



Post



Cymru Away 🇬🇧 ⚽
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Is Treborth sports complex still accessible via the old Ysgol Coed Menai? Or is the gate by the railway bridge usually locked?

14:53 · 21/02/2020 from Earth



Ffwtbol @ffwtbol · 21/02/2020



50/50 - I've stopped risking it. The other gate near golf course is also closed sometimes.



1



1



Cymru Away 🇬🇧 ⚽ @w... · 21/02/2020



Diolch Phil - na'i fynd y 'ffordd hir' felly



Discover more

Sourced from across X



Cymru Away 🇬🇧 ⚽ @walesawayf... · 2d



Hands up if you can spot yourself in all 4



Macsen FAW 🇬🇧 @FawMacsen · 2d

WALES AWAY 2023 🇬🇧



Post your reply



From: [REDACTED]**To:** [REDACTED]**Subject:** RE: Treborth Hall - Request for Sign**Date:** Mon, 12 Apr 2021 13:14

Dear Mrs Margetson,

Thank you for your email and apologies for my delayed response.

Unfortunately your email arrived as I was taking annual leave and I am currently working my way through the backlog of emails following my return today.

I was aware of the situation following discussion with Natalie and I am glad to hear that you have successfully been able to resolve the issue of maps with Google. I suspect this will help to alleviate the issue somewhat.

I have considered your request to erect a sign before the railway bridge as a deterrent to pedestrians and vehicles from crossing the railway bridge. I am of the opinion that erecting another sign will offer very little as a deterrent above and beyond the signage which is already in place. I believe the sign which was put in place by my colleague Richard Bennett to be more than adequate and it is on this basis that I respectfully decline your request to erect any additional signage.

I trust you will respect our decision however please do not hesitate to contact me should you feel the need to discuss the matter further.

Kind regards

Lars



Lars Wiegand

Cyfarwyddwr Ystadau a Gwasanaethau Champws
Gwasanaethau Campws

 *Rydw i'n siarad rhywfaint o Gymraeg*

E-bost: [REDACTED]
Ffôn: 07565202005

Prifysgol Bangor, Bangor, Gwynedd, LL57 2DG

 [@prifysgolbangor](https://twitter.com/prifysgolbangor)  [/PrifysgolBangor](https://www.facebook.com/PrifysgolBangor)

Lars Wiegand

Director of Estates & Campus Services
Campus Services

 *I can speak some Welsh*

Email: [REDACTED]
Phone: 07565202005

Bangor University, Bangor, Gwynedd, LL57 2DG

 [@BangorUni](https://twitter.com/BangorUni)  [/BangorUniversity](https://www.facebook.com/BangorUniversity)

03 September 2017 / Club News

Wil Parry Williams 8/3/1932 - 25/8/2017

Wil sadly passed away last Friday aged 84. His contribution to the Club since its formation has been considerable.

In 1975 he became the founder chairman of the newly formed Menai Bridge Rugby Club based at Treborth School playing fields. In 1979 he was made an honorary life member and elected Club president, a position he filled for 32 years. Wil also acted as chairman for several years. Also in 1975, Wil, with the assistance of Club members organised Saturday morning mini rugby coaching sessions. Over 100 primary aged pupils regularly attended and this eventually grew into the formation of Menai Bridge RFC Youth team which was very successful competing in the North Wales league.

Amongst many youngsters who in later years became professional and international rugby players were, Arthur Emyr, Iwan Jones, Stuart Roy and Robin McBryde. Arthur and Robin also became British Lions.

Until his recent illness, Wil remained very active within the Menai Bridge Rugby Club. He attended most matches and could be heard giving constructive advice to the referees from the touchline. He also, for many years wrote the unbiased match reports.

Wil was an enthusiastic tourer and came along on several Club tours over the years. He regularly took over on the bus's microphone and entertained us with his stories and jokes. He was also in his element acting as a compere at various Club events. During its nomadic days Wil converted 2 playing fields at Treborth School into rugby pitches and also provided changing rooms and showers. Treborth became home for our 1st & 2nd teams for several years and we were very grateful to Wil for this generous gesture.

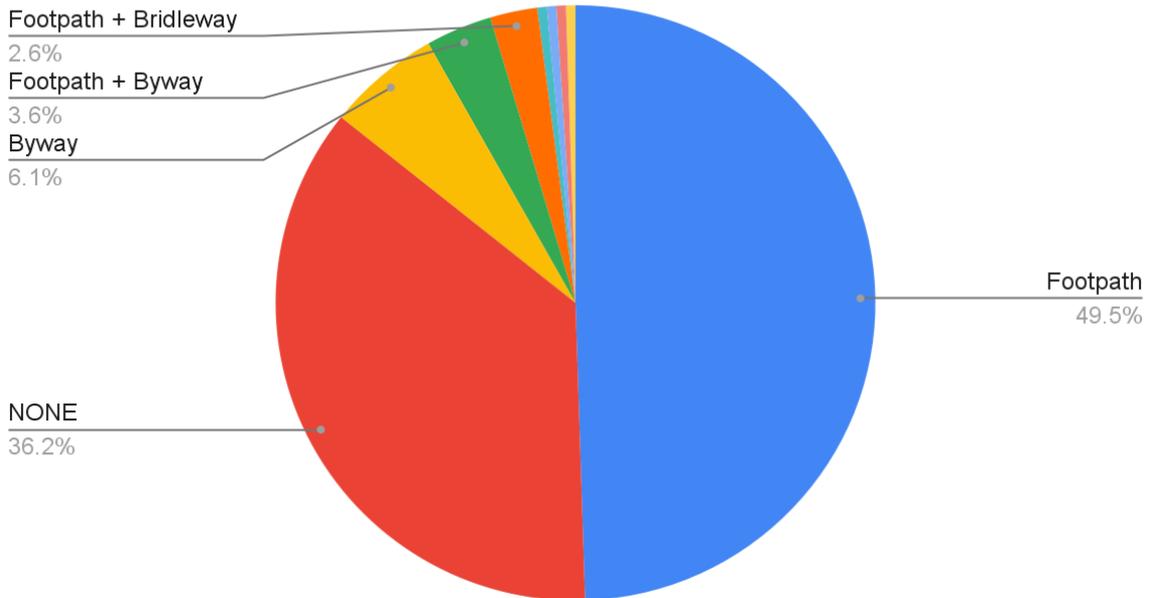
Wil, as many of you are aware, was also very active and took a leading role in organising leisure/sporting activities for people with learning difficulties. He was instrumental in setting up of The Welsh Special Games in 1981-82, for the benefit of children and adults with special needs. He was elected their first and founder chairman, and over the years raised thousands of pounds towards the costs of staging the games. Wil also campaigned successfully for special needs pupils to be included in the Urdd National Eisteddfod events such as Art & Craft, Action Song and Creative Music, which brought them much joy.

Wil, we will miss you, and you leave behind a void which will be impossible to fill. It was a privilege to have known you, your contribution was enormous. Your friendship and guidance will be sorely missed.

Sincere condolences to Dilys, Rhian Mai, Trystan and family, in their sad loss. Our thoughts and prayers are with you.

Rest in Peace Wil. Thanks for everything.

