



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
CYM42734

Edition date / Dyddiad yr
argraffiad 10.10.2023

- This official copy shows the entries on the register of title on 05 Jul 2024 at 12:50:00.
- 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 05 Jul 2024.
- 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 05 Jul 2024 am 12:50:00.
- 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 05 Jul 2024.
- 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.

CONWY

- 1 (20.07.1988) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land to the north of Owain Glyndwr, Kinnel Bay, Rhyl.
- 2 (10.10.2023) A Transfer of the land in this title dated 14 September 2023 made between (1) Conwy County Borough Council and (2) Towyn And Kinnel Bay Town Council contains a provision relating to the creation and/or passing of easements.

NOTE: Copy filed.

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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 (10.10.2023) PROPRIETOR: TOWYN AND KINMEL BAY TOWN COUNCIL of Community Resource Centre, The Square, Off Foryd Road, Kinmel Bay LL18 5BT.
- 2 (10.10.2023) The price stated to have been paid on 14 September 2023 was £1.

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 (20.07.1988) By a Conveyance dated 3 March 1969 made between (1) Kinmel Bay Estates Limited (2) Ronald Ernest Alexander Parker (3) Philip Manrice Herring and (4) Eldon R. Gorst and Son Limited the land tinted blue on the filed plan with other land was conveyed subject as follows:-

Subject to the rights and other matters specified in the Fourth Schedule hereto and to the General Stipulations and Conditions specified in the Fifth Schedule hereto.

THE FOURTH SCHEDULE

By a Deed dated the Twenty third day of June One thousand nine hundred and nineteen the London and North Western Railway Company were granted the right to construct and maintain railway embankments at Foryd Junction on the Chester to Holyhead Railway Line.

3. By a Deed dated the Twenty eighth day of July One thousand nine hundred and twenty six the London Midland and Scottish Railway Company were granted permission to lay and maintain a waterpipe at Foryd Junction.

4. Unspecified rights of Merseyside and North Wales Electricity Board to erect and maintain poles struts stays lines and substations at nominal rentals.

5. All rights of way drainage or other rights easements or privileges which may affect the property or any part thereof including any rights which may have been required by persons in occupation thereof whether by prescription or otherwise (but not by Conveyance by the Receiver or The Company his or its successors in title).

THE FIFTH SCHEDULE

General Stipulations and Conditions

1. In order to preserve the uniformity of the front and rear lines of all buildings no person who shall acquire any of the said lands shall erect any buildings the front of which shall be nearer to the road upon which his land abuts as shown on the Estate Plan than ten feet or other building line as specified by the Local Authority and no person shall erect any building the rear line of which shall be more than seventy feet from such road.

2. No sand or gravel shall be dug out of any plot except in the course of excavating for foundations and other necessary work in connection with the land sold. No such sand or gravel shall be offered for sale or sold.

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

3. No noisome noxious or offensive trades shall be carried on upon any plot.
4. No building erected upon any of the plots shall be used for any other purpose than as a private dwellinghouse except a garage for the private use of the resident thereof and except the plots set apart for business premises. No building shall be erected upon any plot for the purpose of carrying on business until the formal written licence of the Company has been obtained.
5. No building erected upon any of the plots on the Estates Plan shall be at any time used as a hotel public-house wine or beer shop or otherwise for the sale of intoxicating liquors except on such plots as are or may be set apart for that purpose and no house shop or building erected on part of the Estates may be used for carrying on business of auctioneers surveyors land or estate agents house agents licensed club builders builders merchants or any other business in any way connected with the sale of any class of building material.
6. No house or other building to be used as a dwellinghouse or for the purpose of carrying on business shall be erected on any plot in Section 1 or Section 1a of less value than £350; on any plots in Section 2 of less value than £750; and on any plot in Section 3 or Golden Sands Section of less value than £500. The value of a building is the amount of its net first cost in materials and labour of construction only estimated at current prices.
7. No hut tent caravan house on wheels for the purpose of or intended for human habitation shed or outbuilding of any kind and no sign or signboard shall be erected on any part of the land or premises without consent in writing of the Company and the Company reserves to itself the absolute right to withdraw such consent at any time after it has been given if in the option of the Company such course shall appear desirable.
8. Complete duplicate plans (one of which shall become the property of the Company) of all erections with particulars of forms of construction shall be submitted to the Company and the Company's licence in writing obtained to commence to build by the actual builder or contractor before construction is started and the right is reserved to reject or alter any such plans and erections and to refuse to permit any builder or contractor the use of the roads lanes and rights of way for the purpose of building or the cartage of building material.
9. The Purchaser his/assigns and/or successors shall take all supply of water for domestic purposes and/or otherwise under contract from the North Wales Water Company Limited or their transferees or successors in title whether by reconstruction or otherwise. No water supply whether for domestic or other purposes in respect of the land and/or premises shall be used on the said land and/or premises or obtained therefore from any other source than as aforesaid.
- 2 (20.07.1988) By a Conveyance dated 3 March 1969 made between (1) John Solomon Cohen and (2) Eldon R. Gorst and Son Limited the land tinted brown on the filed plan with other land was conveyed subject to rights and covenants in identical terms to those contained in the Conveyance dated 3 March 1969 referred to above.
- 3 (20.07.1988) The land tinted yellow on the filed plan became vested in the Land Authority for Wales by a general vesting declaration dated 29 April 1988 executed pursuant to the provisions of the Compulsory Purchase (Vesting Declarations) act 1981 and no documents of the earlier title have been produced to the Land Registry the said land is accordingly subject to such restrictive covenants and easements as may have been imposed thereon prior to 14 January 1989 and are still subsisting and enforceable.
- 4 (17.01.1989) The land is subject to rights of drainage and rights in respect of water, gas and electricity supply services.
- 5 (04.07.1996) The parts of the land affected thereby which adjoin house

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

plots are subject to the right for the eaves gutters and foundations of any buildings erected on the said plots to protrude into or over the land adjoining.

- 6 (04.07.1996) The parts of the land affected thereby which adjoin house plots are subject to rights of entry for the purpose of inspecting maintaining repairing and renewing any buildings boundary walls and fences erected on the said plots.
- 7 (05.10.2001) A Transfer of the land in this title dated 7 September 2001 made between (1) Welsh Development Agency and (2) Conwy County Borough Council (Transferee) contains the following restrictive stipulation:-

"The Transferee shall use the land only as a public open space and for no other purpose"

End of register / Diwedd y gofrestr