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Title Number CYM283180

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REGISTERED
12 AUG 1976
FINANCE ACT 1931
A

T H I S C O N V E Y A N C E is made the
nineteenth day of *July*

One thousand nine hundred and seventy six
B E T W E E N THE SECRETARY OF STATE FOR WALES acting
under his powers under the Forestry Act 1967 (hereinafter
called "the Vendor") of the first part CYNTHIA ANN
BATER of 26 St Alban Avenue in the City of Cardiff
(hereinafter called "the Purchaser") of the second
part and PETER AUGUSTINE BATER of 26 St Alban Avenue
aforesaid (hereinafter called "Mr Bater") of the third
part

W H E R E A S :-

1. By virtue of the document mentioned in the Fifth Schedule hereto inter alia the property hereby conveyed is vested in the Vendor for an estate in fee simple in possession free from incumbrances in trust for Her Majesty
2. The Vendor has agreed with the Purchaser for the sale to her of the property more particularly described in the First Schedule hereto for an estate in fee simple subject as hereinafter mentioned but otherwise free from incumbrances at the price of One thousand Two hundred and Fifty pounds

N O W THIS DEED W I T N E S S E T H as follows:-

IN pursuance of the said agreement and in consideration of the sum of ONE THOUSAND TWO HUNDRED AND FIFTY POUNDS now paid by the Purchaser to the Vendor (the receipt of which sum the Vendor hereby acknowledges) the Vendor as Trustee HEREBY CONVEYS



Photo
Copy

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unto the Purchaser the property more particularly described in the First Schedule hereto EXCEPTING AND RESERVING as mentioned in the Second Schedule hereto and subject also to the agreements and declarations mentioned in the Third Schedule hereto and subject also to the covenants on the part of the Purchaser contained in the Fourth Schedule hereto TO HOLD the same unto the Purchaser in fee simple subject as hereinbefore mentioned and to the reservations of minerals and sporting rights contained in a Conveyance dated the Second day of October One thousand nine hundred and twenty two

2

MR BATER HEREBY GRANTS unto the Vendor a right of way over and along the road or track shown coloured mauve and between the points marked B - C on the plan annexed hereto with or without vehicles and equipment at all times during normal working hours and at any other time in case of emergency for all purposes connected with the use and occupation of the adjoining or neighbouring land of the Vendor shown edged grey on the said plan Together with the right to make up or repair the surface of the said road or track to such standard as the Vendor may consider appropriate or necessary

3

THE Vendor HEREBY ACKNOWLEDGES the

right of the Purchaser to production of the document mentioned in the Fifth Schedule hereto and to delivery of copies thereof

4

IT IS HEREBY CERTIFIED that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds Fifteen Thousand Pounds

I N W I T N E S S whereof the Vendor has caused his Corporate Seal to be hereunto affixed and the Purchaser and Mr Bater have hereunto set their hands and seals the day and year first before written

THE FIRST SCHEDULE before referred to

(THE PROPERTY)

ALL THAT piece or parcel of land situate in the County of Dyfed in the Community of Caron-uwch Clawdd being Ordnance Survey Number 592 and 592A on the 1905 Edition (1:2500) of Map Number Cards 21-8 containing 1.965 hectares (4.856 acres) or thereabouts All which land is more particularly delineated on the plan annexed hereto and thereon edged red coloured pink and coloured brown

THE SECOND SCHEDULE before referred to

(EXCEPTIONS AND RESERVATIONS)

There shall be excepted and reserved out of the property in fee simple:-

1. Unto the Vendor the owners or occupiers for the time being of the adjoining or neighbouring land and

buildings or any part or parts thereof without making payment therefor to the Purchaser the right to the free running of water soil gas electricity sewage and foul waste to and from and through any channels pipes wires sewers drains septic tanks watercourses and outfalls for the time being belonging to situate within or running in under over or through the property

2. Unto the Vendor the right of way over and along the road or track shown coloured brown and between the points marked A-B on the said plan with or without vehicles and equipment at all times during normal working hours and at any other time in case of emergency for all purposes connected with the use and occupation of the adjoining or neighbouring land of the Vendor shown edged grey on the said plan Together with the right to repair and make up the surface of the said road or track to such standard as the Vendor may consider appropriate or necessary

THE THIRD SCHEDULE before referred to
(AGREEMENTS AND DECLARATIONS)

