

British Coal Corporation  
Mining Reports Office  
Ashby Road, Burton on Trent,  
Staffordshire, DE15 0QD  
Telephone: 0283-550606  
Telex: 34171 (CIFTD G)  
DX 29281 BRETBY

**British  
COAL**

British Coal Corporation  
Cost: £34.04  
Plus V.A.T. £ 5.96  
Total Received: £40.00  
V.A.T. Reg. Number 239 0027 83

Sutton-Mattocks & Company  
Solicitors  
DX59701  
Barnes

This matter is being dealt with  
by J.Roberts  
Survey Dept. (Tel. 0283-550606 Extn. 31308)

Our Ref: 22/5404 SR009649-94

Your Ref: MD MB CROSS

Date: 27th January 1994



Dear Sir,

**Coal Mining Report  
Troserch Wood, Llancennech, Near Llanelli, Dyfed.**

I refer to your enquiry dated 20th January 1994 in connection with the above.

**Past Underground Coal Mining**

One seam of coal has been mined at shallow depth under or within the vicinity of the property, the last date of working being 1959.

**Present Underground Coal Mining**

There are no workings presently taking place within influencing distance of the property.

**Future Underground Coal Mining**

Coal exists unworked in this locality although there are no present plans for future workings. Such coal could be worked at some time in the future depending on feasibility and on obtaining the necessary planning consents.

British Coal reserves the right to alter and amend its working proposals at any time should it be deemed necessary to do so.

British Coal have no record of having issued any notice of proposals relating to underground coal mining operations under S.46 of the Coal Mining Subsidence Act 1991.

**Shafts and Adits**

According to our records, which may not be complete, 1 shaft and 14 adits are situated under or close to the property.

British Coal will supply a plan showing the approximate position(s) of the above, if required, on application to the above address.

The fee will be £193.88 inclusive of VAT.

Cheques, money orders and postal orders should be made payable to BRITISH COAL and crossed "A/C Payee only". An official receipt will be provided in a form acceptable as a VAT invoice.

**Surface Geology**

This office is unaware of any fault, fissure or breakline at the surface which is known to affect the stability of the property.

Continued...

27-Jan-1994 15:21:17 2.9



**Opencast Coal Mining**

British Coal have no proposals for opencast coal mining in the vicinity of the property.

The property is not situated within or adjoining an area for which an application has been made or is intended to be made in the near future by British Coal for planning permission under Town and Country Planning legislation in respect of the extraction of coal by opencast methods.

The property is not situated within or adjoining an area from which coal has been extracted by British Coal or their licensees by opencast methods.

**Claims for Subsidence Damage**

British Coal have no such record of a claim having been made or pursued in respect of this property.

There is no "Stop Notice" under Section 16(2) of the Coal Mining Subsidence Act, 1991.

**Blight Payments**

British Coal have no record of any payment having been made under the Coal Mining Subsidence Act 1991 equivalent to the difference between the value of the property and its unblighted value.

**Preventive Works to Existing Buildings**

British Coal have no record of asking any person to execute preventive works under S.33 of the Coal Mining Subsidence Act 1991.

**Preventive Measures to New Buildings**

British Coal's records indicate that the property lies within an area in respect of which a notice dated 1952 has been published under Paragraph 6 of the 2nd schedule to the Coal Act 1938.

The Secretary of State has issued an Order under S.35(1) of the Coal Mining Subsidence Act on the 30th November 1991 for the whole of the Country relating to Section 2 notices published before that date.

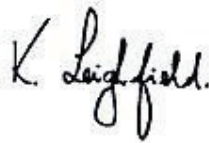
British Coal have no record of the land lying within an area in respect of which a notice has been published under S.35(2) of the Coal Mining Subsidence Act 1991.

British Coal have no record of being notified of any proposal relating to the construction of the property under S.34(2)(a) of the Coal Mining Subsidence Act 1991.

British Coal have no record of making any proposals under S.34 of the Coal Mining Subsidence Act 1991 as to the materials for and the method of construction of any buildings, structures or works as appear to them to be desirable for minimising damage in the event of subsidence.