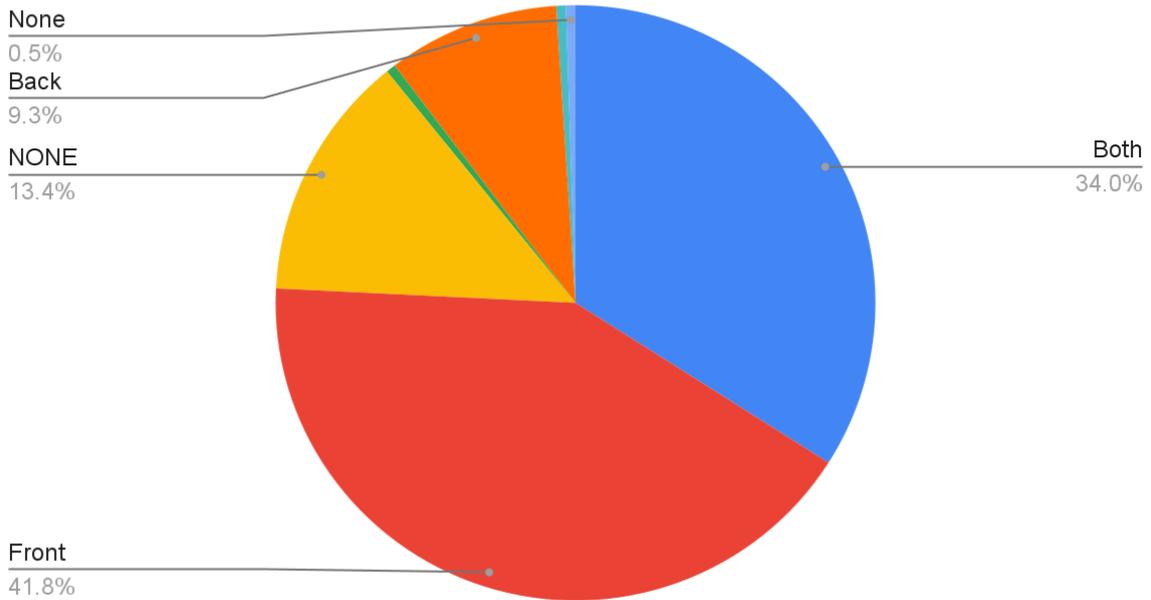
Count of Claiming Status of P.R.O.W



- 36.2% of alleged users have not claimed any status of P.R.O.W.
- 6.1% of alleged users have claimed a byway.
- 49.5% of alleged users have specifically claimed for a footpath (shaded in blue)
- 3.6% of alleged users have claimed a footpath and a byway.
- 2.6% of alleged users have claimed a footpath and a bridleway.
- 2.0% other

If only 49.5% have filled in the application to claim a footpath then the user evidence is inconclusive.

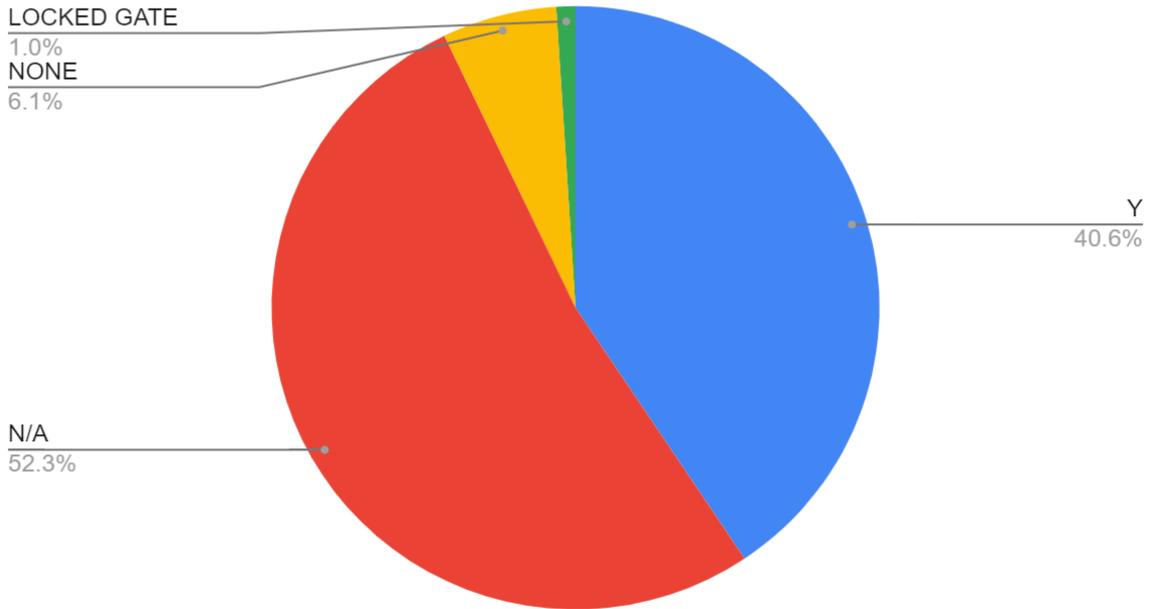
Count of Proposed Route



- 41.8% of alleged users claim to have specifically used the proposed route
- 34% of alleged users claim to have used both the proposed route and the back of the island.
- 9.3% of alleged users claim to have only used an alternative route around the back of the grass island and did not use the proposed route at all.
- 13.9% of alleged users did not fill in a claimed route
- 1% other

If only 41.8% have filled in the application for the proposed route then the user evidence is inconclusive.

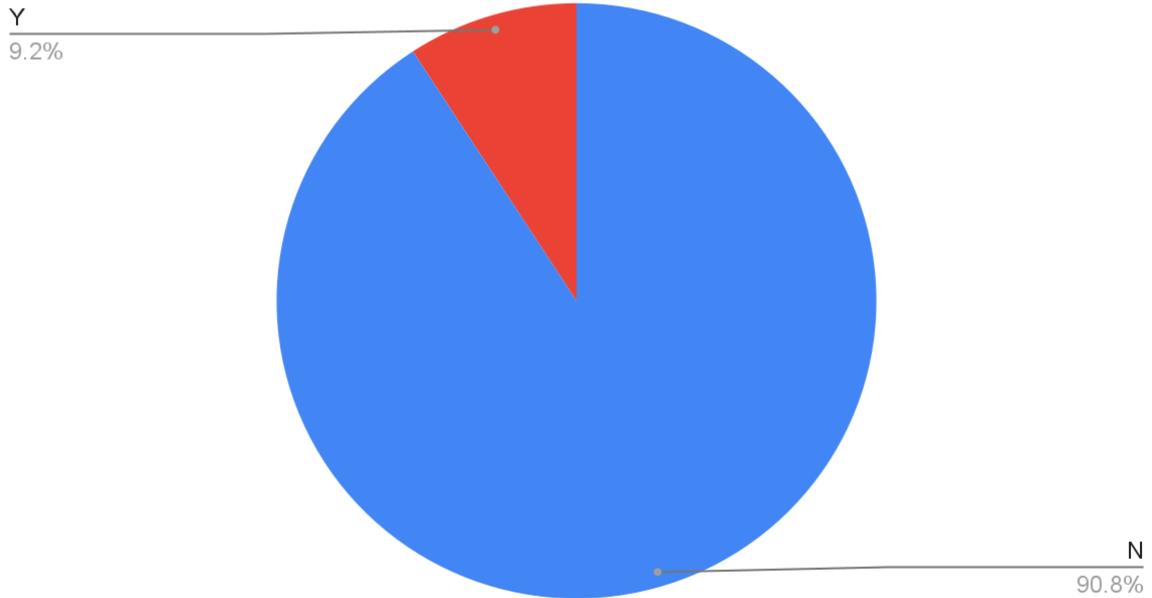
Count of Signs on Proposed route



- 40.6% of alleged users claim to have seen signs
- 6.1% of alleged users claim to have seen no signs on the proposed route.
- 52.3% of alleged users did not complete the form for signs
- 1% claimed to have seen a locked gate

This evidence shows that the alleged users were clearly walking past signs on the proposed route. 92.9% have either seen signs or not completed this section.

