



THRINGS LLP
DX6204
SWINDON 1

Date
08 May 2018

Your Ref
DLA/P5472-1

Our Ref
RCS/WA922497

HM Land Registry
Wales Office
PO Box 75
Gloucester
GL14 9BD

DX 321601
Gloucester 33

Tel 0300 006 0009
wales.office@
landregistry.gov.uk

www.gov.uk/land-registry

Completion of registration

Title number	WA922497
Property	Ty Glyn, High Street, Bangor (LL57 1YP)
Registered proprietor	Ppnl Spv B86-1 Limited

Your application lodged on 11 April 2018 has been completed. An official copy of the register is enclosed. No amendment has been made to the title plan.

The official copy shows the entries in the individual register of title as at the date and time stated on it. You do not need to reply unless you think a mistake has been made in completing your application.

An owner's property is probably their most valuable asset so it's important to protect it from the risk of fraud. Please read our property fraud advice at www.gov.uk/protect-land-property-from-fraud

Important information about the address for service

If we need to write to an owner, a mortgage lender or other party who has an interest noted in the register, we will write to them at their address shown in the register. We will also use this address if we need to issue any formal notice to an owner or other party as a result of an application being made. Notices are often sent as a safeguard against fraud so it is important that this address is correct and up-to-date. If it is not, the property owner or other party may not receive our letter or notice and could suffer a loss as a result.

Up to three addresses for service can be entered in the register. At least one of these must be a postal address, but this does not have to be in the United Kingdom; the other two may be a DX address, a UK or overseas postal address or an email address.

Please let us know at once of any changes to an address for service.

For information on how a property owner can apply to change their contact details or add an address, please see www.gov.uk/government/publications/updating-registered-owners-contact-address on GOV.UK (or search for "COG1") or contact HM Land Registry Customer Support (0300 006 0411) (0300 006 0422 for Welsh speakers service) from Monday to Friday between 8am and 6pm.

If you require this correspondence in an alternative format, please let us know.



THRINGS LLP
DX6204
SWINDON 1

Dyddiad
08 Mai 2018

Eich cyf
DLA/P5472-1

Ein cyf
RCS/WA922497

Cofrestrfa Tir EM
Swyddfa Cymru
PO Box 75
Gloucester
GL14 9BD

DX 321601
Gloucester 33

Ffôn 0300 006 0009
wales.office@
landregistry.gov.uk

www.gov.uk/land-registry

Cwblhau cofrestrriad

Rhif teitl	WA922497
Eiddo	Ty Glyn, High Street, Bangor (LL57 1YP)
Perchennog cofrestrredig	Ppnl Spv B86-1 Limited

Mae eich cais a gyflwynwyd ar 11 Ebrill 2018 wedi ei gwblhau. Amgaeir copi swyddogol o'r gofrestr. Ni wnaed unrhyw newid i'r cynllun teitl.

Mae'r copi swyddogol yn dangos y cofnodion yn y gofrestr teitl unigol fel yr oeddynt ar y dyddiad a'r amser a nodir arni. Nid oes angen ichi ateb oni bai eich bod yn credu y gwnaed camgymeriad wrth gwblhau eich cais.

Eiddo perchennog yw ei ased mwyaf gwerthfawr fwy na thebyg felly mae'n bwysig ei warchod rhag y risg o dwyll. Darllenwch ein cyngor ar dwyll eiddo yn www.gov.uk/gwarchod-eich-tir-ach-eiddo-rhag-twyll

Gwybodaeth bwysig am y cyfeiriad ar gyfer gohebu

Os bydd angen inni ysgrifennu at perchennog, rhoddwr benthyg morgais neu barti arall sydd â budd wedi ei nodi yn y gofrestr, byddwn yn ysgrifennu i'r cyfeiriad a nodir yn y gofrestr. Byddwn yn defnyddio'r cyfeiriad hwn hefyd os bydd angen anfon rhybudd ffurfiol at perchennog neu barti arall o ganlyniad i gais sy'n cael ei gyflwyno. Caiff rhybuddion eu hanfon yn aml i ddiogelu yn erbyn twyll felly mae'n bwysig bod y cyfeiriad hwn yn gywir ac yn gyfredol. Os nad yw, mae'n bosibl na fydd perchennog yr eiddo neu barti arall yn cael ein llythyr neu rybudd a gallent ddioddef colled o ganlyniad.

Gellir cofnodi hyd at dri chyfeiriad ar gyfer gohebu yn y gofrestr. Rhaid i o leiaf un ohonynt fod yn gyfeiriad post, ond nid oes yn rhaid iddo fod yn y Deyrnas Unedig; gall y ddau arall fod yn gyfeiriad DX, cyfeiriad post yn y Deyrnas Unedig neu dramor neu gyfeiriad ebost.

