



## Special Conditions of Sale by Auction

1. Seller [REDACTED]

Sellers Solicitor Howells Solicitors, Fitzalan House, Fitzalan Court, Fitzalan Road, Cardiff, CF24 0EL [REDACTED]

2. Description of property

All that freehold property known as 12 Ogwy Street Nantymoel CF32 7SA with registered title number WA292498.

3. The property is sold subject to all matters capable of registration whether registered or not before the date of the auction, all notices served and orders, grants, proposals or requirements made by local or public authority before or after these special conditions.
4. The seller sells with full title guarantee.
5. Nothing in this contract or in any replies to enquiries constitutes or shall constitute a representation or warranty from the Seller that the Property may lawfully be used for any purpose or that the Property has the requisite planning or building regulation consents and licences.
6. The Property is sold as seen and the Seller shall not be obliged to remove any furniture or other items from the Property.
7. The seller is not in possession of any asbestos reports or fire risk assessments and the buyer buys in the knowledge that these are not available and will not raise any enquiries or requisitions in relation to the same.
8. The deposit payable at auction shall be held by the auctioneers as agents for the seller.
9. If the buyer does not complete this contract on the completion date, the amount payable shall be increased by £250.00 plus VAT if applicable for the costs of preparation of service of notice to complete by the seller.
10. If the buyer requests a change to the parties to the contract or their conveyancers following the exchange of contracts the amount payable shall be increased by £50.00 plus VAT.
11. The Transfer shall be prepared by the buyer.
12. Upon completion, the buyer shall pay the seller: 1: £1,561.00 plus VAT being the seller's legal fees, 2: Office Copies a minimum of £14.00

13. The Property Shall be at the risk of the Buyer from the date hereof and General Condition G3 shall not apply.
14. In all other respects, the General and Common Auction Conditions shall apply to this sale.

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Mae'r copi swyddogol electronig o'r gofrestr yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.



Official copy  
of register of  
title  
Copi  
swyddogol o  
gofrestr teitl

Title number / Rhif teitl  
WA292498

Edition date / Dyddiad yr  
argraffiad 16.07.2019

- This official copy shows the entries on the register of title on 17 JUN 2026 at 11:53:16.
- 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 17 Jun 2026.
- 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 17 MEHEFIN 2026 am 11:53:16.
- 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 17 Mehefin 2026.
- 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 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.

BRIDGEND/PEN-Y-BONT AR OGWR

- 1 (06.12.1984) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 12 Ogwy Street, Nantymoel (CF32 7SA).

## 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 (30.01.2019) PROPRIETOR: [REDACTED]

## B: Proprietorship Register continued / Parhad o'r gofrestr perchnogaeth

- 2 [REDACTED]
- 3 (30.01.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 25 January 2019 in favour of Family Finance Limited referred to in the Charges Register.
- 4 (16.07.2019) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 9 July 2019 in favour of Family Finance Limited 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 (30.01.2019) REGISTERED CHARGE dated 25 January 2019.
- 2 (30.01.2019) Proprietor: FAMILY FINANCE LIMITED (Co. Regn. No. 00525612) of 93 Commercial Street, Tredegar, Gwent NP22 3DN.
- 3 (16.07.2019) REGISTERED CHARGE dated 9 July 2019.
- 4 (16.07.2019) Proprietor: FAMILY FINANCE LIMITED (Co. Regn. No. 00525612) of 93 Commercial Street, Tredegar, Gwent NP22 3DN.

End of register / Diwedd y gofrestr

**These are the notes referred to on the following official copy**

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 17 June 2026 shows the state of this title plan on 17 June 2026 at 11:53:16. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Wales Office .

© Crown copyright. Produced by HM Land Registry. Reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number AC0000851063.

**Dyma'r nodiadau y cyfeirir atynt ar y copi swyddogol canlynol.**

Mae'r copi swyddogol electronig o'r cynllun teitl yn dilyn y neges hon.

Sylwch mai hwn yw'r unig gopi swyddogol a ddarparwn. Ni fyddwn yn darparu copi swyddogol papur.

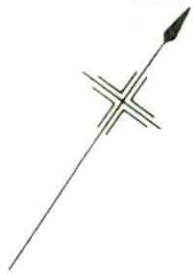
Anfonwyd y copi swyddogol hwn yn electronig a phan gaiff ei argraffu ni fydd wrth raddfa. Gallwch gael copi swyddogol papur trwy archebu un o Gofrestrfa Tir EF.