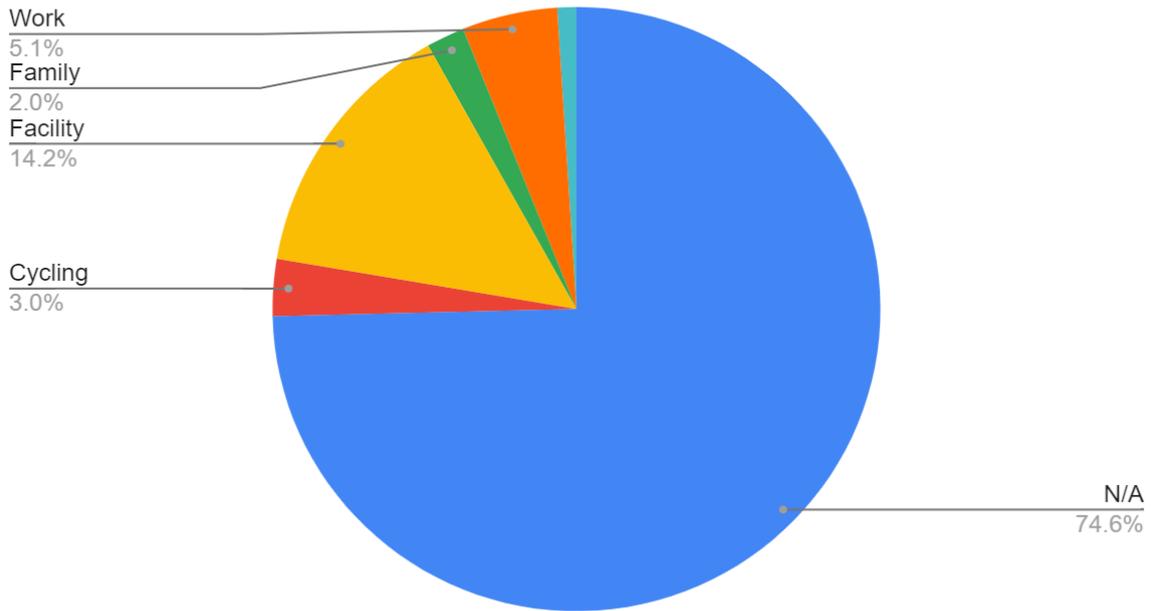
Count of Gate on Proposed route



- 9.2% of alleged users claim to have seen a gate on the proposed route.
- 90.8% of alleged users have not mentioned gates on the proposed route but it does not confirm that they did not exist.

This evidence shows that gates exist.

Count of Reason



25.3% of users gave a reason for using the path which does not fit the criteria for a DMMO application.

Re: YML/FW: Treborth Hall - Teams meeting 22nd August 2022 at 1pm-
Please respond before 22nd August

From: [REDACTED]

To: [REDACTED]

Date: Thursday, 18 August 2022 at 15:10 BST

Dear Lowri

Thank you for your email.

During their recent visit the officers from the Rights of Way unit were only interested in discussing the proposed route. We are uncertain why you are of the belief that an alternative route was discussed.

To clarify could you please let us know which land the council owns on the proposed route.

We will discuss the relevant matters regarding the Hall with you at the meeting on Monday.

Regards

Mark and Susan Margetson

YML/FW: Treborth Hall - Teams meeting 22nd August 2022 at 1pm-
Please respond before 22nd August

From:Lowri Cadwaladr Roberts (TaE) ([REDACTED])

To: [REDACTED]

Cc: [REDACTED]

Date:Thursday, 18 August 2022 at 12:11 BST

Dear Mr and Mrs Margetson,

I wish to thank you for your e-mail dated the 16th of August, the contents of which is noted.

Please note that the application for a Modification Order made by the Pentir Community Council is being processed by the Rights of Way unit within the Environment Department. I understand that there is a Statutory Process which must be adhered to, and enquiries relating to this process should be directed to the Rights of Way unit.

Given that the processing of a Modification Order application is a statutory process, I am given to understand that the Council as owner of part of the route over which the application is being made will be consulted, however as far as I am aware neither the Council nor the Police can interfere to terminate the statutory process.

I am given to understand that an alternative route which runs further away from the main entrance to the Hall was discussed between yourselves and officers from the Rights of Way unit during their recent visit, however it is my understanding that you did not wish to consider this alternative. Should you wish to re visit the possible alternative route, I would suggest that you contact the relevant Rights of Way officers to discuss. As the relevant matters relating to the Modification Order process and the alternative path have been discussed on site and in subsequent emails the Rights of Way unit considers that a further meeting at this stage of the process is not required, you will be contacted in due course in order that you may put forward your objection to the application.

At the time of the auction sale of Treborth Hall to yourselves, details of the registered rights of way crossing the site were disclosed, and the Council's position remains as per previous correspondence.

I am advised that the evidence submitted in favour of, and objecting to the modification order will be considered as part of the statutory process. Based on the evidence provided the Rights of Way unit will then decide to support or refuse the application to register the proposed public footpath, the decision is subject to appeal and if no agreement can be

reached between the various parties the matter is likely to be determined at a public enquiry. I am not in a position to comment on the legitimacy of the statements made.

With regards to the football club, with whom I have been in recent contact, it is positive to hear that Gethin Owen has been in contact to inform you of training times of the summer. I have also recently requested that the football club remind all members/parents of access and parking arrangements, and would be grateful if you could inform me if issues around parking and access persist.

In the interest of co-operation, I have also requested that the football club lock the gate on leaving the site after training sessions or games, that thought is given to allowing sufficient times between games and training sessions to avoid congestion on the access road, and to put marshals in place at these crucial times. I am awaiting confirmation from the club of their current arrangements.

We may of course discuss the football club's occupation further on Monday, however please note that I do not have the authority to discuss the existing footpath over part of the roadway leading to the Hall or the application for a modification order.

Regards,

Lowri Cadwaladr Roberts
Rheolwr Stadau/Estates Manager
Adran Tai ac Eiddo / Housing and Property Department
Cyngor Gwynedd
01286 679405

Rydym yn sefydliad sy'n gwerthfawrogi ac annog gweithio hyblyg. Efallai y byddwch yn derbyn negeseuon gennyf tu allan i oriau gwaith traddodiadol. Rwyf yn parchu eich patrwm gwaith, a nid wyf yn disgwyl i chi ddarllen, ateb na gweithredu tu hwnt i'ch oriau gwaith arferol.

We are an organisation that values and encourages flexible working. You may receive messages from me outside traditional working hours. I respect your working patterns and don't expect you to read, respond or act beyond your normal hours.

Oddi wrth: [REDACTED] <[REDACTED]>

Anfonwyd: Dydd Mawrth, 16 Awst 2022 14:55

At: Lowri Cadwaladr Roberts (TaE) <[REDACTED]>

Copi/Cc: [REDACTED]
[REDACTED]

Pwnc: Treborth Hall - Teams meeting 22nd August 2022 at 1pm- Please respond before 22nd August

Dear Lowri

As you are know we were not invited to the previous Teams meeting and therefore are not fully aware of what was said. For your information the Public Footpaths Department is proceeding with the Modification Order on historic use and conducted a site visit on the 28th July. We have now been informed that the application with the proposed route will appear online on their website this week which is of concern to us. We have informed the Public Footpaths department that the public will most likely use this as an excuse to trespass which will cause us more stress and anxiety.

Mark Leighton-Jones of North Wales Police (NWP) has informed us that the Public Footpaths Department do not consider it relevant to attend the scheduled Teams meeting on 22nd August. We have emailed the Public Footpaths Department to ask why they believe their attendance is not relevant and to date we have received no response.

We understand that NWP and Gwynedd Council have the power to stop or reroute a public footpath as we would suffer increased unacceptable interference and disturbance in our use and enjoyment of our land and it would lead to a continued high level of crime and risk to our security. The proposed public path in front of the Hall would blight the property, causing the us financial hardship, loss of enjoyment and being unable to use the property for education or for the elderly.

Could you please clarify what powers Gwynedd Council have at their disposal with regard to this matter and whether or how Gwynedd Council are able to assist us in relation to this process, being the vendor of the property in 2014 and the owner of the property during the period of the alleged historic use by approximately 200 members of the public.

With regard to your email dated 21st December 2020 you stated:

“As far as the Council is aware, when the property was a residential school, we received no complaints that members of the public were walking past the school. Given the use of the hall at the time and the use by the Riding for the Disabled, the football club and the presence of several nearby houses it is perfectly possible that members of the public were present from time to time as they were there for legitimate reasons.”

If members of the public had a legitimate reason to be on school grounds then their evidence should be discarded on the basis that they had permission. If they had no legitimate reason, how can you explain the high volume of evidence submitted by over two hundred people? How could it be feasible that so many allegedly regularly trespassed directly past the front door of this residential school without a complaint being made? In our opinion it appears likely that everyone that has signed the witness statements would have had something to do with the school, Penrhosgarnedd FC or the riding school.