IT IS HEREBY AGREED AND DECLARED as follows:-

1. That neither the Purchaser nor any of her successors in title shall by virtue of this Conveyance acquire or at any time

it
hereafter become entitled to by length of enjoyment prescription or by any means whatsoever in respect of the property any rights of light or air or any other easement or rights from under over through or affecting any adjoining or neighbouring land or property belonging to the Vendor or any part or parts thereof

2. That the Vendor and his grantees lessees and tenants may at all times hereafter plant trees erect any new buildings or erections of any height on any land belonging to the Vendor and may raise to any height or alter any buildings or erections now existing on any such land whether such trees buildings erections or alterations may or may not prevent or obstruct or affect the passage of light or air to the property or any part thereof or to any building which now exists or may hereafter be erected on the same

THE FOURTH SCHEDULE before referred to

(PURCHASERS COVENANTS)

The Purchaser hereby covenants with the Vendor at all times hereafter to observe and perform the covenants set out herewith to the intent that (so far as practicable) such covenants shall run with and bind the property and every part thereof in whosoever hands the same may be and to the intent that the benefit thereof may be annexed to and enure for the benefit of so much of the adjoining or neighbouring land of the Vendor as such covenants concern or touch and for the benefit of each and every part thereof:-

1. Within two weeks of the date of completion of the

sale to the Purchaser to mark the northern eastern and western boundaries of the property with wooden pegs in the positions agreed with the Vendor and to maintain such pegs in such positions

2. Prior to the grazing or keeping of any stock or animals on the property the Purchaser shall make stockproof and thereafter maintain in such stockproof condition all fences hedges walls and gates on those boundaries of the property shown marked with internal 'T' marks on the said plan

3. To keep the property free from rank vegetation and to keep down noxious weeds thereon

4. Not to make any fires or allow or suffer any fires to be made within thirty feet of the adjoining or neighbouring land of the Vendor

5. Not to leave or deposit or suffer or allow to be left or deposited any litter or rubbish on the property

6. Only to use the property in connection with the occupation of Hafod Newydd house for agricultural purposes and not to do or allow to be done anything on the property which would conflict with the use of the adjoining or neighbouring land of the

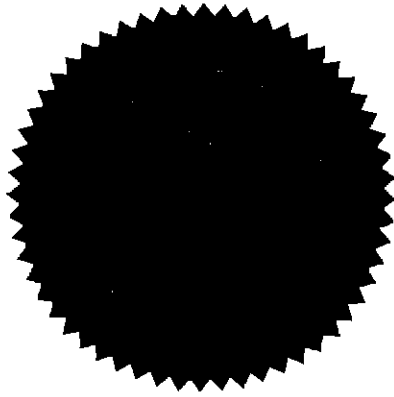
Vendor for forestry purposes whether or not such land has been planted at the date hereof

THE FIFTH SCHEDULE before referred to

<u>Date</u>	<u>Document</u>	<u>Parties</u>
25th February 1957	Conveyance	David Morgan (1) The Minister of Agriculture Fisheries and Food (2)

THE CORPORATE SEAL of THE
SECRETARY OF STATE FOR
WALES hereunto affixed is
authenticated by the
signature of:-

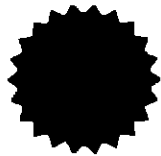
JW Le Zetchnayr



Authorised by the Secretary of State

SIGNED SEALED AND
DELIVERED by the said
CYNTHIA ANN BATER in the
presence of:-

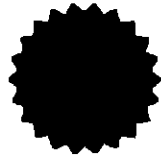
C. A. Bater



*6a Somerset Street
Aberdare Street
F. Inst. G. Ex.*

SIGNED SEALED AND
DELIVERED by the said
PETER AUGUSTINE BATER in
the presence of:-

P. A. Bater



as above.