Mae'r copi swyddogol hwn a gyhoeddir ar 17 Mehefin 2026 yn dangos sefyllfa'r cynllun teitl hwn ar 17 Mehefin 2026 am 11:53:16. Mae'n dderbyniol fel tystiolaeth i'r un graddau â'r gwreiddiol (adran 67 Deddf Cofrestru Tir 2002). Mae'r cynllun teitl hwn yn dangos safle cyffredinol, nid union linell, y terfynau. Gall fod gwyriadau yn y raddfa. Mae'n bosibl na fydd mesuriadau wedi eu graddio o'r cynllun hwn yn cyfateb â mesuriadau rhwng yr un pwyntiau ar y llawr. Gweinyddir y teitl hwn gan Gofrestrfa Tir EF Swyddfa Cymru.

© Hawlfraint y Goron. Cynhyrchwyd gan Gofrestrfa Tir EF. Gwaherddir atgynhyrchu'r cyfan neu ran heb ganiatâd ysgrifenedig blaenorol yr Arolwg Ordnans. Rhif Trwydded AC0000851063.

H.M. LAND REGISTRY		TITLE NUMBER	
		WA292498	
ORDNANCE SURVEY PLAN REFERENCE	SS 9392	SECTION F	Scale 1/1250 Enlarged from 1/2500
COUNTY <del>MID GLAMORGAN</del>		DISTRICT <del>OGWR</del>	
© Crown copyright 1974			

ADMINISTRATIVE AREA  
BRIDGEND  
PEN - Y - BONT AR OGWR



## Commercial Property Standard Enquiries

CPSE.7 (version 1.3.1) General short form pre-contract enquiries for all property transactions

### Conditions

This document may be used free of charge subject to the Conditions set out in *GN/CPSE (version 3.3) Guidance notes on the Commercial Property Standard Enquiries*.

### Particulars

Seller: 

Buyer:

Property: 12 + 12a OAWY STREET NAWTYMOGL  
CF32 7SA

Transaction: Auction

Seller's solicitors: HOWELLS CARDIFF

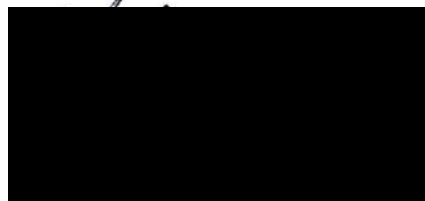
Buyer's solicitors:

Date:

### Interpretation

1. In interpreting these enquiries, the terms set out in the Particulars have the meanings given to them in the Particulars and the following interpretation also applies:

- **Buyer:** includes tenant and prospective tenant.
- **Conduits:** means the pipes, wires and cables through which utilities and other services are carried.
- **Property:** includes any part of it and all buildings and other structures on it.



- **Rights:** means any covenants, agreements, rights, restrictions, or informal arrangements of any kind (including any which are in the course of being acquired).
  - **SDLT:** includes Land Transaction Tax where the Property is in Wales, and references to HMRC include the Welsh Revenue Authority where relevant.
  - **Seller:** includes landlord and prospective landlord.
2. The replies to the enquiries will be given by the Seller and addressed to the Buyer. Unless otherwise agreed in writing, only the Buyer and those acting for it may rely on them.
- References in these enquiries to "**you**" mean the Seller and to "**we**" and "**us**" mean the Buyer.
  - In replies to the enquiries, references to "**you**" will be taken to mean the Buyer and to "**we**" and "**us**" will be taken to mean the Seller.
3. The replies are given without liability on the part of the Seller's solicitors, its members, partners, employees, consultants or other staff.
4. The Buyer acknowledges that even though the Seller will be giving replies to the enquiries, the Buyer should still inspect the Property, have the Property surveyed, investigate title and make all appropriate searches and enquiries of third parties.
5. In replying to each of these enquiries and any supplemental enquiries, the Seller acknowledges that it is required to provide the Buyer with copies of all documents and correspondence, and to supply all details, that are in each case relevant to the replies, whether or not specifically requested to do so.
6. The Seller confirms that pending exchange of contracts or, where there is no prior contract, pending completion of the Transaction, it will notify the Buyer on becoming aware of anything which may cause any reply that it has given to these or any supplemental enquiries to be incorrect.