We would be grateful for your comments on this again and kindly ask you to reconfirm the position held by Gwynedd Council Estates department with regard to this matter.

In addition we wish to draw your attention to the following regarding Penrhosgarnedd FC:

- Members of the public/former club members are using the fields as a public park at any time of the day or night
- Pedestrians and vehicles are still accessing the Penrhos FC fields past the Hall and some still continue to park on our private property..
- For all of last season our Treborth Road gate was left open by Penrhos FC allowing members of the public to walk and drive through.
- Members of the Public use Penrhos FC/ Football as an excuse for walking and driving through.our property.
- We have never seen any marshall/stewards at the club.

We would be grateful if you could address the above points with the club to help to prevent a reoccurrence this coming season.

We do appreciate that Gethin Owen is now informing us of the training times over the summer and hope that this will continue when the new season starts in September.

Thank you for your continued assistance

Kind regards

Susan and Mark Margetson

From:Stadau ([REDACTED])

To: [REDACTED]

Date:Monday, 21 December 2020 at 11:02 GMT

Good morning Mrs Margetson,

My colleagues recently visited the site with regards to the Land Grab matter. As you will be aware, there is an obligation on the Council in accordance with Section 123 of the Local Government Act 1972 to obtain best value for its assets. We will therefore be attending to the matter in the new year. Once the issues relating to the boundaries have been resolved, we will then move to offering the fields to the rear of the houses for sale on the Open Market.

It would appear that your query relating to the fencing relates to a fence between yourselves and another private owner. I must therefore suggest that you seek independent legal advice in order to establish responsibility. If I am mistaken, I would be grateful if you could clarify the location of the fence in question.

With regards to the monthly bulletin, there was a slight delay in sending out the December bulletin. The bulletin has since been sent out, and I presume that you are now in receipt of a copy.

As far as the Council is aware, when the property was a residential school, we received no complaints that members of the public were walking past the school. Given the use of the hall at the time and the use by the Riding for the Disabled, the football club and the presence of several nearby houses it is perfectly possible that members of the public were present from time to time as they were there for legitimate reasons.

A copy of the lease will be provided once available. I also wish to stress that the Council have reserved rights of way in order to reach the retained land for its self and any tenants. I apologise that you were not informed on the outcome of the tender process for the fields, and I am making enquiries to establish why you were not informed.

I would suggest that enquiries relating to your planning application should be made to the Planning Department, however I am aware that concerns were raised regarding the ability of the current system to service the proposed development.

I apologise that the electricity bills for the Stables are being sent to yourselves, and have asked our energy team to look into the services for the Stables, in order to resolve this matter.

I wish you a Happy Christmas,

Kind regards,
Lowri

5. Services

(A) Does the property have drainage, water, electricity and gas services: Which of them are connected to the mains?

(B) Is the water supply metered?

(C) Do any of the services (except where part of the mains) pass through or over property not included in the sale?

(D) If so, please give details of route and particulars of any easement, grant, exception, reservation, wayleave, licence or consent authorising this.

(E) Please supply a copy of any licence to abstract water and of any consent or licence relating to drainage, issued in respect of the property or the activities carried on there.

6. Facilities

(A) Except in the case of public rights or where particulars have already been given, what rights are there for the use of the following facilities, whether enjoyed by the owner or occupier of the property, or over the property for the benefit of other property:

- Access for light and air;
- Access for pedestrians and vehicles;
- Emergency escape routes;
- Pipes and wires for services not dealt with in Enquiry 5;
- Access and facilities for repair, maintenance and replacement.

Please supply copies of any relevant documents.

(B) Has any person taken any action to stop (whether immediately or at some future time) the use of any facility? If so, please give particulars.

(C) In respect of maintenance, repair or replacement work on any land or fixtures affording any facility:

- (i) What work has been done by the Seller (or, to his knowledge, any predecessor in title), and when?
- (ii) What work has the Seller been called upon to do which has not yet been done?
- (iii) What sums has the Seller contributed to work done by others, and when? Is any demand for such sums still outstanding?
- (iv) What sums has the Seller called upon others to contribute, and when? Is any demand still outstanding?

7. Adverse Rights

(A) Is the Seller aware of any rights or informal arrangements specifically affecting the property, other than any disclosed in the draft contract or immediately apparent on inspection, which are exercisable by virtue of an easement, grant, wayleave, licence, consent, agreement relating to an ancient monument or land near it, or otherwise or which are in the nature of public or common rights?

(B) (i) Please give the full names, and ages if under 18, of all persons in actual occupation of the property.

(ii) What legal or equitable interest in the property has each of those persons?

(C) Is the Seller aware of any other overriding interests as defined by the Land Registration Act 1925, s. 70(1)?

8. Restrictions

(A) Have all restrictions affecting the property or its use been observed up to the date hereof? If not, please give details.

(B) Where such restrictions have in the past required any person's consent or approval of plans, does the Seller have written evidence of that consent or approval?

9. Planning etc.

(A) (i) When did the present use of the property commence?
(ii) Has this use been continuous since it commenced?

(B) During the four years immediately prior to receipt of these enquiries:

- (i) Were any of the buildings on the property erected, or have any been altered or added to?
- (ii) Have any other building, engineering, mining or other operations been carried out in, on, over or under the property?
- (iii) Has any condition or limitation on any planning permission not been complied with?

If so, please give details.

The property benefits from drainage, water, electricity, LPG gas. The water and electricity is connected to the mains.

The main supply is not metered. Sub-meters have been installed to measure water consumption on the retained land.

Drainage - linked to Sewage Treatment Plant

Right to connect to the sewage system is included in the legal pack

N/A

As detailed in the legal pack

Not as far as we are aware

No records available

None of which we are aware

No records available. No demands for sum outstanding.

No records available.

There are none of which we are aware but the property is sold subject to any which may exist.