We acknowledge receipt of your remittance in payment of our fee.

Yours faithfully



**K. Leighfield**  
Chief Surveyor and Minerals Manager

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DATED

15<sup>th</sup> April

1994

THE SECRETARY OF STATE FOR  
WALES

- and -

ALISON JANE SUTTON-MATTOCKS  
PATRICK CHARLES PETER BOURDILLON  
and NORMAN CASSLETON ELLIOTT

C O N V E Y A N C E

re: LAND AT TROSERCH WOOD  
LLANNON AND LLANGENNECH DYFED

49014023/1100

H.M. LAND REGISTRY

FREEHOLD TITLE REGISTERED

TITLE NUMBER LVA716332



J15503 SNS504  
J15403 SNS404

THIS CONVEYANCE is made the fifteenth day of April 1994

BETWEEN:

1. THE SECRETARY OF STATE FOR WALES acting in exercise of the powers of the Forestry Acts 1967 and 1981 ("the Vendor")
2. ALISON JANE SUTTON-MATTOCKS PATRICK CHARLES PETER BOURDILLON and NORMAN CASSLETON ELLIOTT all care of South Wales Woodlands Green Lodge Llandovery Dyfed SA20 0BB ("the Purchasers")

WHEREAS:-

BY the operation of Articles 4 and 9 of the Secretary of State for Wales and Minister of Land and Natural Resources Order 1965 (S.I.1965 no. 319) the Vendor is seised of the property hereinafter mentioned for an estate in fee simple subject as hereinafter mentioned but otherwise free from encumbrances and has in exercise of his statutory and other powers agreed with the Purchasers for the sale to them of the said property for the sum of FORTY SEVEN THOUSAND FIVE HUNDRED POUNDS (£47,500)

NOW THIS DEED WITNESSETH as follows:-

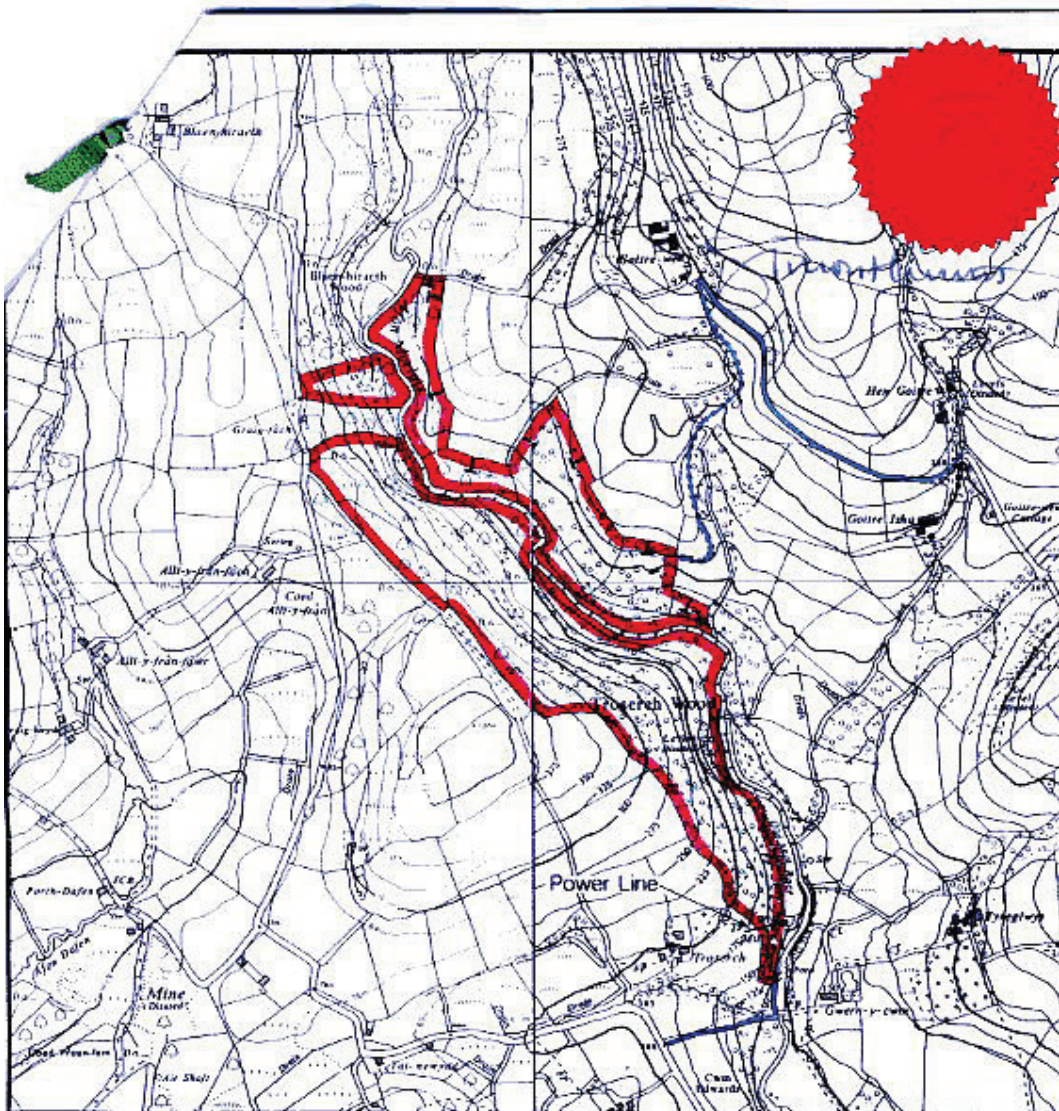
1. IN pursuance of the said agreement and in consideration of the sum of FORTY SEVEN THOUSAND FIVE HUNDRED POUNDS (£47,500) now paid by the Purchasers to the Vendor (receipt of which the Vendor hereby acknowledges) the Vendor as trustee in exercise of all powers him hereunto enabling **HEREBY CONVEYS** to the Purchasers all those freehold pieces of land comprising 34.03 hectares (84.093 acres) or thereabouts known as Troserch Wood in the Communities of Llannon and Llangennech in the County of Dyfed as the same are delineated on the plan attached hereto and edged red **SUBJECT TO** the exception and reservation of minerals more particularly described in a conveyance dated 26th January

