

Title Number : NYK437479

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

The following extract contains information taken from the register of the above title number. A full copy of the register accompanies this document and you should read that in order to be sure that these brief details are complete.

Neither this extract nor the full copy is an 'Official Copy' of the register. An official copy of the register is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy.

This extract shows information current on 8 FEB 2018 at 21:53:04 and so does not take account of any application made after that time even if pending in HM Land Registry when this extract was issued.

REGISTER EXTRACT

Title Number	: NYK437479
Address of Property	: Land lying to the north-east of 55 Burniston Road, Scarborough (YO12 6PH)
Price Stated	: £1,087,200.00
Registered Owner(s)	: MARSTON'S ESTATES LIMITED (Co. Regn. No. 00466771) of Marston's House, Brewery Road, Wolverhampton WV1 4JT.
Lender(s)	: None

Title number NYK437479

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 8 FEB 2018 at 21:53:04. This copy does not take account of any application made after that time even if still pending in HM Land Registry when this copy was issued.

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A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

NORTH YORKSHIRE : SCARBOROUGH

- 1 (13.10.2016) The Leasehold land demised by the lease referred to below which lies within the area shown edged with red on the plan of the above Title filed at the Registry and being Land lying to the north-east of 55 Burniston Road, Scarborough (YO12 6PH).
- 2 (13.10.2016) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 9 May 2016
Term : from (and including) 9 May 2016 until (and including) 27 October 2158
Parties : (1) Benchmark Leisure Limited
(2) Marston's Estates Limited
- 3 (13.10.2016) The Lease prohibits or restricts alienation.
- 4 (13.10.2016) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
- 5 (13.10.2016) The landlord's title is registered.

B: Proprietorship Register

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

Title absolute

- 1 (13.10.2016) PROPRIETOR: MARSTON'S ESTATES LIMITED (Co. Regn. No. 00466771) of Marston's House, Brewery Road, Wolverhampton WV1 4JT.
- 2 (13.10.2016) The price, other than rents, stated to have been paid on the grant of the lease was £1,087,200.00.

C: Charges Register

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

- 1 (13.10.2016) An Agreement dated 6 December 2002 and a supplemental agreement dated 7 February 2007 made between (1) Scarborough Borough Council (2) Benchmark (Teaside)Limited and (3) Benchmark Properties Limited relates to the development of the land in this title

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C: Charges Register continued

- 2 (13.10.2016) An Agreement dated 11 May 2007 made between (1) Scarborough Borough Council and (2) Benchmark Leisure Limited pursuant to section 106 of the Town and Country Planning Act 1990 contains provisions relating to the development of the land in this title.

NOTE: Copy filed under NYK336235.

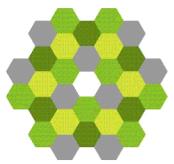
- 3 (13.10.2016) A Supplemental Agreement dated 27 February 2009 made between (1) Scarborough Borough Council (2) Benchmark Leisure Limited and (3) Benchmark Properties Limited is made supplemental to the Agreement dated 6 December 2002 referred to above.

NOTE: Copy filed under NYK336235.

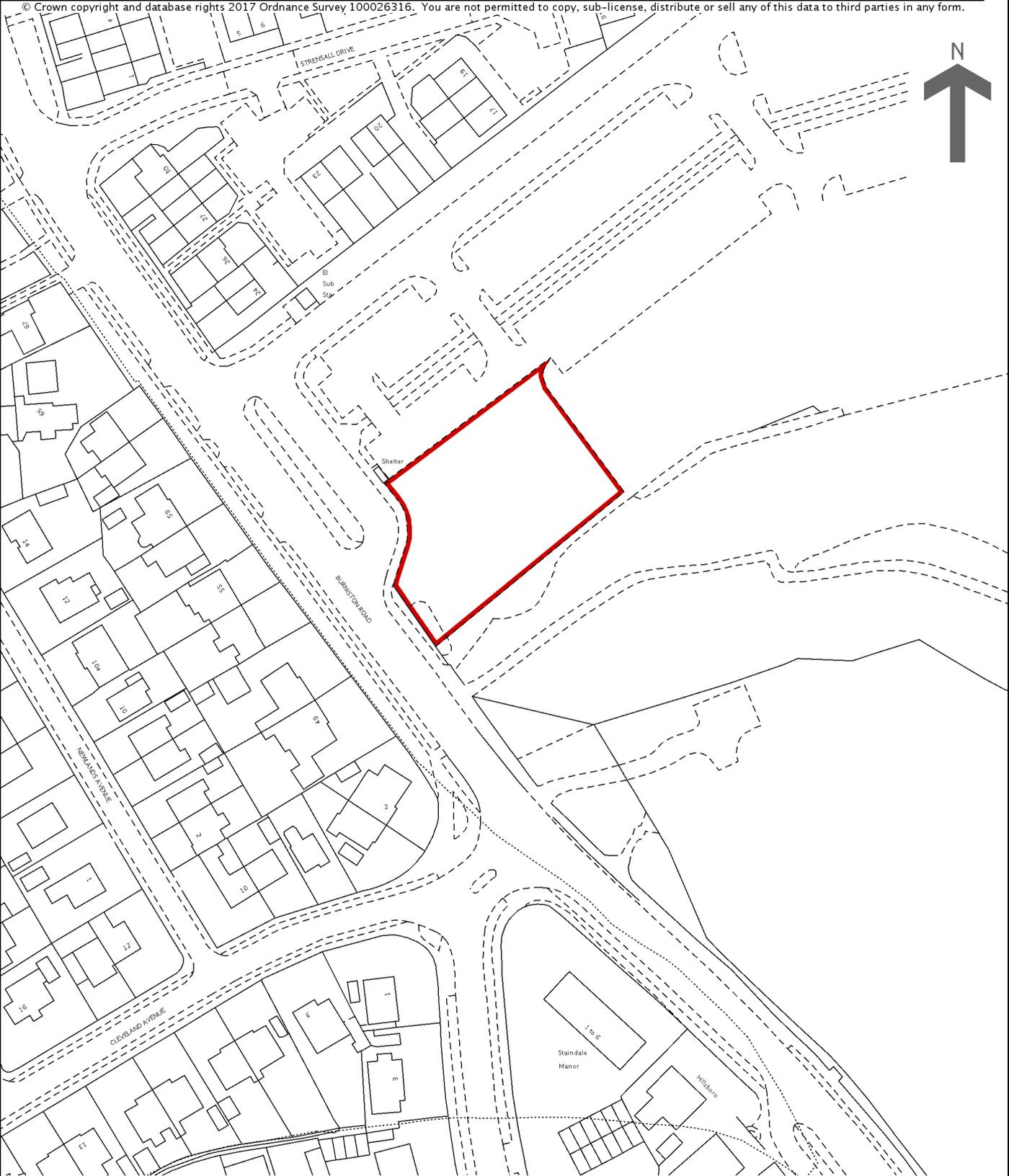
End of register

HM Land Registry Current title plan

Title number **NYK437479**
Ordnance Survey map reference **TA0390SW**
Scale **1:1250**
Administrative area **North Yorkshire :**
Scarborough



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