



Historical copy of register of title

Title number NYK152337

Edition date 11.04.2016

- This copy shows the entries in the register of title on 9 October 2018.
- This edition was last updated on 11 April 2016 at 11:27:03.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- For information about the register of title, see www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Wales Office.

A: Property register

This register describes the land and estate comprised in the title.

NORTH YORKSHIRE : SCARBOROUGH

- 1 (24.05.1994) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Travelodge Hotels Ltd, St Nicholas Cliff, Scarborough (YO11 2EU).
- 2 (24.05.1994) A Conveyance of The Hole in the Wall, Vernon Road, Scarborough being land adjoining part of the South Western boundary of the land in this title dated 14 April 1982 made between (1) Albemarle Hotel (Scarborough) Limited (Vendor) and (2) Thomas Richard Pearson and Ann Carol Pearson (Purchasers) contains the following provision:-

"THE PURCHASERS covenant with the Vendor to maintain and keep in good state of repair both the boundary wall on the eastern boundary separating the property from the Manor Cottage St Nicholas Back Lane Scarborough aforesaid and the boundary wall on the Southern boundary separating the property from Number 28 Vernon Road Scarborough aforesaid and part of which adjoins the passageway lying between the said property and Number 6 Cliff Bridge Place Scarborough aforesaid."

3 (11.04.2006) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 4 (04.02.2011) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land edged and numbered NYK384875 in green on the title plan dated 11 January 2011 made between (1) Kleinwort Benson (Guernsey) Trustees Limited and Borrowdale Nominees Limited and (2) Roger Charles Curtis and Sheila Margaret Curtis.

NOTE: Copy filed under NYK384875.

- 5 (04.02.2011) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan. The property description has been altered to reflect the land remaining in the title.

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 (02.09.2015) PROPRIETOR: ALDERWATER LTD (Co. Regn. No. 09273989) of Flat 1, Allanadale Court, Waterpark Road, Salford M7 4JN.
- 2 (02.09.2015) The price stated to have been paid on 11 December 2014 was 7,300,000.
- 3 (02.09.2015) The Transfer to the proprietor contains a covenant to observe and perform any obligations affecting the land in this title that will remain binding on the Transferor after the date of the said Transfer and of indemnity in respect of any future breach in respect thereof.
- 4 (02.09.2015) The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the leases referred to in the Schedule of Notices of Leases and of indemnity in respect thereof.
- 5 (11.04.2016) 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 10 March 2016 in favour of The Governor and Company of the Bank of Ireland referred to in the Charges Register.

C: Charges register

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

- 1 (26.08.2008) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 2 (11.04.2016) REGISTERED CHARGE dated 10 March 2016.
- 3 (11.04.2016) Proprietor: THE GOVERNOR AND COMPANY OF THE BANK OF IRELAND (incorporated in Ireland) (UK Co. Regn. No. FC007248) of Legal Department, Bow Bells House, 1 Bread Street, London EC4M 9BE.
- 4 (11.04.2016) The proprietor of the Charge dated 10 March 2016 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

C: Charges register continued

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	26.08.2008 numbered 1 in blue	St Nicholas Hotel, St Nicholas Cliff, Scarborough.	15.07.2008 35 years from 15.07.2008 and ending on 14.07.2043	NYK360052

NOTE: The lease contains an option to renew upon the terms therein mentioned

End of register