

Title Number : NYK152337

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 25 APR 2020 at 11:03:08 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	: NYK152337
Address of Property	: Travelodge Hotels Ltd, St Nicholas Cliff, Scarborough (YO11 2EU)
Price Stated	: £14,000,000 exclusive of VAT
Registered Owner(s)	: SCARBOROUGH BOROUGH COUNCIL of Legal Services, Town Hall, Scarborough, North Yorkshire YO11 2HG.
Lender(s)	: None

Title number NYK152337

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 25 APR 2020 at 11:03:08. 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.

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 (23.11.2018) PROPRIETOR: SCARBOROUGH BOROUGH COUNCIL of Legal Services, Town Hall, Scarborough, North Yorkshire YO11 2HG.
- 2 (23.11.2018) The price stated to have been paid on 10 October 2018 was £14,000,000 exclusive of VAT.
- 3 (23.11.2018) A Transfer dated 10 October 2018 made between (1) Alderwater Limited and (2) Scarborough Borough Council contains purchaser's personal covenants.

NOTE: Copy filed.

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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.

Schedule of notices of leases

- | | | | | | |
|---|------------|--|---------------------------------|--|-----------|
| 1 | 26.08.2008 | St Nicholas Hotel, St
numbered 1 in
blue | Nicholas Cliff,
Scarborough. | 15.07.2008 | NYK360052 |
| | | | | 35 years from
15.07.2008 and
ending on
14.07.2043 | |

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

End of register