See public footpath shown purple on attached plan

None

N/A

No

As far as we are aware

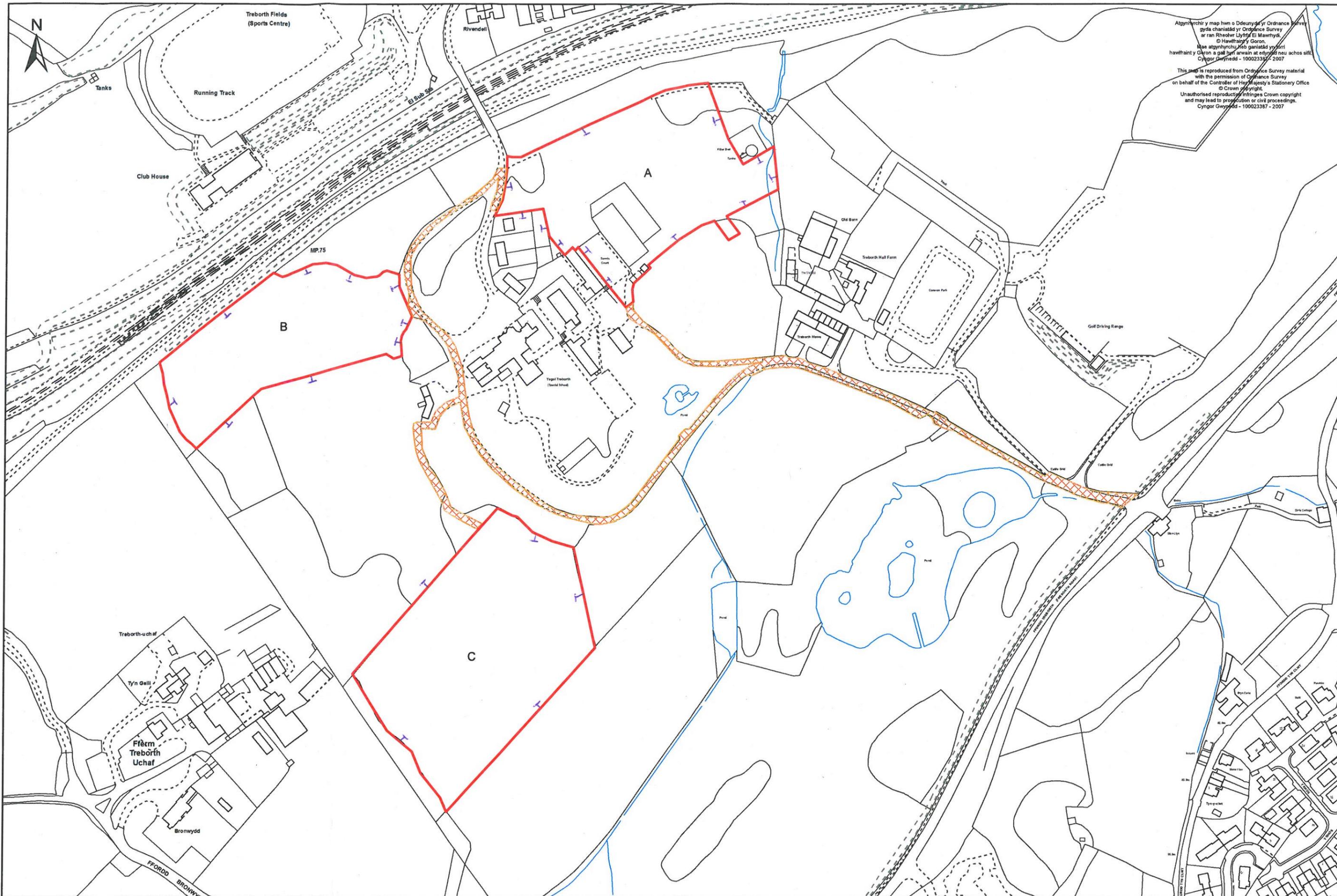
No records available

The property has been in use as an educational establishment since the 1950s. As far as we are aware - this use has been continuous.

Not as far as we are aware

Not as far as we are aware

Not as far as we are aware



Atgynhychir y map hwn o Ddeunydd yr Ordnance Survey
 gyda charniatâd yr Ordnance Survey
 ar ran Rheolwr Llysof Eidd Mawrhyds.
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 hawffrwynt y Goron a gall hyn arwain at erlydd neu achos sifft
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Land Registry

Transfer of part of registered title(s)

TP1

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Leave blank if not yet registered.

When application for registration is made these title number(s) should be entered in panel 2 of Form AP1.

Insert address, including postcode (if any), or other description of the property transferred. Any physical exclusions, such as mines and minerals, should be defined.

Place 'X' in the appropriate box and complete the statement.

For example 'edged red'.

For example 'edged and numbered 1 in blue'.

Any plan lodged must be signed by the transferor.

Give full name(s).

Complete as appropriate where the transferor is a company.

Give full name(s).

Complete as appropriate where the transferee is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1	Title number(s) out of which the property is transferred: CYM572442
2	Other title number(s) against which matters contained in this transfer are to be registered or noted, if any:
3	<p>Property: Treborth Hall, Treborth Road, Bangor, Gwynedd LL572RX</p> <p>The property is identified</p> <p><input checked="" type="checkbox"/> on the attached plan and shown edged red:</p> <p><input type="checkbox"/> on the title plan(s) of the above titles and shown:</p>
4	Date:
5	<p>Transferor: Gwynedd Council</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>
6	<p>Transferee for entry in the register: Mark Irvin Margetson and Susan Elizabeth Margetson</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(b) Registered number in the United Kingdom including any prefix:</p>

Each transferee may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in the appropriate box. State the currency unit if other than sterling. If none of the boxes apply, insert an appropriate memorandum in panel 12.

Place 'X' in any box that applies.

Add any modifications.

Where the transferee is more than one person, place 'X' in the appropriate box.

Complete as necessary.

The registrar will enter a Form A restriction in the register *unless*:

- an 'X' is placed:
 - in the first box, or
 - in the third box and the details of the trust or of the trust instrument show that the transferees are to hold the property on trust for themselves alone as joint tenants, *or*
- it is clear from completion of a form JO lodged with this application that the transferees are to hold the property on trust for themselves alone as joint tenants.

Please refer to Land Registry's Public Guide 18 – *Joint property ownership* and Practice Guide 24 – *Private trusts of land* for further guidance. These guides are available on our website www.landregistry.gov.uk

Use this panel for:

- definitions of terms not defined above
- rights granted or reserved
- restrictive covenants
- other covenants
- agreements and declarations
- any required or permitted statements
- other agreed provisions.

7	Transferee's intended address(es) for service for entry in the register: 11 Telmah Close, Stretton, Burton on Trent, Staffordshire, DE13 OEF
8	The transferor transfers the property to the transferee
9	Consideration <input checked="" type="checkbox"/> The transferor has received from the transferee for the property the following sum (in words and figures): THREE HUNDRED and SEVENTY THREE THOUSAND POUNDS (£373,000) <input type="checkbox"/> The transfer is not for money or anything that has a monetary value <input type="checkbox"/> Insert other receipt as appropriate:
10	The transferor transfers with <input type="checkbox"/> full title guarantee <input checked="" type="checkbox"/> limited title guarantee
11	Declaration of trust. The transferee is more than one person and <input checked="" type="checkbox"/> they are to hold the property on trust for themselves as joint tenants <input type="checkbox"/> they are to hold the property on trust for themselves as tenants in common in equal shares <input type="checkbox"/> they are to hold the property on trust:
12	Additional provisions 12.1 Definitions 12.1.1 'the Plan' means the plan attached to this transfer.

The prescribed subheadings may be added to, amended, repositioned or omitted.

Any other land affected by rights granted or reserved or by restrictive covenants should be defined by reference to a plan.

12.1.2 'Adjoining Land' means all the Transferor's retained land being that part of the land comprised in the Title number CYM572442 as is not comprised in the Property.

12.1.3 words importing one gender shall be construed as importing any other gender.

12.1.4 'Services' means water, soil, effluent, gas, fuel, oil, electricity, telephone, telephonic signals, television, visual, audio, fax, electronic mail, data information, communications and any other services.

12.1.5 'Service Apparatus' means sewers, drains, channels, pipes, watercourses, gutters, wires, cables, ducts, flues, conduits, laser optic fibres, electronic data or impulse communication transmission or reception systems and other conducting media and associated equipments including all fittings and ancillary works and the sewerage system shown edged yellow on the Plan.

12.2 Interpretation

12.2.1 Unless the context otherwise requires the expression 'the Transferor' shall be deemed to include the owners for the time being of the Adjoining Land and their successors in title and their tenants, servants and licencees and 'the Transferee' shall be deemed to include the owners for the time being of the Property and their successors in title their tenants, servants and licencees and references to 'the Property' and ' the Adjoining Land' shall each include reference to all or any part of them.

12.2.2 Where there are two or more persons included in the expression 'the Transferee' the covenants expressed to be made by the Transferee shall be deemed to be made by such persons jointly and severally.

12.2.3 The exercise of the rights granted or reserved are subject to any person exercising a right of entry to do works doing so only at reasonable times having given reasonable prior notice (except in an emergency) to the owner or occupier of the land affected and causing no unnecessary damage or inconvenience and making good any damage caused without delay.

12.2.4 Any headings in this Transfer are inserted for convenience only and shall be ignored in construing the terms and provisions of this Transfer.

12.3 Rights granted for the benefit of the property

12.3.1 The right for the Transferee as owners or occupiers for

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

the time being of the Property to free and uninterrupted passage and running of Services to and from the Property through, over and along the Service Apparatus that are laid in, over or under the Adjoining Land for the use and enjoyment of the Property but not for any other purpose subject to the payment of 40% of the expenses from time to time of inspection, cleaning, repairing, maintaining and renewing them save that it is confirmed that any conduits or Service Apparatus within the curtilage of the Property shall be the sole responsibility of the Transferee.

12.3.2 The right for the Transferee as owners or occupiers for the time being of the Property (or any third party so authorised by them) at reasonable times and upon reasonable notice to the Transferor except in cases of emergency, to enter the Adjoining Land to clean, maintain, repair, alter or renew the Service Apparatus serving the Property and (where the Property relies on the support or protection of the Adjoining Land) to undertake any works to the Adjoining Land reasonably required to maintain the support or protection belonging to or enjoyed by the Property over the Adjoining Land.