# Practical Law

## CONTENTS

---

### CLAUSE

1.	BOUNDARIES AND EXTENT .....	4
2.	RIGHTS BENEFITING THE PROPERTY .....	5
3.	ADVERSE RIGHTS AFFECTING THE PROPERTY .....	5
4.	PHYSICAL CONDITION .....	6
5.	CONTENTS .....	7
6.	UTILITIES AND SERVICES .....	7
7.	FIRE SAFETY AND MEANS OF ESCAPE .....	8
8.	PLANNING AND BUILDING REGULATIONS .....	8
9.	STATUTORY AGREEMENTS AND INFRASTRUCTURE.....	9
10.	STATUTORY AND OTHER REQUIREMENTS.....	10
11.	ENVIRONMENTAL .....	11
12.	OCCUPIERS .....	11
13.	INSURANCE .....	12
14.	RATES AND OTHER OUTGOINGS.....	12
15.	NOTICES .....	13
16.	DISPUTES .....	13
17.	SDLT ON ASSIGNMENT OF A LEASE .....	13
18.	DEFERRED PAYMENT OF SDLT.....	14
19.	VAT .....	14
20.	CAPITAL ALLOWANCES.....	15

## ENQUIRIES

### 1. BOUNDARIES AND EXTENT

In this enquiry, "**Boundary Features**" means all walls, fences, ditches, hedges or other features that form the physical boundary of the Property.

- 1.1 Are you aware of any discrepancies between the boundaries referred to in the title deeds and the Boundary Features?

[Insert answer to question here]

NO

- 1.2 Have any alterations been made to the position of any Boundary Features during your ownership or, to your knowledge, earlier?

[Insert answer to question here]

NO

- 1.3 In relation to each of the Boundary Features:

- (a) Which of them have you maintained or regarded as your responsibility? *right wall facing from street.*
- (b) Which of them has someone else maintained or regarded as their responsibility? *Don't know*
- (c) Which of them have you treated as a party structure or jointly repaired or maintained with someone else? *left is not his responsibility*
- (d) Are there any agreements for their maintenance? *Don't know*
- (e) Are any of them subject to a party wall award or agreement? *NO (not aware)*

[Insert answer to question here]

- 1.4 Does any part of the Property lie beneath or above adjoining premises, roads or footpaths?

[Insert answer to question here]

NO

*own shop flat & basement*

- 1.5 Are there any adjoining or nearby premises or land which you use or occupy in connection with the Property?

[Insert answer to question here]

NO.

**2. RIGHTS BENEFITING THE PROPERTY**

2.1 What Rights does the Property benefit from, other than those which are apparent from the copy documents supplied?

[Insert answer to question here] off road parking as per plan.

2.2 Please confirm that all terms and conditions relating to the exercise of any Rights which benefit the Property have been complied with.

[Insert answer to question here] YES

2.3 Have you (or, to your knowledge, has any predecessor in title) registered any notices, cautions against first registration or other entries against any other titles at the Land Registry in relation to any Rights which benefit the Property?

[Insert answer to question here] NO .

2.4 What are the pedestrian and vehicular access routes to and from the Property?

[Insert answer to question here] ON MAIN ROAD, PAVEMENT

2.5 Have you, or to your knowledge has anyone else, applied to modify or discharge any Rights benefitting the Property?

[Insert answer to question here] NO

**3. ADVERSE RIGHTS AFFECTING THE PROPERTY**

3.1 What Rights is the Property subject to, other than those which are apparent from the copy documents supplied?

[Insert answer to question here] NO .

3.2 Please confirm that all terms and conditions relating to the exercise of any Rights to which the Property is subject have been complied with.

[Insert answer to question here] NONE

3.3 Are there any overriding interests to which the Property is subject?

[Insert answer to question here] NO .

3.4 Does the Property, or any property over which Rights are enjoyed, include any land that is currently used or has in the past ten years been used by members of the public for recreational purposes, whether with or without your permission?

[Insert answer to question here] NO

3.5 Have you, or to your knowledge has anyone else, applied to modify or discharge any Rights to which the Property is subject?

