

3 July 2024

Your ref
094050-00017/TOSN/ZA01

Our ref
NK473674 /OC/065

HM Land Registry
Durham Office
PO Box 75
Gloucester
GL14 9BD

DX 321601 Gloucester 33
Tel 0300 006 0010
Fax NA
Email durham.office@landregistry.gov.uk
www.gov.uk/land-registry

Official copy/copies

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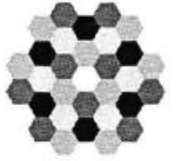
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094050-00017/TOSN/ZA01

SIMMONS & SIMMONS
DX 12
LONDON CHANCERY LANE





Official copy of register of title

Title number NK473674

Edition date 22.09.2022

- This official copy shows the entries in the register of title on 3 July 2024 at 18:17:33.
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- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 3 July 2024.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title, see www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Durham Office.

A: Property register

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

NORFOLK : SOUTH NORFOLK

- 1 (30.10.2017) 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 Dunston Hall, Ipswich Road, Dunston, Norwich (NR14 8PQ).
- 2 (30.10.2017) The title includes any legal easements referred to in clause LR11.1 of the registered lease.
- 3 (30.10.2017) The land cross hatched mauve on the title plan has the benefit of the following rights granted by the Conveyance dated 12 November 1957 referred to in the Charges Register:-

"Together with the right (as now enjoyed) to the flow and passage of water and soil to the cesspool and overflow on the adjoining and adjacent property to the North and East of the property hereby conveyed and all necessary rights of access for the purpose of inspection maintenance and repair of such drainage system the person or persons exercising such rights making good any damage occasioned thereby or paying reasonable compensation for the same."
- 4 (30.10.2017) The land edged and numbered 6 and 11 in yellow and 1, 2, 3 and 4 in blue on the title plan has the benefit of the rights granted by but is subject as mentioned in a Conveyance of the freehold estate thereof and other land dated 1 December 1971 made between (1) Hodsoll Walter Hurlock and (2) Michael Robert Watts.

NOTE: Copy filed under NK139005.

- 5 (30.10.2017) The land edged and numbered 7 in blue on the title plan has the benefit of the following rights granted by a Conveyance thereof dated 7 January 1974 made between (1) Bryan Alan Tubby (Vendor) and (2) Michael



A: Property register continued

Robert Watts:-

"TOGETHER WITH the benefit of rights of way for all purposes over the drive leading to Dunston Hall from the entrance at Ipswich Road to the point marked "B" on the said plan on paying a fair contribution according to the nature and extent of the user of the cost of repair and maintenance of the same from time to time as a drive but so that this drive shall not be used for the haulage of timber from or to the property hereby conveyed"

NOTE: Point B referred to has been reproduced on the title plan.

- 6 (30.10.2017) The land tinted blue on the title plan has the benefit of the following rights granted by the Deed of Exchange dated 10 February 1989 referred to in the Charges Register:-

"TOGETHER WITH the full right and liberty to lay maintain inspect renew use alter and remove telecommunications electricity and power cables lines and conduits or pipes for containing the same where necessary on the retained land of Mr Watts immediately to the west of the said strip of land and to enter thereon and break up the surface thereof so far as necessary for the purpose of laying the said cables lines conduits or pipes and thereafter as occasion shall require maintaining inspecting renewing using altering and removing the same SUBJECT TO Mr Weeden doing as little damage as reasonably possible to the retained land in the exercise of the right and liberty hereby granted and making good so far as reasonably possible all damage and disturbance which may be caused to the surface of the said land by the exercise of the rights and liberties hereby granted."

- 7 (30.10.2017) The land cross hatched blue, tinted brown and edged and numbered 1 in brown on the title plan has the benefit of the following rights granted by the Deed of Exchange dated 10 February 1989 referred to in the Charges Register:-

"TOGETHER WITH the full right and liberty to lay maintain inspect renew use alter and remove telecommunications electricity and power cables lines and conduits or pipes for containing the same where necessary on the retained land of Mr and Mrs Watts immediately to the west or south-west respectively of the said strip/strips of land and to enter thereon and break up the surface thereof so far as necessary for the purpose of laying the said cables lines conduits or pipes and thereafter as occasion shall require maintaining inspecting renewing using altering and removing the same SUBJECT TO Mr Weedon doing as little damage as reasonably possible to the retained land in the exercise of the right and liberty hereby granted and making good so far as reasonably possible all damage and disturbance which may be caused to the surface of the said land by the exercise of the rights and liberties hereby granted."