12.3.3 The right for the Transferee and those authorised by them to pass with or without vehicles over and along the road shown coloured green on the Plan to gain access to and egress from the Property subject to the Transferee paying the Transferor twenty percent (20%) of the costs properly incurred by the Transferor of maintaining and repairing the same but the Transferor gives no warranty that it will maintain the said road to any particular standard and also insofar as the Transferor can grant the same the benefit of a right of way over the road coloured purple on the Plan.

Any other land affected should be defined by reference to a plan and the title numbers referred to in panel 2.

12.4 Rights reserved for the benefit of other land

12.4.1 The right for the Transferor as owners or occupiers for the time being of the Adjoining Land (or any third party so authorised by them) and each and every part of it to free and uninterrupted passage and running of Services to and from the Adjoining Land and any buildings for the time being on the Adjoining Land through, over and along the Service Apparatus that are now laid or may in the future be laid in, over or under the Property for the use and enjoyment of the Adjoining Land and each and every part of it but not for any other purpose.

12.4.2 The right for the Transferor as owners or occupiers for the time being of the Adjoining Land (or any third party so authorised by them) and each and every part of it at reasonable times and upon reasonable notice to the Transferee except in cases of emergency, to enter the Property with or without workmen and vehicles to construct or lay any new fences or

Services or Service Apparatus or to carry out any maintenance cleaning repairing renewal or replacement of any Services or Service Apparatus that are now or may in the future be laid in under over or upon the Property

12.4.3 The right of the Transferor as owner or occupiers for the time being of the Adjoining Land (or any third party so authorised by them) and with or without workmen or vehicles to enter onto the Property at all reasonable times for the purposes of maintaining and repairing the Adjoining Land.

12.4.4 The right for the Transferor as owners or occupiers for the time being of the Adjoining Land (or any third party so authorised by them) the right to connect now or at any future date and subsequently use the water supply located within the Property and currently serving or shall in the future serve the Adjoining Land.

12.4.5 The right of way for the Transferor (or any third party so authorised) at any time with or without vehicles or animals over and along the roads coloured brown on the Plan.

12.5 Other covenants by the Transferee

12.5.1 The Transferee covenants with the Transferor that the Transferee and its successors in title :-

a) will observe and perform the covenants and conditions contained or referred under Title number CYM572442 (if any) as far as they are still subsisting and relate to the Property and will indemnify any breach to the Transferor and its successors in title against all actions proceedings damages claims costs demands or expenses arising from any failure breach non performance or non observance thereof and

b) will not obstruct or interfere with the water supply located at the Property but which serves the Adjoining Land and

c) will maintain all the boundaries of the Property which are not the responsibility of any third party and keep the said boundaries in good repair and condition.

Include words of covenant.

Insert here any required or permitted statements, certificates or applications and any agreed declarations and so on.

12.6 Agreements and declarations

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 11 has been completed, each transferee may also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Land Registry's Public Guide 18 – *Joint property ownership* and Practice Guide 24 – *Private trusts of land* for further guidance.

13 Execution

Executed as a Deed by affixing the Common Seal of Gwynedd Council in the presence of:

.....
Authorised Signatory

Signed as a deed by

Mark Irvin Margetson

.....
In the presence of:-

Signature of Witness

Name of Witness

Address of Witness

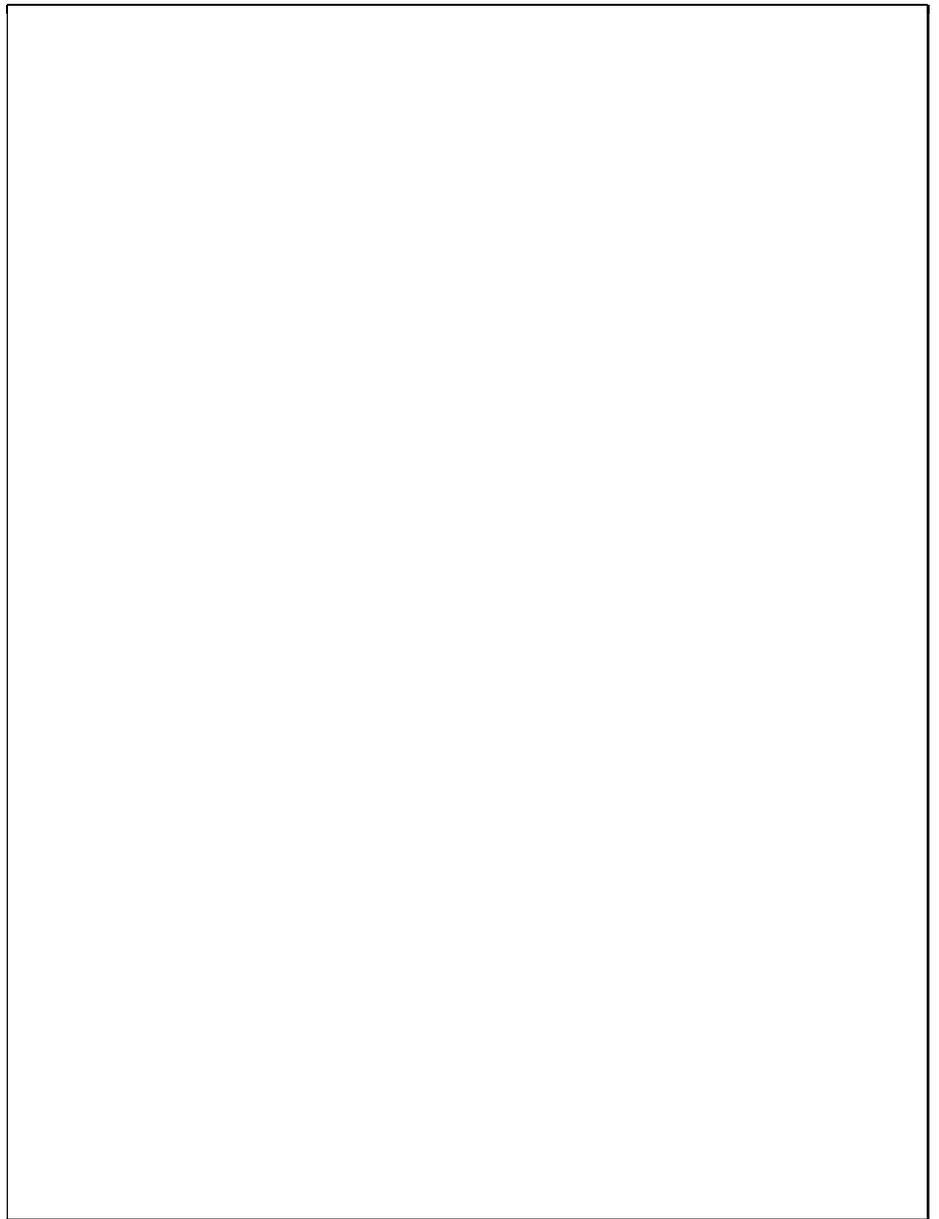
Signed as a Deed by
Susan Elizabeth Margetson