[Insert answer to question here] NO

**4. PHYSICAL CONDITION**

4.1 Is the Property now, or has it ever been, affected by any of the following:

- (a) structural or inherent defects; NO
- (b) subsidence, settlement, landslip or heave; NO
- (c) defective Conduits, fixtures, plant or equipment; NO
- (d) rising damp, rot, or any fungal or other infection; NO
- (e) Japanese knotweed; NO
- (f) any other infestation; or NO
- (g) flooding? NO

[Insert answer to question here] NO

4.2 Is there any Green Deal Plan affecting the Property?

[Insert answer to question here] NO

4.3 Has asbestos, or any other substance known or suspected to be unsuitable for its purpose, unstable or hazardous, been used in, or removed from, the Property including Conduits, fixtures, plant and equipment?

[Insert answer to question here] NO

4.4 Please supply copies of the most recent asbestos survey and asbestos management plan for the Property, together with any other relevant information you hold.

[Insert answer to question here] N/A

4.5 Please supply copies of any subsisting guarantees, warranties and/or insurance policies relating to any buildings erected on or major alterations or engineering works carried out at the Property within the last 12 years.

[Insert answer to question here] N/A

4.6 Please confirm that all Conduits, fixtures, plant or equipment in or serving the Property have been regularly tested and maintained and that all recommended work has been carried out.

[Insert answer to question here] tested annually.

**5. CONTENTS**

5.1 Please list any fixtures and fittings that will be removed from the Property before completion.

[Insert answer to question here] N/A

5.2 Other than those belonging to an occupational tenant, please confirm that you own all fixtures and fittings that will remain on the Property free from third party rights.

[Insert answer to question here] YES

**6. UTILITIES AND SERVICES**

6.1 Please list the services available at the Property and confirm which (if any) are connected to the mains and which are metered.

[Insert answer to question here] ELEC METER } BRITISH GAS METER } GAS LIGHT

6.2 Do any parts of the services pass over, under or through any land which is not part of the Property?

[Insert answer to question here] NO

6.3 Does the Property have a communal heating, cooling or hot water system?

[Insert answer to question here] NO

6.4 Please provide:

- (a) Copies of the most recent bills for the services referred to at enquiry 6.1;
- (b) The name and contact details of the individual within your organisation who deals with energy supplies relating to the Property and confirm that we may make contact in order to obtain information about the services supplied.

[Insert answer to question here] N/A

**7. FIRE SAFETY AND MEANS OF ESCAPE**

7.1 What are the current means of escape from the Property in case of emergency?

[Insert answer to question here] FRONT, BACK + SIDE DOOR OF SHOP.

7.2 Have you experienced any difficulty in completing the fire risk assessment for the Property or when co-operating with anybody else in order to comply with fire safety regulations?

[Insert answer to question here] NO

7.3 Has there been any fire risk recommendation that has not been implemented?

[Insert answer to question here] NO

**8. PLANNING AND BUILDING REGULATIONS**

8.1 Are you aware of any breach of planning law in relation to the construction, use or occupation of the Property?

[Insert answer to question here] NO

8.2 Is any building or structure on the Property listed under planning law?

[Insert answer to question here] NO

8.3 What works have been carried out at the Property during the last 4 years?

[Insert answer to question here] GENERAL MAINTENANCE NONE

8.4 What changes of use have taken place at the Property during the last 10 years?

[Insert answer to question here] NONE

8.5 What is the existing use of the Property and how is it authorised under planning legislation?

[Insert answer to question here] FISH + CHIP SHOP + FLAT ABOVE .

8.6 Where you or your solicitor have them, please supply copies of all planning documents and all building regulations consents relating to the Property.

[Insert answer to question here] N/A

8.7 Have you made an application for planning permission which has not yet been determined by the local authority or are there any other planning proceedings currently taking place in relation to the Property?

[Insert answer to question here] N/A

8.8 What information do you have about any proposals for the development of any adjoining or neighbouring property?

[Insert answer to question here] N/A

8.9 Are you aware of any existing or future Community Infrastructure Levy liability relating to the Property?

[Insert answer to question here] N/A

**9. STATUTORY AGREEMENTS AND INFRASTRUCTURE**

9.1 Are you aware of any outstanding obligations relating to the construction or adoption of the highway, Conduits or any other infrastructure that supplies the Property?

[Insert answer to question here] NO ,

9.2 Are you required to enter into any agreement or obligation with any planning, highway or other public authority or utilities provider?

[Insert answer to question here] NO ,

9.3 Are you aware of anything affecting the Property that is capable of being registered on the Local Land Charges Register but is not so registered?