- 8 (30.10.2017) The land edged and numbered 12 in yellow on the title plan has the benefit of the following rights granted by but is subject to the following rights reserved by a Conveyance of the freehold estate thereof dated 24 April 1992 made between (1) Michael Robert Watts and Jean Eva Watts (First Vendors) (2) Michael Robert Watts (Second Vendor) and (3) Keith Shaw, Heather Shaw, Martin Shaw and Shaw Hotels and Developments Limited (Purchaser):-

"TOGETHER WITH the full right and liberty to maintain inspect renew use alter and remove telecommunications electricity and power cables lines and conduits or pipes for containing the same where necessary on the retained land of the First and Second Vendors immediately to the West or South-West respectively of the Property and to enter thereon and break up the surface thereof so far as necessary for the purpose of laying the said cables lines and conduits or pipes and thereafter as occasion shall require maintaining

A: Property register continued

inspecting renewing altering using and removing the same SUBJECT TO the Purchasers doing as little damage as reasonably possible to the said retained land in the exercise of the right and liberty hereby granted and making good so far as reasonably possible all damage and disturbance which may be caused to the surface of the said land by the exercise of the rights and liberties hereby granted EXCEPT AND RESERVING unto the First and Second Vendors and all others having a like right to pass and repass by day or by night on foot or by vehicle (including Forestry vehicles and implements) over the pieces or strips of land shown blue green yellow brown and red on the plan.

SUBJECT TO the matters referred to in the Second Schedule so far as the same relate to the said property and are still subsisting and capable of being enforced.

The Second Schedule

The property is conveyed subject to the rights of way and other easements and quasi-easements wayleaves and liability for repairs to the Chancel of Dunston Church."

NOTE: The land coloured blue, green, yellow, brown and red referred to above together comprises the land edged and numbered 12 in yellow on the title plan.

- 9 (30.10.2017) The land edged and numbered 6 in yellow on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 6 May 1993 referred to in the Charges Register.
- 10 (30.10.2017) The Conveyance of the land edged and numbered 6 in yellow on the title plan dated 6 May 1993 referred to in the Charges Register contains provisions as to light or air and boundary structures.
- 11 (30.10.2017) The land edged and numbered 8 in yellow on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Conveyance dated 6 May 1993 referred to in the Charges Register.
- 12 (30.10.2017) The Conveyance of the land edged and numbered 8 in yellow on the title plan dated 6 May 1993 referred to in the Charges Register contains provisions as to light or air and boundary structures.
- 13 (30.10.2017) The land edged and numbered 1, 3, 6, 8 and 12 in yellow on the title plan has the benefit of but is subject to the rights granted by a Deed dated 14 July 1993 made between (1) Keith Shaw and others (2) Keith Shaw and others (3) Shaw Hotels & Developments Limited (4) Barclays Bank Plc and (5) Bass Brewers Limited.

NOTE: Copy filed under NK119426.

- 14 (30.10.2017) A Transfer of the freehold estate in the land edged and numbered 10 in yellow on the title plan dated 2 October 1996 made between (1) Dennis Frederick Skinner (Transferor) and (2) Dunston Hall Limited (Transferee) contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED as follows:-

whether by implication prescription or by reason of any reference herein to rights easements quasi-rights and/or quasi easements generally or otherwise the Transferor and the Transferee shall not become entitled to any rights of light or air which would restrict or interfere with the free use of the Property or the Retained Land for building or other purposes or



A: Property register continued

of way

this Transfer shall not (except as may be expressly provided) include or operate as a grant or assurance of any easement quasi-easement right liberty privilege or advantage over the Retained land meaning Dunston Dairy Farm at Dunston aforesaid or any part thereof"

- 15 (30.10.2017) The land edged and numbered 11 in yellow on the title plan has the benefit of the following rights granted by a Transfer of the freehold estate in the land thereof dated 19 December 1996 made between (1) Michael Robert Watts and Jean Eva Watts and (2) Dunston Hall Limited:-

"TOGETHER WITH a right of way over the land coloured orange on the plan at all times and for all purposes connected with the maintenance of the Purchaser's adjoining golf course and for the use of golfers with or without vehicles and maintenance"

NOTE: The right of way coloured orange referred to is shown tinted blue on the filed plan.

