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

## 12. Additional provisions

### Definitions

The following definitions and rules of interpretation apply in this Transfer

12.1. "LPMPA 1994" means the Law of Property (Miscellaneous Provisions) Act 1994.

Rights granted for the benefit of the property

None

Rights reserved for the benefit of other land

	None
Include words of covenant.	Restrictive covenants by the transferee None
Include words of covenant.	Restrictive covenants by the transferor None
Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.	<p>13. Other</p> <p>The disposition effected by this transfer is subject to:</p> <p>13.1. any matters contained or referred to in the entries or records made in registers maintained by HM Land Registry under title number CYM609225 as at 11:48:14am on 10 July 2024;</p> <p>13.2. any matters discoverable by inspection of the Property before the date of the contract;</p> <p>13.3. any matters which the Transferor does not and</p>

could not reasonably know about;

- 13.4. any matters disclosed or which would have been disclosed by the searches and enquiries which a prudent buyer would have made before entering into this contract;
- 13.5. any notice, order or proposal given or made by a body acting on statutory authority;
- 13.6. any matters which are unregistered interests which override registered dispositions under Schedule 3 to the Land Registration Act 2002; and
- 13.7. any matters disclosed in the Title Documents.

The parties agree and declare as follows:

- 13.8. This transfer does not create by implication any easements or other appurtenant rights for the benefit of the Property and the operation of section 62 of the Law of Property Act 1925 is excluded.

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 11 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to [Joint property ownership](#) and [practice guide 24: private trusts of land](#) for further guidance.

Examples of the correct form of execution are set out in [practice guide 8: execution of deeds](#). Execution as a deed usually means that a witness must also sign, and add their name and address.

Remember to date this deed in panel 4.

## 14. Execution

Signed as a deed by **RICHARD WINSTON LEWIS** in the presence of:

Signature of  
Witness:.....

Name (in BLOCK CAPITALS)

.....

## Address

.....

Signed as a deed by **HELEN GRACE EVANS** in the presence of:

Signature of  
Witness:.....

Name (in BLOCK CAPITALS)

## Address

Signed as a deed by **RITA MARGARET WATERS** in the presence of:

Signature of  
Witness:.....

Name (in BLOCK CAPITALS)

## Address

Signed as a deed by  
presence of:

in the

Signature of  
Witness:.....

Name (in BLOCK CAPITALS)

### Address

Signed as a deed by  
presence of:

in the

Signature of  
Witness: \_\_\_\_\_

Name (in BLOCK CAPITALS)

.....

Address

.....

**WARNING**

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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