1955 made between Patrick Wyndham Murray Threipland Stafford Vaughan Stepney Howard and Frank Hugh More of the one part and the Minister of Agriculture and Fisheries of the other part ("the First Conveyance") and further subject to but with the benefit of:-

- (a) a fencing covenant more particularly described in a Conveyance dated 30th September 1961 made between Gordon James Havard and Thomas John Kenneth Havard(1) Andrew James Havard and Rachel Havard(2) and The Minister of Agriculture Fisheries and Food(3) ("the Second Conveyance")
- (b) the rights of way and the covenants and conditions attaching thereto more particularly described in the First Conveyance and the Second Conveyance so far as they relate to the pieces of land hereby conveyed or any of them such rights of way being over and along the roads or tracks shown coloured blue on the attached plan

2. THE Purchasers hereby jointly and severally covenants with the Vendor with the object and intent of affording to the Vendor and his successors in office a full and sufficient indemnity but not further or otherwise that they the Purchasers will at all times hereafter duly observe and perform the said fencing covenant contained in the First Conveyance and the covenants and conditions contained in the First and Second Conveyances so far as the same are now subsisting and capable of being enforced and relate to the pieces of land hereby conveyed or any of them and will at all times keep the Vendor and his successors in office effectually indemnified from and against all breaches actions proceedings costs charges claims and demands whatsoever in respect thereof

3. THE Purchasers hereby declare as follows:-



**FOREST DISTRICT**

**LLANOVERLY**

**Subject**

**LLANON PACKAGE (TROSERCH)**

*P. J. B. Jones  
M. J. Williams*

Scale 1:10,000

Nat. Grid ref.

SN 550940

Map nos. SN 50 SW, SE

1:50,000 no.

159

1:2500 edn.

County

Dyfed

File no. D4/BA/220/4

Drawing no.

