



Title register for:

Lion Hotel, Llandinam, SY17 5BY (Freehold)

Title number: CYM214714

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Register summary

Title number	CYM214714
Registered owners	Trevor William Edward Bebb Mid Wales Golf Centre, Caersws SY17 5SB Patricia Allmer Bebb Mid Wales Golf Centre, Caersws SY17 5SB
Last sold for	No price recorded

A: Property Register

This register describes the land and estates comprised in this title.

Entry number	Entry date	
1	1993-04-15	POWYS

The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Lion Hotel, Llandinam (SY17 5BY).

2	1993-04-15	The land shown tinted pink on the filed plan has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the said land dated 14 November 1958 made between (1) Midland Bank Executor and Trustee Company Limited and others (The Executors) (2) Dinam Estates Company (Vendor) and (3) Richard Leslie Revell (Purchaser):- "TOGETHER with a right of drainage into the Llandinam Minor System Provided that neither the Vendors nor the Executors nor their successors in title shall be under any liability for the continuance or adequacy of such drainage system or to repair cleanse or otherwise maintain or continue the same or any of the apparatus of whatsoever kind relating thereto and that the whole of the cost of maintaining the pipes and other apparatus exclusively serving the property hereby conveyed shall be borne by the Purchaser and his successors in title to the said property Provided further that the Vendors may from time to time extend the said system as they may think fit (in which event the contributions to the cost of maintenance will be readjusted accordingly) and that so long as the same shall be maintained and kept up the Purchaser and his successors in title shall pay to the Vendors and their successors in title a fair proportion of the cost of maintenance and up keep such fair proportion of the cost of maintenance and upkeep such fair proportion to be settled in case of difference by two referees (one to be appointed by each party) and their umpire in accordance with the provisions of the Arbitration Act 1950 or any statutory or other modification thereof for the time being in force EXCEPT AND RESERVED as more
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particularly mentioned in the Second Schedule hereto.

THE SECOND SCHEDULE above referred to

There is excepted and reserved to the Vendors and their successors in title out of the property hereby conveyed:-

(b) The exclusive right of sporting (subject to the provisions of the Ground Game Act 1880 and the Ground Game Amendment Act 1906) with full right and liberty to the Vendors and their assigns and their respective sporting tenants licensees guests servants and other persons authorised by them respectively with or without animals and vehicles to enter upon the property hereby conveyed for the full exercise and enjoyment of such rights and to have and carry away the same and other birds and animals killed.

(c) The exclusive right of fishing in the River Severn flowing by the property hereby conveyed with full right and liberty to the Vendors and their assigns and their respective sporting tenants licensees guests servants and others authorised by them respectively to enter upon the property hereby conveyed and to pass and repass thereover for the full exercise and enjoyment of such rights and to have and carry away fish and with or without animals and vehicles to enter upon the said property for the purpose of trimming banks erecting weirs making pools and doing any other thing to protect or improve the fishing.

(d) All pipes drains sewers and other apparatus forming part of the Llandinam Major Drainage system and the Llandinam Minor Drainage System.

(e) The right to enter in and upon the property hereby conveyed to inspect repair renew cleanse

maintain and extend any such pipes drains sewers and other apparatus as aforesaid as may be upon in or under the said property subject to the payment of reasonable and proper compensation to the Purchaser and his successors in title to the said property for all damage done in the course of such works the amount of such compensation to be determined in case of difference by two referees (one to be appointed by each party) or their umpire in accordance with the provisions of the Arbitration Act 1950 or any statutory modification thereof for the time being in force.

(f) A right for the Vendors alone (and not their successors in title or licensees or grantees) at all reasonable times to enter in and upon the property hereby conveyed with carts or motor vehicles and to take gravel from the River Severn where it abuts upon the property hereby conveyed, subject to such reasonable and proper compensation for damage done in the exercise of such rights.

In this Deed the Following expressions have the following meanings:-

(a) "The Llandinam Major Drainage System" means the drainage system serving the properties known as Numbers two, five seven and eight Trewern and as "Rhuddlan" and "Pen-y-Bryn" and certain other properties the sewer for which system passes through or under Pen-y-Bryn aforesaid the fields numbered part 1080 part 1455 and 1059 (as well as other lands) and discharges into a sewerage disposal apparatus in the field numbered 1057 forming part of the property hereby conveyed.

(b) "The Llandinam Minor Drainage System" means the system of drainage serving certain properties in or near the village of Llandinam including the properties known as "the Llandinam Emporium" and "the Lion Hotel" the sewer for which system

		passes through or under the Lion Hotel aforeaid and discharges into a sewerage disposal apparatus in the field numbered part 1058 with pipes therefrom passing and discharging through or under Field No 1057 both forming part of the property hereby conveyed"
3	2005-01-28	The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 8 December 2004 referred to in the Charges Register.
4	2005-01-28	The Transfer dated 8 December 2004 referred to above contains a provision as to boundary structures.

B: Proprietorship Register

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

Class of Title: Title absolute

Entry number	Entry date	
1	2019-06-24	PROPRIETOR: TREVOR WILLIAM EDWARD BEBB and PATRICIA ALLMER BEBB of Mid Wales Golf Centre, Caersws SY17 5SB.
2	2019-06-24	The price stated to have been paid on 21 June 2019 was £165,999 exclusive of VAT.
3	2019-06-24	A Transfer dated 21 June 2019 made between (1) Business Mortgage Finance 7 Plc and (2) Trevor William Edward Bebb and Patricia Allmer Bebb contains purchaser's personal covenants.

NOTE: Copy filed.

C: Charges Register

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

Class of Title: Title absolute

Entry number	Entry date	
1	1993-04-15	A Conveyance of the land shown tinted blue on the filed plan dated 2 June 1982 made between (1) The Right Honourable David Third Baron Davies (Vendor) and (2) Maurice Ronald Wilden and Mary Kathleen Wilden (Purchasers) contains the following covenants:- "FOR the benefit and protection of the neighbouring and adjoining land of the Vendor and every part thereof and so as to bind the land hereby conveyed and every part thereof into whosoever hands the same may come the Purchasers for themselves and their successors in title hereby jointly and severally covenant with the Vendor (but so that they shall not be under any personal liability in respect of any breach of covenant after they shall have parted with all interest in the property) that they will at all times hereafter observe and perform the following stipulations and conditions. (a) No building or other erection shall be erected on the property hereby conveyed. (b) No caravans mobile homes boats or other similar items shall be kept on the property hereby conveyed. (c) Not to use the property hereby conveyed other than for the purposes of a garden in connection with The Lion Hotel Llandinam aforesaid. (d) To erect and thereafter maintain a stockproof fence along that boundary of the land conveyed

marked with a 'T' inwards on the Plan".

NOTE: The "T" mark referred to affects the southern boundary of the said land.

2	1993-04-15	Such part or parts of the land in this title which adjoins the A 470 trunk road between Llandinam Bridge and the hotel buildings where the road runs along a causeway at a higher level than the surface of the land is subject to rights in favour of the Secretary of State for Wales or such other person or body as is for the time being the highway authorised for the purposes of the said road of entry on the land both with and without workmen and plant for the purposes of inspection maintenance repair and reconstruction of the said causeway.
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3	2005-01-28	A Transfer dated 8 December 2004 made between (1) Philip Stephen Collins and Kazuko Collins and (2) Michael Charles France and Cathryn France contains restrictive covenants.
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NOTE: Copy filed.