In the presence of:-

.....
Signature of Witness

Name of Witness

Address of Witness



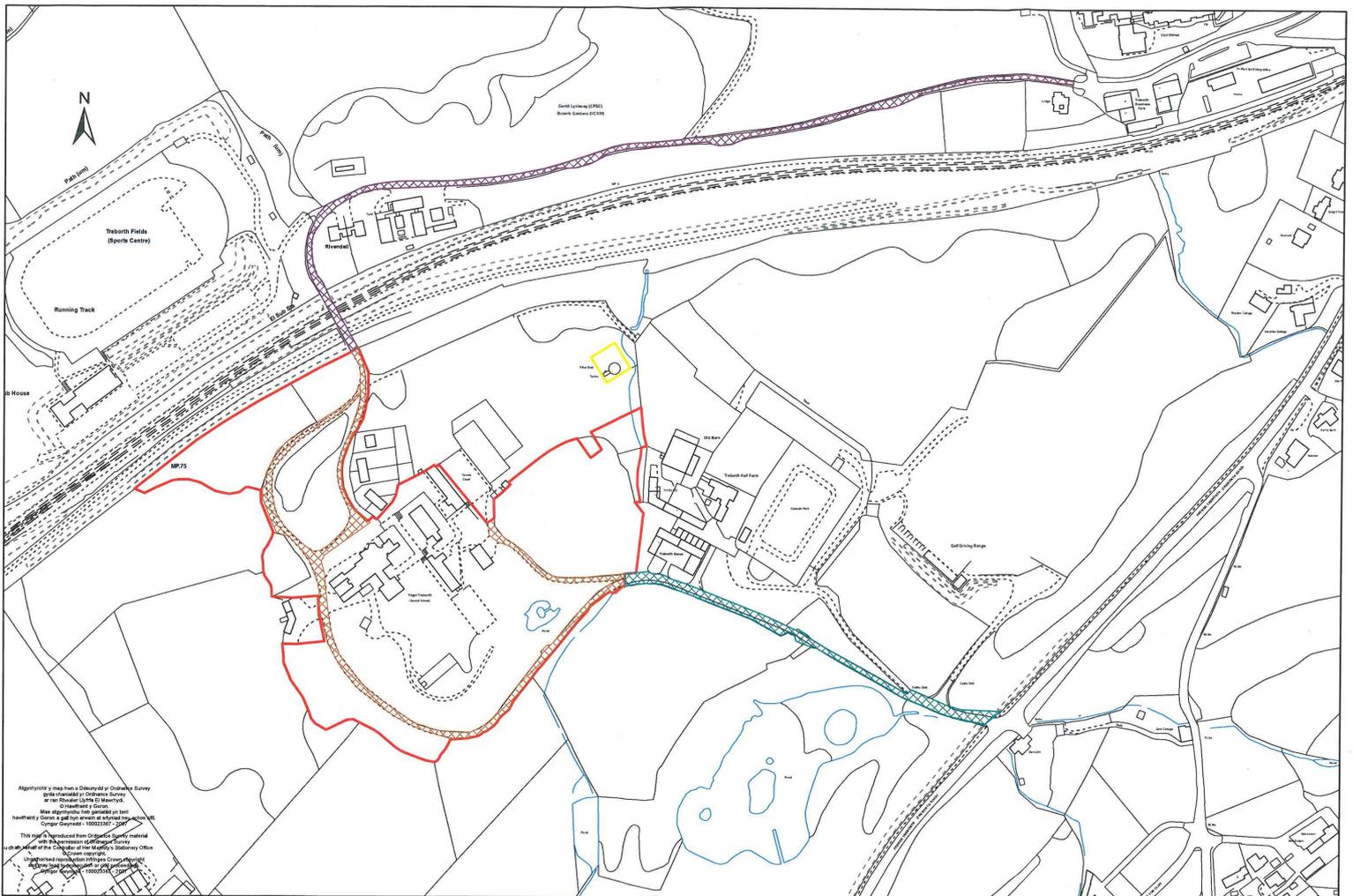
WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

Coed Menai - Treborth Hall



1:2,500

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down any new sewers drains and watercourses cables pipes and wires causing as little disturbances and damage as possible and promptly making good and reinstating any damage caused.

4. The right for the Lessee with servants workmen and others at all reasonable times on notice as above (except in the case of emergency) also to enter into and upon other parts of the main building for the purpose of repairing maintaining renewing altering or rebuilding the demised premises or any part of the building giving subjacent or lateral support shelter or protection to the demised premises causing as little disturbance and damage as possible and promptly making good and reinstating any damage caused.
5. The benefit of any restrictions contained in any transfer or lease or any other flats comprised in the main building or the Estate as appropriate granted or to be granted so far as the Council may so grant the same and that are similar to any restrictions herein contained and are capable of being enforced.
6. The right to place refuse and garbage from the demised premises in receptacles provided by the Council and a right of access at all times to and from the said receptacles.
7. A right of way on foot only over the area shown coloured blue on the plan annexed hereto
8. A right of way on foot with or without vehicles to and from the demised premises or any part thereof over and along the unadopted access road from the demised premises to its junction with the main A487 road.
9. A right to install and maintain the facility of bottled gas system on the Council's retained land marked 'A' on the plan annexed hereto.

THE THIRD SCHEDULE above referred to



Alex Masterson Davies
it's going to be a international house of Bunga Bunga

8 y Like Share



Richard Parry
What a beautiful old building hope it's not going to be demolished

8 y Like Share



Gwyn Williams
Whoever he is who bought it has put up no trespassing signs everywhere so you can't walk to the botanical gardens or the running track and pitches via Treborth entrance, Don't know how he can do this as I thought it was a public footpath ???

8 y Like Share



Annie Mehew
We used to walk our dog down there, lovely walks and lot of work has been done laying gravel paths so you can walk near Britannia Bridge. before Treborth Hall was



Submit your first comment...



David Roberts

8 March 2015 · 🌐



Anyone know whats happening with this building? Been empty for years.



Statement

My name is Andrzej Griffith, I am hereby writing a statement with the express intention of declaring that while I was a resident of Rhif 1 Ty'r Ysgol, Ysgol Treborth (Number 1 School House, Treborth School) between the years of 1981-1989, there was no public access to the school nor through the school grounds.

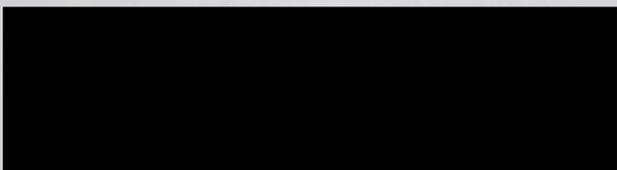
Many of the students of Ysgol Treborth (Treborth School) would stay on school grounds overnight from Monday to Friday during the school term, because many of the students had either behavioural or learning difficulties, and some were vulnerable children from troubled backgrounds, the teachers held their responsibility, with regards to the duty of care they had for the students, of paramount importance.

The general public did not freely walk around the grounds, nor did they approach the school, anyone coming to Treborth would do so explicitly for a reason, such as visiting a teacher, a resident, or going to the Horse Riding For the Disabled Centre.

Anyone on the school grounds would have been approached by a member of staff or resident, in order to ascertain their reason for being there.

Even after I left Bangor and went to live in Pwllheli in 1989, I returned to Treborth to teach swimming at the Treborth Swim School for every Saturday and Sunday during term time, from 1995 – 2005, even during this period the only people we saw on the grounds of Treborth were parents dropping off their children at the swimming pool or at the football pitches, where a local junior football team would play.

Andrzej Griffith



9/1/24

09/01/2024

Contact details available upon request



THE HISTORY OF BANGOR -Cataloguing our Memories

there is of course another option but we wont go there!!!!

Like · Share · 15h



Griff Webber

I thought they were tramps? They're proper pair of pricks

Like · Share · 16h



James Hutchinson

There is a campaign by some local residents and councillors to reinstate the right of way, I was told that the council forgot to register it when the sale of the school went through. Most of the residents of the houses are fine with people walking passed. To get the right of way made official as many people as possible need to fill in this form and send it to the local councillor who is **Menna Baines**. The best thing to do if accosted is to ignore them and if they are rude or threatening report to the police on 101 as they are aware of it. I'm surprised no one has set up a specific FB page to help the campaign.<https://www.gwynedd.llyw.cymru/.../Statement-of-Evidence...>

Like · Share · 1d · Edited



Photograph taken in 2012 shows Pentir Footpath 12 overgrown
To view at: <https://streetguide.co.uk/image/4872763>



Image: © Eirian Evans

Taken: 9 Aug 2012

Google 2011 Street View shows Pentir Footpath 12 inaccessible



2011 Google Street View showing overgrown footpath and bent arrow sign (replaced in recent years)



YSGOL TREBORTH

Diwrnod Hwyl! Fun Day!