- 16 (30.10.2017) The land edged and numbered 2 in yellow on the title plan has the benefit of the rights granted by but is subject as mentioned in a Transfer of the freehold estate in the land in this title and other land dated 24 July 1998 made between (1) Michael Roberts Watts and Jean Eva Watts (Transferors) and (2) Dunston Hall Limited (Transferee) in the following terms:-

"SUBJECT TO (i) and with the benefit of all public and private rights of way water support drainage light and other easements and wayleaves for electric poles and cables drains and pipes and all rights privileges and advantages at present enjoyed by way of easement quasi easement or customary right over or by the property hereby transferred by or over the adjoining adjacent or neighbouring property and (ii) the subsisting liability for repairs to the Chancel of Dunston Church"

- 17 (30.10.2017) The land has the benefit of the rights granted by but is subject as mentioned in a Transfer of the freehold estate in the land edged and numbered 5 in yellow on the title plan dated 24 July 1998 made between (1) Michael Roberts Watts and Jean Eva Watts (Transferors) and (2) Dunston Hall Limited (Transferee) in the following terms:-

"SUBJECT TO (i) and with the benefit of all public and private rights of way water support drainage light and other easements and wayleaves for electric poles and cables drains and pipes and all rights privileges and advantages at present enjoyed by way of easement quasi easement or customary right over or by the property hereby transferred by or over the adjoining adjacent or neighbouring property and (ii) the subsisting liability for repairs to the Chancel of Dunston Church"

- 18 (30.10.2017) The land edged and numbered 9 in yellow on the title plan has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of Dunston Hall Lodge dated 23 March 1999 made between (1) Dunston Hall Limited and (2) Keith Shaw and Heather Carol Shaw.

NOTE: Copy filed under NK231403.

- 19 (30.10.2017) The land edged and numbered 4 and 7 in yellow on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 29 September 2006 referred to in the Charges Register.

A: Property register continued

- 20 (30.10.2017) The Transfer dated 29 September 2006 referred to above contains a provision as to boundary structures and also a provision excluding the operation of Section 62 of the Law of Property Act 1925 as therein mentioned.
- 21 (30.10.2017) The land edged and numbered 2 in yellow on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 6 March 2007 referred to in the Charges Register.
- 22 (30.10.2017) The land edged and numbered 3 in yellow on the title plan in this title has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 6 March 2007 referred to in the Charges Register.
- 23 (30.10.2017) The Transfer of the land edged and numbered 2 in yellow on the title plan dated 6 March 2007 referred to in the Charges Register contains a provision as to light or air.
- 24 (30.10.2017) The Transfer of the land edged and numbered 3 in yellow on the title plan dated 6 March 2007 referred to in the Charges Register contains a provision as to light or air.
- 25 (30.10.2017) The land edged and numbered 4 in yellow on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 6 March 2007 referred to in the Charges Register.
- 26 (30.10.2017) The Transfer dated 6 March 2007 referred to above contains a provision excluding the operation of Section 62 of the Law of Property Act 1925 as therein mentioned.
- 27 (30.10.2017) The land in this title has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of land lying to the west of the land in this title dated 6 March 2007 made between (1) De Vere Hotels & Leisure Limited and (2) AHG Venice Land Limited.

NOTE: Copy filed under NK364295.

- 28 (30.10.2017) The land edged and numbered 6 in yellow on the title plan has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 6 March 2007 referred to in the Charges Register.
- 29 (30.10.2017) The Transfer dated 6 March 2007 referred to in the Charges Register contains a provision as to light or air.
- 30 (30.10.2017) The land edged and numbered 1, 2, 5, 6, 7, 8, 9, 10, 11 and 12 in yellow on the title plan has the benefit of rights reserved by a transfer of other land dated 6 March 2007 made between De Vere Hotels & Leisure Limited and (2) AHG Venice Land Limited.

NOTE: Copy filed under NK357270.

- 31 (30.10.2017) The land edged and numbered 1, 2, 5, 7, 8, 9, 10, 11 and 12 in yellow on the title plan has the benefit of rights reserved by a transfer of other land dated 6 March 2007 made between (1) De Vere Hotels & Leisure Limited and (2) AHG Venice Land Limited.