DATED. 19th July

1976

THE SECRETARY OF STATE
FOR WALES

and

CYNTHIA ANN BATER

and

PETER AUGUSTINE BATER

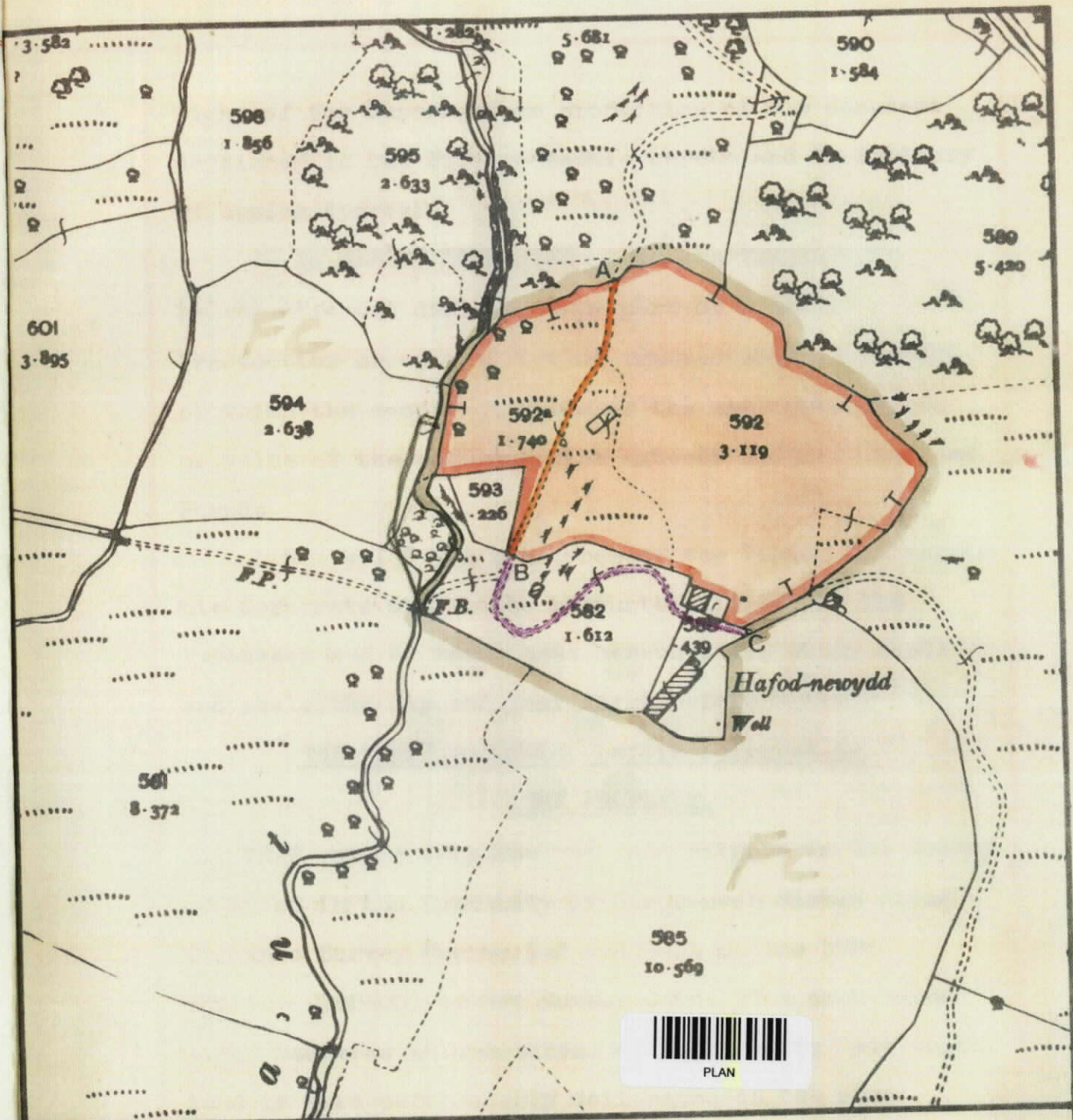
C O N V E Y A N C E

relating to

a piece or parcel of land
situate in the County of
Dyfed in the Community of
Caron-uwch Clawdd



FC 17508



Forest **TYWI**

Subject **Hafod-newydd**

Scale : 1:2500
 County : Dyfed
 Map no: Cards. 21-8

Nat. grid ref. : SN 756 639
 1:50000 map: 147
 Ed. of 1:2500 : 1905

Cons. drg. no.
 Cons. ref. no. **41/D1/2**

H.Q. drg. no.
 H.Q. ref. no.

Prepared by : TG Date 25 : 7 : 75
 Coloured by : Date : :
 Checked by : Date : :

FORESTRY COMMISSION

Revised by : Date : :
 Coloured by : Date : :
 Checked by : Date : :

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