Rhowch wybod inni ar unwaith os yw'r cyfeiriad ar gyfer gohebu'n newid.

I gael gwybodaeth am sut y gall perchennog eiddo wneud cais i newid ei fanylion cysylltu neu ychwanegu cyfeiriad, gweler www.gov.uk/government/publications/updating-registered-owners-contact-address.cy ar GOV.UK (neu chwiliwch am "COG1") neu cysylltwch â Chymorth i Gwsmeriaid Cofrestrfa Tir EM (0300 006 0422 am wasanaeth Cymraeg a 0300 006 0411 am wasanaeth Saesneg) o ddydd Llun i ddydd Gwener rhwng 8am a 6pm.

Os hoffech gael yr ohebiaeth hon ar ffurf arall, rhowch wybod inni.



Official copy
of register of
title
Copi
swyddogol o
gofrestr teitl

Title number / Rhif teitl
WA922497

Edition date / Dyddiad yr
argraffiad 11.04.2018

- This official copy shows the entries on the register of title on 08 May 2018 at 13:50:09.
- 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 08 May 2018.
- 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 08 May 2018 am 13:50:09.
- 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 08 May 2018.
- 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 EM Swyddfa Cymru.

A: Property Register / Cofrestr Eiddo

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

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

GWYNEDD

- 1 (16.07.1999) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Ty Glyn, High Street, Bangor (LL57 1YP).
- 2 (16.07.1999) The land has the benefit of the rights granted by a Deed dated 17 September 1958 made between (1) Mayor Alderman and Burgesses of the Borough of Bangor and (2) Minister of Works.

NOTE: Copy filed.

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 (11.04.2018) PROPRIETOR: PPNL SPV B86-1 LIMITED (Co. Regn. No. 11119106) of 71 Queen Victoria Street, London EC4V 4AY.
- 2 (11.04.2018) The price stated to have been paid on 5 March 2018 was £4,510,000.
- 3 (11.04.2018) 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 5 March 2018 in favour of Coutts & Company 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 (16.07.1999) A Conveyance of the land tinted pink on the filed plan dated 15 July 1938 made between (1) Henry Augustus Collin and John Glynne Jones (Vendors) and (2) Henry Nicholas Lowe (Purchaser) contains the following covenants:-

"The Purchaser for himself and his assigns hereby covenants with the Vendors their heirs and assigns owners of parts of the said Friars Estate for the time being remaining unsold (but so that the Purchaser shall be under no liability for any breach of this covenant occurring after he shall have parted with the ownership of the premises or part thereof in respect of which such breach occurs) that the Purchaser and the persons deriving title under him will henceforth at all times perform and observe the stipulations and restrictions specified in the first Schedule hereto.....

THE FIRST SCHEDULE hereinbefore referred to

1. Not to erect any building on the said plot of land without first submitting plans and specifications thereof to the Vendors or their Surveyors for the time being and obtaining their or his written approval thereof which shall not be unreasonably withheld and no building so to be erected shall be used for any noisy noxious or offensive trade or business or for any purpose which shall be a nuisance or annoyance to the adjoining owners or to the Vendors.

2. The Purchasers shall at their own expense within six calendar months after the completion of the purchase properly erect and thereafter maintain to the satisfaction of the Vendors' Surveyor for the time being boundary walls or fences on the sides of the property purchased marked "T" within the boundary line of the said plan

3. No hut shed caravan house on wheels or other structure or chattel adapted or intended for use as a dwellinghouse or sleeping apartment nor any shows, booths, swings, roundabouts or hoardings (except for building purposes) or advertising station shall be erected made placed or used or be allowed to remain upon any part of the property contracted to be sold without the written consent of the Vendors and the Vendors or the owner or owners of any of the Lots to which these stipulations relate may remove and dispose of any such erections or other things and for that purpose may enter any land upon which a breach of these stipulations shall occur and shall not be responsible for the safe keeping of anything so removed or for the loss thereof or any damage thereto."

NOTE: T marks affect the eastern and southern boundaries.

- 2 (21.06.2001) A Conveyance of the land in this title dated 18 March 1992 made between (1) Milton Keynes Development Corporation and (2) The Secretary of State for the Environment contains restrictive covenants.

NOTE: No copy of the conveyance referred to is held by Land Registry.

- 3 (11.04.2018) REGISTERED CHARGE dated 5 March 2018.

Title number / Rhif teitl WA922497

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

4 (11.04.2018) Proprietor: COUTTS & COMPANY (Co. Regn. No. 36695) of 440
Strand, London WC2R 0QS.

End of register / Diwedd y gofrestr