803/(d)

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Prepared by: KJ Date: 25.6.90  
 Coloured by: LK Date: 4.10.90  
 Checked by: MJO Date: 5.10.90

**FORESTRY COMMISSION**  
**ABERYSTWYTH**  
Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright Reserved 1990.

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

*Alison Suttie Matthews*  
 SN 550940  
 159  
 Dyfed  
 803(d)

(2)

that the property hereby conveyed is held upon trust to sell the same with power to postpone the sale hereof and to stand possessed of the net receipts of any such sale and the net rents and profits until sale upon the trusts applicable to all properties owned and occupied by members of the Dyfed Woodlands Trust as set out in a Trust deed to be entered into between the Purchasers and the members of the said Dyfed Woodland Trust

4. THE VENDOR hereby acknowledges the right of the Purchasers to the production of the First Conveyance (possession of which is retained by the Vendor) and to delivery of copies thereof

5. IT is hereby certified that the transaction hereby effected does not form part of a larger transaction or series of transactions in respect of which the amount or value or aggregate amount or value of the consideration exceeds £60,000.00

IN WITNESS WHEREOF the Vendor has caused his Corporate Seal to be affixed to this deed and the Purchasers have set their hands to this deed the day and year first before written

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

*[Handwritten signature]*



Authorised by the Secretary of State for Wales

SIGNED as a deed by the said ALISON JANE SUTTON-MATTOCKS in the presence of:- *Alison Sutton Mattocks*

Witness: *[Handwritten signature]*  
Signature

Name *Mary McNE-DAy*  
Address *11000s Lane SW13*  
Occupation *Scholar*

SIGNED as a deed by the said  
PATRICK CHARLES PETER BOURDILLON }  
in the presence of:-

P.C. Bourdillon

Witness:

Signature N.J. Torby

Name Nicholas John Torby

Address The Winkfield Coach House, Church Elm Lane, Glyford, Devon.

Occupation Chartered Accountant

SIGNED and DELIVERED as a deed by )  
NORMAN CASSELTON ELLIOTT in the presence )  
of:-

N. Cassleton Elliott

Witness:

Signature

P. Long

Name Pamela Long

Address 10 Springetts Horns Road, Maidstone, Kent.

Occupation Domestic work.



Form 14.1.C1. (Local Land Charges Act 1974 Schedule 1, Form C)

The applicant of this form must also complete a common copy will suffice.

For time limits, notes and fees see booklet

Insert name and address of registering authority in space below

Llanelli Borough Council,  
Tylwyn  
Towal Square,  
Llanelli,  
EX 40319

Official number 388/15/9  
(To be completed by the registering authority)

## Register of local land charges

### Requisition for search and official certificate of search

Requisition for search  
(A separate requisition may be made in respect of each parcel of land except as explained below)

An official search is required in Part C of the register of local land charges kept by the above named registering authority for submitting requisitions against the land referred in the attached plan described below

Description of land sufficient to enable it to be identified

Lot 8 Traroch Wood Llangelech Near Llanelli Dyfed  
OS Ref. Map 159 Ref. 576014 as shown edged red on the attached plan. Please show public highways on the plan

Name and address to which certificate is to be sent

SU. YON MATTOCKS & CO  
1 ROCKS LAKE  
BARNES  
LONDON SW13 4DF  
DX 59701 BARNES

Signature of applicant for requisition

Date

14.9.93

Telephone number

061 876 8811

Reference

NC

Enclosure

1 Requisition for search of local land charges register

#### Official certificate of search

It is hereby certified that the search requisition above results in no existing registrations