Helfa Drysor Deuluol / Family Treasure Hunt
Sêl Fawr Gist Car / Giant Car Boot Sale
Dydd Sadwrn Mai 29 / Saturday May 29
10 am - 4 pm



Headmaster Wil Piri-Williams (centre) with childcare officer, Dawn Owen, and pupil Kevin Owen



Music teacher Siân Williams with a class of 13 and 14 year olds



Pupils Ray and Steven enjoy themselves in the greenhouse, with childcare officer Miss Hughes

Caernarvon Herald - 28 May 1993

Also
Traditional Sunday Lunch
Varied choice - £6.95
BOOKINGS ADVISABLE
28mm

**Ysgol Treborth
Bangor
GARDWEST A
SÊL CIST
FETE and CAR
BOOT SALE
Sadwrn, Gorfennaf 11
Saturday, July 11
2 p.m.**

Caernarvon & Denbigh Herald - Friday 10 July 1992



Date: 20 August 1984

Location: Swellies, The; Pentir Community; Gwynedd - Gwynedd; Wales

TIMELINE

Key events/dates

Evidence of signs, gates, barrier, challenges and non intention to dedicate

- 2021 Notice for the application for Definitive Map Modification Order
- 2021 An online social media campaign has invited members of the public to use this application process as a petition, citing fictitious/fabricated stories.
- 2021 Mark Sadler referred to challenges on Facebook that “He has done it for years”
- 2020 Email from Lowri Roberts (GCC Estates) confirming members of the public on school grounds would have been there for legitimate reasons. GCC received no complaints from the school regarding trespass on school grounds.
- 2020 Comment made by Cymru Away@walesonlyfans on social media relating to gates preventing access past the front of Treborth Hall.
- 2017 Leaflet publication by PCC reinforces that Treborth Hall is “Strictly Private”
- 2015 Gwyn Williams confirms on Facebook “no trespassing” signs deterring use of the route Thomas Gribben (3 Ty Coed Menai) confirms new owners challenging people.
- 2014 Side gate adjacent to Hall reinstated with “private property” and “Christy security” signs and locked with a combination lock.
- 2014 Yellow barrier was closed/locked. A key was obtained from Bangor University Estates.
- 2014 The property was sold by GCC in 2014 with no public rights past the front of the Hall.
- 2012 Dewi Owen (GCC Right of Way Officer) said on the site visit in 2022 that the Heras fencing across the lane in 2012 stopped him running through the former school grounds.
- 2012 School closed with steel cladding/Heras fencing/locked gates/signs/security firm.
- 2012 Wales coastal path opened via the Botanic Garden. The proposed route does not connect to a public place before 2012.
- 2011 Treborth gate installed by Council at Treborth Road entrance with combination lock.
- 2010-18 Botanic garden gate installed and locked at night/out of University term time.
- 2007 Photo of Yellow barrier closed/locked
- 2003 Branwen Thomas (194) confirms the existence/closing of the yellow barrier from 2003 to 2020.
- 2000 Ref to gates thrown open to the public at Botanic Garden per Friends of TBG minutes
- 1998 Decision taken not to have a cycle/pedestrian track through school grounds adjacent to the disused railway track. A programme was undertaken aimed at securing the Property’s boundaries and restricting access to the site by the public.
- 1997 Friends of TBG was founded. Before this date, the gardens had not been “opened up” to the public.
- 1996 Athletics track opened. “No entry to Athletics track” sign erected off Treborth road Entrance.
- 1995-05 Andrzej Griffith confirms challenges were made by school staff and residents between 1995 and 2005.
- 1995 Decision taken not to have a cycle/pedestrian track via the front of the Hall.
- 1995 Discussions with Sustrans, the school and the Council started for a cycle track through school grounds.
- 1995 Penrhosgarnedd FC began to lease the adjacent school fields

- 1993 Treasure Hunt/car boot. School open to public 10am to 4pm (restricted public access)
- 1992 Fete and car boot from 2pm (restricted public access)
- 1987-21 Nerys Ohri (56) confirms the existence of “two gates that may or may not be open” from 1987 to 2021.
- 1985 John Bowles email confirms yellow barrier closed at Gateway Club during mid 1980’s.
- 1984 Aerial photograph showing side gate.
- 1984 Aerial photograph showing significant interruption on route to the Railway Bridge.
- 1981-89 Andrzej Griffith confirms challenges were made by school staff and residents. Andrzej Griffith also verbally stated that no members of the public walking through the Botanic Garden. There was only University staff and workmen there.
- 1977 Evidence of the annual school garden fete held from 1.30pm (restricted public access).
- 1975 A footpath past Treborth Hall was not included on the first Definitive Map.
- 1975 Side gate adjacent to Hall installed around this date.
- 1976 Education Act 1976 section 76 states the public has no automatic right of entry on school premises.
- 1974 Date caernarfonshire sign changed to Gwynedd
- 1972-78 Richard Jones (pupil during 1972-78) remembers the yellow barrier in operation.
- 1972 Updated Definitive statement FP12 on diversion order still shows gate and signs on Treborth Road entrance.
- 1972 OS map showing lodge gate.
- 1972 OS map showing main road gate no longer in existence but other gate still there.
- 1970s Aerial Photograph of side gate adjacent to Hall.
- 1970s “No access to school” and “no through road” signs erected
- 1969 John T Purcell (126) confirms “barriers on each side of old school” from 1969 to 2014.
- 1965 William Glyn Jones (51), Telecom Engineer, confirms yellow barrier in existence.
- 1963 OS map Treborth Road gate, second gate and TBG lodge gate still in existence.
- 1963 The right of way to Treborth Farm through the adjacent field was extinguished so no right of access to Treborth farm via the adjacent field.
- 1960 University College of North Wales purchased the land now known as the TBG.
- 1956 Sign erected before the railway bridge from the TBG stating “Access to School and Treborth Farm only”
- 1956 Treborth Farm was sold by CCC. Access was granted via adjacent grazing field in return for 50% upkeep of railway bridge. No access was granted in front of the Hall.
- 1956 Gates and two signs evidenced on Treborth Road entrance per Definitive Statement
- 1951 Gates and two signs evidenced on Treborth Road entrance per Original Survey.
- 1951 No public footpath identified in front of the former school/Hall.
- 1951 WM Evans (115) confirms in his original user form (route map) that a locked gate/yellow barrier was in existence on the TBG near the railway bridge from 1951 to 2010. He also confirms he was challenged when it was a school which is consistent with Andrzej Griffith’s statement.
- 1950 Sign erected before the railway bridge from the TBG stating “Access to School only”
- 1950 Yellow barrier installed at TBG next to Railway Bridge.
- 1950 Opened as a residential special school “Ysgol Treborth”.
- 1949 National Parks and Access to the Countryside Act 1949, which required all County Councils in England and Wales to carry out a survey of their area and

produce a map showing footpaths, bridleways and byways which were, or could reasonably be alleged to be public rights of way. Treborth Hall was not included on the Definitive Map.

1948 OS map Treborth Road gate, second gate and TBG lodge gate in existence. The second Gate was further along the access lane from Treborth Road. Treborth Farm had a separate entrance off the access lane.

1948 Part of the Treborth Isaf estate including the Hall was purchased by Caernarvonshire Education Authority.

CCC - Caernarfonshire County Council

TBG - Treborth Botanic Garden

PCC - Pentir Community Council

GCC - Gwynedd County Council

OS - Ordnance Survey

Mark Sadler comment on Facebook

Smartly 16:39 41% facebook.com

 **Pobol Y Borth - Menai Bridge Members**
Public group · 1.5K members

JOIN GROUP

 **Mark Sadler**
He has done it for years. Don't bother engaging with him...wave him away...

on Fri Like Reply 2

 **Malcolm Rogers**
Hi all - there isn't a public footpath through Treborth but there is a legal process underway by Gwynedd Council to declare a PROW, Public Right of Way, because of continued use. The Penrhosgarnedd Councillor, Menna Baines cynghorydd. mennabaines@gwynedd.llyw.cymru was seeking supporting documentation from people who have used the route.

15 hrs Like Reply 1

 **Jean Jones** Malcolm Rogers Technical...

 **Malcolm Rogers** Jean Jones Yes - I sig...

 **Jean Jones** I never knew all of this wa...

 **Kayleigh Williams**
I just ignore them both 🙄 walked that way