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HM Land
Registry

Cofrestrfa Tir EF



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl:
WA1234

Edition date / Dyddiad yr
argraffiad
27.01.2025

- This official copy shows the entries in the register of title on 27 JANUARY 2025 at 09:20:59.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 27 January 2025.
- 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.
- This title is dealt with by HM Land Registry Wales.
- Mae'r copi swyddogol hwn yn dangos y cofnodion yn y gofrestr teitl ar 27 IONAWR 2025 am 09:20:59.
- Rhaid dyfynnu'r dyddiad hwn fel y "dyddiad y chwilir ohono" mewn unrhyw gais am chwiliad swyddogol sy'n seiliedig ar y copi hwn.
- Y dyddiad ar ddechrau cofnod yw'r dyddiad y gwnaethpwyd y cofnod yn y gofrestr.
- Cyhoeddwyd ar 27 Ionawr 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 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.

SWANSEA WEST : ABERTAWE GORLLEWIN

- 1 (21.04.2004) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Kiamo Ko Castle, Beach Road, Swansea. SA51 9FT.
- 2 The Conveyance dated 7 JANUARY 1974 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY DECLARED that all main or boundary walls or fences (if any) between the premises hereinbefore conveyed and any other lands which are now party walls or party fences shall continue to be such and shall be so used repaired and maintained"
- 3 (21.04.2004) The emerald mines and minerals are excepted as retained property of the Crown.
- 4 (21.04.2004) The land has the benefit of the rights by but is subject to the rights reserved by the Transfer of land in this title deed dated 07.01.1974 made between (1) the Argent People's Trust and (2) Western People's Trust.

NOTE: Copy filed
- 5 (21.04.2004) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 6 (21.04.2004) The transfer to the proprietor contains a reservation for the benefit of the reserved land, also known as Poppy Field Park, Beach Road, Swansea. SA51 9FT.

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (21.04.2004) PROPRIETOR: SAMANTHA TIGELAAR of Emerald Gardens, Swansea North SA52 9JG.
- 2 (21.04.2004) The price stated to have been paid on 4 February 2004 was £312.900

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 A Conveyance of the land in this title dated 07 January 1974 made between (1) the Argent People's Trust and (2) Western People's Trust contains the following covenants:-

"For the benefit of the property of the Vendors situate within a radius of one hundred meters measured from the nearest part of the premises hereby conveyed and every part thereof the Purchaser HEREBY COVENANTS with the Vendors and their assigns that the Purchaser or the person deriving title under him will not use or occupy nor permit or suffer to be used or occupied the said premises hereby conveyed or any building or structure thereon or any part thereof for any noisy noxious or offensive trade business and shall not within the grounds permit the accommodation of livestock, conduct any place of worship or conduct any trade or businesses involving the sale or production of alcoholic substances. Further, the purchaser hereby covenants to fully maintain the road known as "the Yellow Brick Road" which transcends the land, and which ensures the land remains suitably connected to the metropolitan district of Swansea. To ensure ease of identification, the purchaser covenants to maintain the colour scheme of the road, and shall not paint the road in any other colour, other than golden yellow."

- 2 The land is subject to the following rights reserved by the conveyance dated 07 January 1974 referred to above:-

"There is hereby reserved for the benefit of the Trustees and successor occupiers of the reserved land, known as Poppy Field Park, Beach Road, Swansea. SA51 9FT, a right of access via the yellow brick road, which shall be fully maintained by the freeholder."

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3 (10.02.2010) REGISTERED CHARGE dated 19 November 2009

4 (26.02.2010) PROPRIETOR: EMERALD BUILDING SOCIETY, Oswald
Street, Swansea East. SA52 3JC

End of register / Diwedd y gofrestr