*[Signature]* Registrar of local land charges  
Llanelli Borough Council

Signed

On behalf of

Date

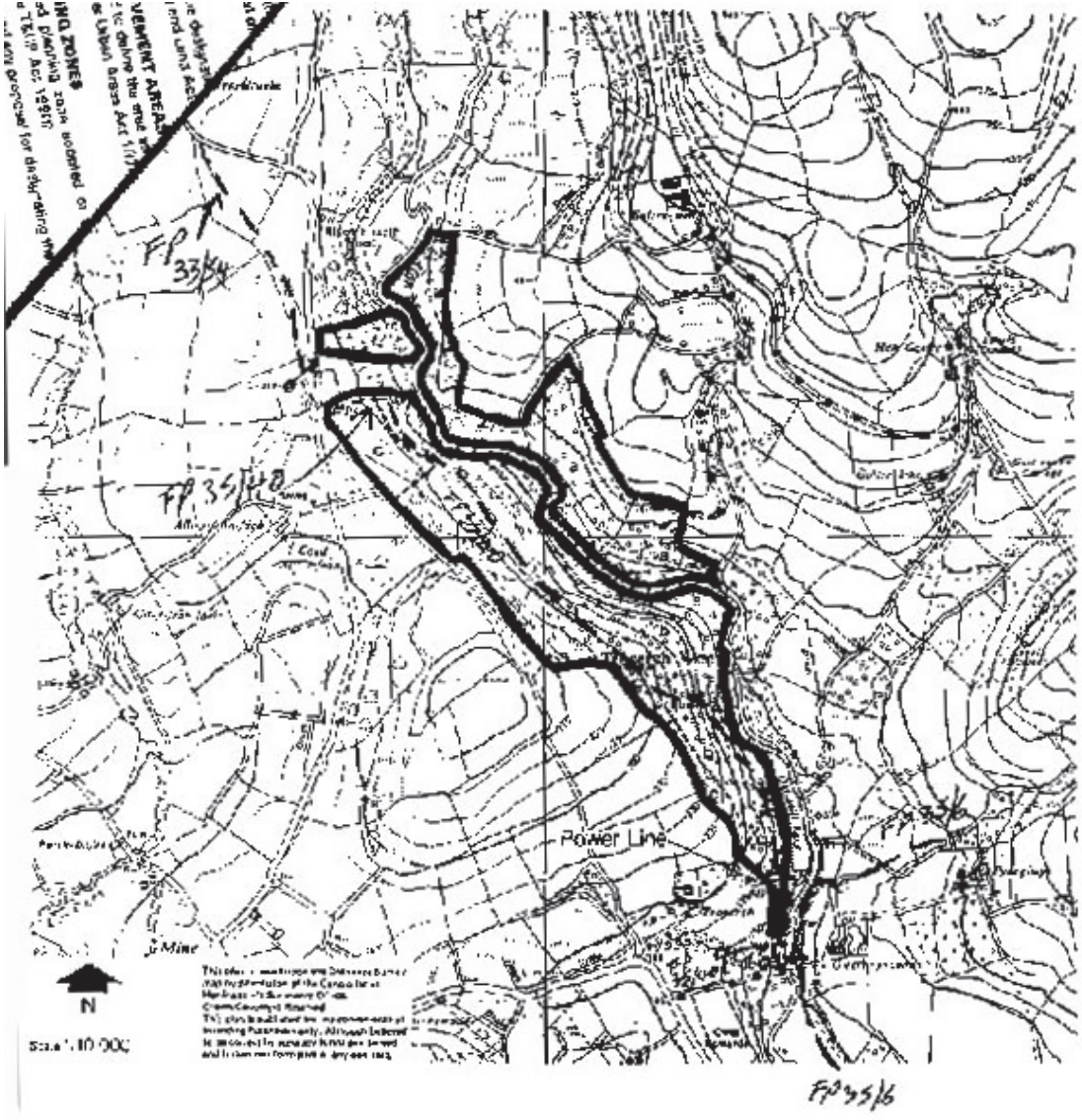
14/9/93

To be completed by a solicitor or other

1. Delete if inappropriate. Otherwise insert Part(s) in which search is required.
2. Delete if inappropriate. (A plan should be furnished in duplicate that is ceased the, a copy should be returned.)

3. Delete inapplicable words. (The Parts of the Schedule should be securely attached to this certificate and the number of registrations disclosed should be inserted in the space provided. Only Parts which disclose subsisting registrations should be sent.)

4. Insert name of registering authority.



This map of Public rights of way  
 is not the definitive map and  
 may be open to minor error.