NOTE: Copy filed under NK357273.

- 32 (30.10.2017) The land edged and numbered 1, 2, 3, 5, 6, 7, 8, 9, 10, 11 and 12 in yellow on the title plan has the benefit of the rights reserved by but is subject to the rights granted by a Transfer dated 6 March 2007 made



A: Property register continued

between (1) De Vere Hotels & Leisure Limited (Vendor) and (2) AHG Venice Land Limited (Purchaser).

NOTE: Copy filed under NK357216.

- 33 (30.10.2017) The land edged and numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in yellow on the title plan has the benefit of any legal easements granted by a Deed dated 12 July 2017 made between (1) Michael Robert Watts and (2) Dunston Hall Hotel Trading Limited.

NOTE: Copy filed under NK458084.

- 34 (30.10.2017) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 27 September 2017
Term : 999 years from and including 27 September 2017
Parties : (1) UBS Trustees (Jersey) Limited and UBS TC (Jersey) Ltd
(2) Dunston Hall Hotel Trading Limited

- 35 (30.10.2017) The Lease prohibits or restricts alienation.

- 36 (30.10.2017) 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 (23.01.2018) PROPRIETOR: DELTA DUNSTON HALL PROPERTY LIMITED (incorporated in Isle of Man) of 20 Balderton Street, London W1K 6TL.
- 2 (23.01.2018) The price stated to have been paid on 20 December 2017 was £19,900,000.
- 3 (23.01.2018) A Transfer of the land in this title dated 20 December 2017 made between (1) Dunson Hall Hotel Trading Limited and (2) Delta Dunston Hall Property Limited contains transferee's personal covenants.

NOTE: Copy filed.

- 4 (23.01.2018) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 20 December 2017 in favour of Santander Bank Plc referred to in the Charges Register.
- 5 (09.07.2020) RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 26 June 2020 in favour of Santander UK Plc referred to in the Charges Register or their conveyancer.
- 6 (22.09.2022) RESTRICTION: After 31 January 2023 no disposition within section 27(2)(a), (b)(i) or (f) of the Land Registration Act 2002 is to be completed by registration unless one of the provisions in paragraph 3(2)(a)-(f) of Schedule 4A to that Act applies.

C: Charges register

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

- 1 (30.10.2017) The land tinted pink and the land tinted mauve on the title plan is subject to the following rights reserved by the Conveyance dated 12 November 1957 referred to above:-

"Except and Reserved to the Vendors and the Purchaser and their and its successors in title respectively

(1) a right to go pass and repass over and along the property secondly hereinbefore described Provided that nothing in this exception and reservation contained shall confer any right to use the said drive for the purpose of the extraction of timber except where such extraction is from the lands edged blue on the said plan and comprising ordance numbers 59 77 79 80 91 104 104a 105 and 106 for the said parish and the right hereinbefore described of the Vendors and the Purchaser and their and its successors in title respectively over the property secondly hereby conveyed shall be subject to their paying to the Sub-Purchaser a fair proportion according to the nature and extent of user of the cost of repairing and maintaining the property secondly hereby conveyed as a drive

(2) the right for all purposes in connection with the use and enjoyment of the property edged yellow on the said plan number 1 to take a supply of water from the pipe line passing through the property hereby conveyed with all necessary rights of access for the purpose of inspection maintenance and renewal of the said pipe line under the surface of the property hereby conveyed the person or persons exercising such rights making good any damage occasioned thereby or paying reasonable compensation therefor Provided always that the Sub-Purchaser shall not be entitled to take a supply of water from the River Tas by means of the existing supply system and nothing herein contained shall be deemed to confer on the Sub-Purchaser any such right."

NOTE: The land secondly described includes the land tinted mauve on the filed plan. The land edged blue referred to are the woodland areas shown on the filed plan. The land edged yellow is hatched brown on the title plan.