[Insert answer to question here] NO ,

**10. STATUTORY AND OTHER REQUIREMENTS**

10.1 Are you aware of any breach of statutory requirements that relate to the Property or its use or occupation?

[Insert answer to question here] NO

10.2 Do you have a health and safety file for the Property?

[Insert answer to question here] YES

10.3 If the answer to enquiry 10.2 is yes

(a) Is the file at the Property and available for us to inspect? YES

(b) In what form will the file be provided to us upon completion?

[Insert answer to question here] IN THE PROPERTY

10.4 Please supply a valid Energy Performance Certificate (EPC) for the Property.

[Insert answer to question here] AGENT INSTRUCTING

10.5 Where the Property has an EPC rating of F or G, please supply a copy of any information or evidence used to support any registration in the Exemptions Register established under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015.

[Insert answer to question here] PENDING

10.6 Please confirm when the air conditioning at the Property was last inspected and provide a copy of that inspection report.

[Insert answer to question here] N/A

10.7 Please supply details of any grant made or claimed in respect of the Property including circumstances in which it may have to be repaid.

[Insert answer to question here] N/A

**13. INSURANCE**

13.1 Have you ever experienced any difficulty in obtaining insurance cover for the Property at normal rates and subject to normal exclusions?

[Insert answer to question here] **NO**

13.2 Please give details of any outstanding insurance claims in relation to the Property.

[Insert answer to question here] **N/A**

13.3 If the buildings insurance policy is to remain in place after exchange of contracts, please supply a copy of the policy and schedule of insurance cover.

[Insert answer to question here] **NEW OWNER to obtain own insurance.**

13.4 Please provide a copy of any other insurance policies relating to the Property (together with the proposal form and other material correspondence with the insurers) including any title indemnity insurance policies.

[Insert answer to question here] **N/A NEW OWNERS to obtain**

13.5 Please provide details of any breaches of any insurance policies relating to the Property.

[Insert answer to question here] **N/A**

**14. RATES AND OTHER OUTGOINGS**

14.1 Have any works been carried out to the Property which may cause the rateable value of the Property to be reviewed?

[Insert answer to question here] **NO rates payable dropped**

14.2 Have you or any occupier of the Property, made any claim for void period allowance or for exemption from liability from business rates? Is any claim pending/outstanding?

[Insert answer to question here] **NO.**

14.3 Are there any other outgoings relating to the Property not referred to elsewhere in these enquiries?

11. ENVIRONMENTAL

11.1 Where you or your solicitor have them, please supply copies of all environmental and flood risk reports that have been prepared in relation to the Property.

[Insert answer to question here] N/A

11.2 Please supply a copy of all statutory authorisations under all environmental law for the current uses of the Property (if applicable).

[Insert answer to question here] inspected annually ~~by~~

contaminants visible in window + shop wall

11.3 Are there, or have there ever been, any above or below ground bulk storage tanks at the Property? If so, please confirm the contents and age of those tanks (or estimate the age as accurately as possible).

[Insert answer to question here] NO

11.4 Please confirm that you are not aware of any breach of any environmental law relating to the past or present use or occupation of the Property or for substances in, on, at or under the Property.

[Insert answer to question here] NO .

11.5 Please confirm that you are not aware of any environmental incidents including the leaking or discharging of any substances at the Property or on or at any nearby properties.

[Insert answer to question here] NO

12. OCCUPIERS

12.1 Does anyone apart from you have any right to use or occupy the Property?

[Insert answer to question here] NO

12.2 If the Property is vacant, when and why did it become vacant?

[Insert answer to question here] N/A still running

as a business.

17.2 Is there any potential or actual outstanding SDLT liability, including any resulting from the settlement or determination of any rent reviews or other provision for varying the rent or settlement or determination of any contingent, uncertain or unascertained rents?

[Insert answer to question here]

N/A

17.3 Were any SDLT reliefs claimed on the grant of the Lease and, if applicable, on the assignment of the Lease to you that would result in the assignment of the Lease by you being deemed to be the grant of a new lease?

[Insert answer to question here]

N/A

#### 18. DEFERRED PAYMENT OF SDLT

Please give details of any deferred payment of SDLT which is outstanding in respect of the Property, together with copies of the original land transaction and all relevant correspondence with HMRC.

