

The electronic official copy of the register follows this message.

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

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

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



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
CYM99101

Edition date / Dyddiad yr
argraffiad 26.05.2023

- This official copy shows the entries on the register of title on 20 JAN 2025 at 12:59:14.
- 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 20 Jan 2025.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 20 IONAWR 2025 am 12:59:14.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 20 Ionawr 2025.
- Dan adran 67 Deddf Cofrestru Tir 2002, mae'r copi hwn yn dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol.
- Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

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

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

POWYS

- 1 (02.06.2000) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 44 High Street, Welshpool (SY21 7JQ).
- 2 (26.05.2023) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 3 (26.05.2023) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

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 (21.07.2017) PROPRIETOR: POWIS PROPERTY SERVICES LIMITED (Co. Regn. No. 10715940) of 44 High Street, Welshpool SY21 7JQ.
- 2 (21.07.2017) The price stated to have been paid on 18 July 2017 was £230,000.
- 3 (21.07.2017) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 18 July 2017 in favour of Lloyds Bank PLC referred to in the Charges Register.

C: Charges Register / Cofrestr Arwystlon

This register contains any charges and other matters that affect the land.

Mae'r gofrestr hon yn cynnwys unrhyw arwystlon a materion eraill sy'n effeithio ar y tir.

- 1 (02.06.2000) The land is subject to the following rights reserved by a Conveyance dated 4 September 1899 made between (1) David Wall and (2) William Marples and Edmund Thomas Moore Teesdale:-

"Reserving unto the said David Wall his heirs and assigns and to all persons claiming under him the free and uninterrupted passage and running of waste water from the sink from the downpipe waste water from the bath and ventilating pipe from the W.C. of the adjoining house of the said David Wall into the public sewer at the rear of the premises.

Together with full right and liberty for ever hereafter at reasonable hours in the daytime of entering upon the property hereby conveyed for the purpose of examining the state and condition of the said pipes or any of them or of making any necessary repairs thereto making fair and reasonable compensation for any loss or damage sustained in the carrying out of such repairs alterations or improvements."

NOTE: The adjoining property referred to was known as 45 High Street.
- 2 (21.07.2017) REGISTERED CHARGE dated 18 July 2017.
- 3 (21.07.2017) Proprietor: LLOYDS BANK PLC (Co. Regn. No. 2065) Dept. 3282 of Pendeford Securities Centre, Pendeford Business Park, Wobaston Road, Wolverhampton WV9 5HZ.

End of register / Diwedd y gofrestr