- 2 (30.10.2017) By a Conveyance dated 12 November 1957 made between (1) Walter Nevill Long and Thomas Christopher Eaton (Vendors) (2) Pedigree Stock Farm Developments Limited (Purchaser) and (3) Wallace King Limited (Sub-Purchaser) the land tinted pink and the land tinted mauve on the title plan was conveyed subject as follows:-

"subject to but with the benefit of all rights advantages privileges easements and quasi-easements (if any) now or heretofore enjoyed or accustomed to be enjoyed over or by the property hereby conveyed by or over any adjoining or adjacent property whether or not belonging to the Vendors or the Purchaser or any of them and subject also to the existing liability for repairs to the Chancel of Dunston Church"

- 3 (30.10.2017) The land edged and numbered 4 and 7 in yellow on the title plan is subject to the following rights granted by a Conveyance of Keepers Cottage dated 19 November 1957 made between (1) The Reverend Walter Nevill Long and Thomas Christopher Eaton (Vendors) (2) Pedigree Stock Farm Developments Limited (Company) and (3) John Bridgeman Holmes (Purchaser):-

SUBJECT TO (a) all rights advantages privileges easements and quasi-easements now or heretofore enjoyed or accustomed to be enjoyed over or by the property hereby conveyed by or over any adjoining or adjacent property whether or not belonging to the Vendors or the Company or any of them and (b) all subsisting wayleaves (if any)



C: Charges register continued

- 4 (30.10.2017) The land edged and numbered 4 and 7 in yellow on the title plan is subject as mentioned in a Conveyance of the land in this title and other land dated 15 November 1958 made between (1) Diss Landed Properties Limited and (2) John Bridgeman Holmes in the following terms:-

"SUBJECT (a) to the right of the Reverend Walter Neville Long and Thomas Christopher Eaton and their successors in title the owners for the time being of lots 2 and 6 as shown on the said plan crossing the land hereby conveyed subject to their contributing a rateable share of the cost of maintenance according to user from time to time and subject to all other rights easements quasi-easements way leaves privileges and advantages as at present enjoyed by or over the property hereby conveyed."

NOTE: No Copy of the plan referred to is held by Land Registry.

- 5 (30.10.2017) By a Conveyance of the land edged and numbered 5 and 6 in blue on the title plan and other land dated 15 November 1958 made between (1) Diss Landed Properties Limited (Company) and (2) John Bridgeman Holmes (Purchaser) the land edged and numbered 5 and 6 in blue was conveyed subject as follows:-

"SUBJECT (a) to the right of the Reverend Walter Neville Long and Thomas Christopher Eaton and their successors in title the owners for the time being of lots 2 and 6 as shown on the said plan a right of way for all purposes between the points marked D and E on the said plan crossing the land hereby conveyed subject to their contributing a rateable share of the cost of maintenance according to user from time to time and subject to all other rights easements quasi-easements way leaves privileges and advantages as at present enjoyed by or over the property hereby conveyed to the subsisting liability for repairs to the Chancel of Dunston Church"

NOTE: No copy of the plan referred to was supplied on first registration.

- 6 (30.10.2017) By a Conveyance dated 1 December 1971 made between (1) Hodson Walter Hurlock (Vendor) and (2) Michael Robert Watts (Purchaser) the land edged and numbered 1 in yellow on the title plan was conveyed subject as follows:-

SUBJECT as to all the property hereby conveyed to (1) that with the benefit of all public and private rights of way water support drainage light and other easements and wayleaves for electric poles and cables drains and pipes and all rights privileges and advantages at present enjoyed by way of easement quasi-easement or customary right over or by the property hereby conveyed by or over the adjoining adjacent or neighbouring property and (ii) the subsisting liability for repairs to the Chancel of Dunston Church.

- 7 (30.10.2017) By a Conveyance dated 19 March 1986 made between (1) John Bridgeman Holmes (Vendor) and (2) Michael Robert Watts (Purchaser) the land tinted blue on the title plan was conveyed subject as follows:-

"SUBJECT TO the subsisting liability for repairs to the Chancel of Dunston Church and subject to the payments rights and other matters contained in the Conveyance so far as they affect the Property"

- 8 (30.10.2017) A Conveyance of the land edged and numbered 5 and 6 in blue on the title plan dated 19 March 1986 made between (1) John Bridgeman Holmes (Vendor) and (2) Michael Robert Watts (Purchaser) contains exceptions and reservations but neither the original Deed nor a certified copy or examined abstract thereof was produced on First Registration.