[Insert answer to question here]

N/A

#### 19. VAT

19.1 If you are registered for VAT, please supply your VAT registration number.

[Insert answer to question here]

N/A

19.2 Please state whether the Transaction is to be treated as a transfer of a business as a going concern ('TOGC') and therefore outside the scope of VAT.

[Insert answer to question here]

SELLING BUILDING + EQUIPMENT

19.3 If enquiry 19.2 does not apply, is the Transaction standard-rated for VAT purposes as a result of either:

- (a) the exercise of an option to tax in relation to the Property; or
- (b) compulsory standard-rating?

[Insert answer to question here]

N/A

NO

19.4 If the answer to enquiry 19.3 is yes, please provide a copy of either:

[Insert answer to question here]

14.4 Please supply the most recent bills for business rates and all other outgoings relating to the Property.

[Insert answer to question here]

for 2014/15 WIA

?

14.5 If the Property is subject to a Business Improvement District Arrangement, please give details of any levy currently payable.

[Insert answer to question here]

NO

#### 15. NOTICES

Please supply a copy of any notices affecting the Property that you or your predecessors or any tenant or occupier have given or received and confirm that those notices have been complied with.

[Insert answer to question here]

N/A

#### 16. DISPUTES

Please provide details of any outstanding complaints or past, current or likely disputes affecting the Property its use and occupation.

[Insert answer to question here]

N/A

#### 17. SDLT ON ASSIGNMENT OF A LEASE

NO LEASE

In this enquiry, Lease is any lease under which the Property is held and which is to be assigned by you in the Transaction.

17.1 Where the Lease or the substantial performance of the agreement to grant the Lease or any event since the grant of the Lease constitutes a transaction notifiable for SDLT purposes, including the payment of a premium for the grant of the Lease or any assignment of it, please provide copies of all land transaction returns and certificates issued by HMRC certifying notification.

[Insert answer to question here]

- (a) the option notice given to HMRC, together with a copy of HMRC's acknowledgement; or
- (b) evidence of the reason that compulsory standard-rating applies to this transaction.

[Insert answer to question here]

W/A

19.5 If the Transaction is not standard-rated for VAT purposes, please state if it is zero-rated, exempt or outside the scope of VAT other than by reason of being a TOGC.

[Insert answer to question here]

EXEMPT

## 20. CAPITAL ALLOWANCES

20.1 Is there anything in the Property upon which a capital allowances claim can be based?

[Insert answer to question here]

WHAT ABOVE

20.2 If the answer to enquiry 20.1 is yes, please give details and copy documents including the name and contact details of your capital allowances advisor and confirm that we may make contact direct to ascertain any required capital allowances information.

[Insert answer to question here]

N/A

# Energy performance certificate (EPC)

12 Ogwy Street  
Price Town  
NANT-Y-MOEL  
CF32 7SA

Energy rating

C

Valid until:

15 June 2036

Certificate number:

3717-1320-4384-8761-0439

Property type

Restaurants and Cafes/Drinking  
Establishments/Takeaways

Total floor area

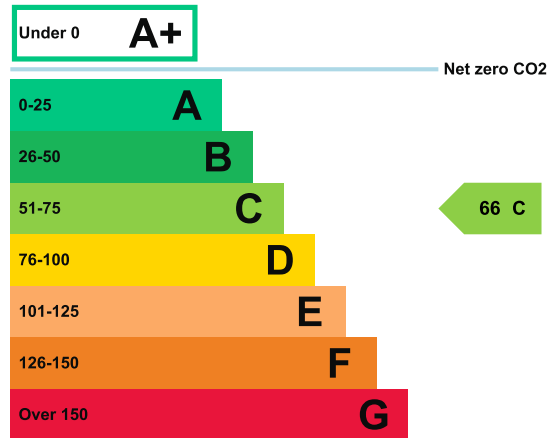
95 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

## Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

24 A

If typical of the existing stock

110 E

---

## Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year)	42.36
Primary energy use (kWh/m <sup>2</sup> per year)	443

---

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6784-1843-1170-3638-1646\)](https://energy-certificate/6784-1843-1170-3638-1646).