C: Charges register continued

- 9 (30.10.2017) The land hatched blue, tinted brown, tinted blue and tinted yellow on the title plan is subject to the following rights reserved by a Deed of Exchange dated 10 February 1989 made between (1) Michael Robert Watts and Jean Eva Watts (Mr & Mrs Watts) (2) Michael Robert Watts (Mr Watts) and (3) Nigel Charles Weeden (Mr Weeden):-

"EXCEPT AND RESERVING unto Mr & Mrs Watts and all others having a like right to pass and repass by day or by night on foot or by vehicle (including forestry vehicles and implements) over the pieces or strips of land shown coloured red blue green and brown on the Plan"

- 10 (30.10.2017) An Agreement dated 19 January 1993 in favour of The Secretary of State for Transport relates to the future purchase of the land hatched blue on the title plan for road improvements.

NOTE: Copy filed under NK194553.

- 11 (30.10.2017) A Conveyance of the freehold estate in the land edged and numbered 6 in yellow on the title plan and other land dated 6 May 1993 made between (1) Michael Robert Watts and Jean Eva Watts (2) Michael Robert Watts and (3) Keith Shaw and others contains restrictive covenants.

NOTE: Original filed under NK139005.

- 12 (30.10.2017) A Conveyance of the freehold estate in the land edged and numbered 8 in yellow on the title plan dated 6 May 1993 made between (1) Michael Robert Watts and Jean Eva Watts (2) Michael Robert Watts and (3) Keith Shaw and others contains restrictive covenants.

NOTE: Copy filed under NK139005.

- 13 (30.10.2017) The land edged and numbered 9 in yellow on the title plan is subject to the rights granted by a Deed dated 1 October 1996 made between (1) Dunston Hall Limited and (2) British Gas Plc.

The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed under NK133905.

- 14 (30.10.2017) By a Transfer of the freehold estate in the land edged and numbered 4 and 7 in yellow on the title plan and other land dated 29 September 2006 made between (1) Jonathan James Magrath and others and (2) De Vere Hotels & Leisure Limited the burden of the right of way contained in the Deed dated 15 November 1958 referred to above has been varied as therein mentioned.

NOTE: Copy filed under NK349182.

- 15 (30.10.2017) A Transfer of the freehold estate in the land edged and numbered 2 in yellow on the title plan dated 6 March 2007 made between (1) De Vere Hotels & Leisure Limited and (2) AHG Venice Land Limited contains restrictive covenants.

NOTE: Copy filed under NK119426.

- 16 (30.10.2017) A Transfer of the freehold estate in the land edged and numbered 3 in yellow on the title plan dated 6 March 2007 made between (1) De Vere Hotels & Leisure Limited and (2) AHG Venice Land Limited contains restrictive covenants.

NOTE: Copy filed under NK357270.



C: Charges register continued

- 17 (30.10.2017) A Transfer of the freehold estate in the land edged and numbered 4 in yellow on the title plan dated 6 March 2007 made between (1) De Vere Hotels & Leisure Limited and (2) AHG Venice Land Limited contains restrictive covenants.

NOTE: Copy filed under NK357216.

- 18 (30.10.2017) A Transfer of the freehold estate in the land edged and numbered 6 in yellow on the title plan dated 6 March 2007 made between (1) De Vere Hotels & Leisure Limited and (2) AHG Venice Land Limited contains restrictive covenants.

NOTE: Copy filed under NK357273.

- 19 (23.01.2018) The land is subject to the lease set out in the schedule of leases hereto.

- 20 (23.01.2018) REGISTERED CHARGE contained in a Debenture dated 20 December 2017 affecting also other titles.

NOTE: Charge reference NK473674.

- 21 (23.01.2018) Proprietor: SANTANDER BANK PLC (Co. Regn. No. 02294747) of 2 Triton Square, London NW1 3AN.

- 22 (23.01.2018) The proprietor of the Charge dated 20 December 2017 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.

- 23 (09.07.2020) REGISTERED CHARGE contained in a Debenture dated 26 June 2020 affecting also other titles.

NOTE: Charge reference CB288015.

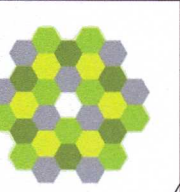
- 24 (09.07.2020) Proprietor: SANTANDER UK PLC (Co. Regn. No. 2294747) of Santander House, 100 Ludgate Hill, London EC4M 7AE.

- 25 (09.07.2020) The proprietor of the Charge dated 26 June 2020 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.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	23.01.2018	Dunston Hall Hotel	20.12.2017 25 years commencing on 20 December 2017	NK476467

End of register



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