---

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Joel Davies
Telephone	07503 545 959
Email	<a href="mailto:info@energy-consult.co.uk">info@energy-consult.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019606
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Employer	Joel Davies
Employer address	9 Farm Road Caerphilly CF83 1PR
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	11 June 2026
Date of certificate	16 June 2026

---

## Energy performance certificate (EPC) recommendation report

12 Ogwy Street  
Price Town  
NANT-Y-MOEL  
CF32 7SA

Report number  
**6784-1843-1170-3638-1646**

Valid until  
**15 June 2036**

---

### Energy rating and EPC

This property's energy rating is C.

For more information on the property's energy performance, see the EPC for this property.

---

## Recommendations

### Changes that may pay for themselves within 3 years

Recommendation	Potential impact on carbon emissions
Consider replacing T8 lamps with retrofit T5 conversion kit.	High

### Changes that may pay for themselves within 3 to 7 years

Recommendation	Potential impact on carbon emissions
Consider installing an air source heat pump.	High

### Changes that may pay for themselves in over 7 years

Recommendation	Potential impact on carbon emissions
Install more efficient water heater.	Medium
Consider installing building mounted wind turbine(s).	Low
Consider replacing HWS with point of use system.	Medium
Consider installing solar water heating.	Low
Consider installing PV.	Low

---

## Property and report details

Report issued on	16 June 2026
Total useful floor area	95 square metres
Building environment	Heating and Natural Ventilation
Calculation tool	CLG, iSBEM, v6.1.e, SBEM, v6.1.e.0

---

## Assessor's details

Assessor's name	Joel Davies
Telephone	
Email	<a href="mailto:info@energy-consult.co.uk">info@energy-consult.co.uk</a>
Employer's name	Joel Davies
Employer's address	9 Farm Road Caerphilly CF83 1PR
Assessor ID	EES/019606
Assessor's declaration	The assessor is not related to the owner of the property.
Accreditation scheme	Elmhurst Energy Systems Ltd

---

# Energy performance certificate (EPC)

12a Ogwy Street Nantymoel BRIDGEND CF32 7SA	Energy rating	Valid until:	7 February 2033
	<b>D</b>	Certificate number:	0191-2578-1020-2007-3541

Property type	Top-floor flat
Total floor area	47 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Granite or whinstone, as built, no insulation (assumed)	Very poor
Roof	Pitched, no insulation	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Good
Lighting	Low energy lighting in 83% of fixed outlets	Very good
Floor	(other premises below)	N/A
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 411 kilowatt hours per square metre (kWh/m<sup>2</sup>).

### Additional information

Additional information about this property:

- Stone walls present, not insulated
-

## How this affects your energy bills

An average household would need to spend **£736 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £272 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

---

## Heating this property

Estimated energy needed in this property is:

- 10,663 kWh per year for heating
  - 1,795 kWh per year for hot water
-

## Impact on the environment

This property's environmental impact rating is E. It has the potential to be C.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

### Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

---

This property produces 3.4 tonnes of CO<sub>2</sub>

This property's potential production 1.8 tonnes of CO<sub>2</sub>

---

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

---

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£100 - £350	£109
2. Internal wall insulation	£4,000 - £14,000	£144
3. Heating controls (room thermostat)	£350 - £450	£19

### Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](http://www.gov.uk/improve-energy-efficiency)

[Speak to an advisor from Nest \(www.gov.wales/get-help-energy-efficiency-your-home-nest\)](http://www.gov.wales/get-help-energy-efficiency-your-home-nest)

### Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: [Nest \(www.gov.wales/get-free-home-energy-efficiency-improvements-nest\)](http://www.gov.wales/get-free-home-energy-efficiency-improvements-nest)
  - Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](http://www.gov.uk/apply-boiler-upgrade-scheme)
  - Help from your energy supplier: [Energy Company Obligation \(www.gov.uk/energy-company-obligation\)](http://www.gov.uk/energy-company-obligation)
-

## Who to contact about this certificate

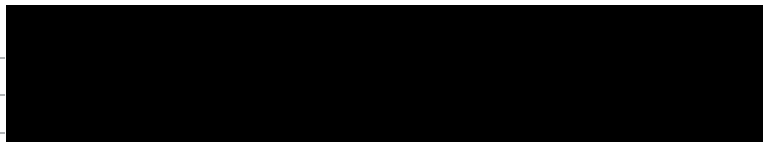
### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name

Telephone

Email



### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO015993
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	8 February 2023
Date of certificate	8 February 2023
Type of assessment	<a href="#">RdSAP</a>

