

THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 11 SEP 2017 AT 09:43:52. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, DURHAM OFFICE.

TITLE NUMBER: NYK338910

There is/are applications(s) pending against this title.

## A: Property Register

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

NORTH YORKSHIRE : SCARBOROUGH

1 (15.06.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Filey Community Sports Club, Scarborough Road, Filey (YO14 9NJ).

2 (15.06.2007) The land tinted pink on the title plan has the benefit of the rights granted by but is subject as mentioned in a Conveyance thereof dated 15 March 1983 made between (1) John Robert Plewes and Margaret Plewes and (2) John Derek Taylor Megginson and others in the following terms:-

"SUBJECT to but with the benefit of the public rights of way and other rights wayleaves and privileges (if any) as exist thereover or are enjoyed thereby"

3 (15.06.2007) The Conveyance dated 15 March 1983 referred to above contains the following provision:-

"IT IS HEREBY DECLARED that the land hereby conveyed shall include one half in width of the dyke forming the northern boundary of the said land and that such dyke shall at all times hereafter cleaned and maintained by the parties hereto at their joint and equal expense"

## 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 (15.06.2007) PROPRIETOR: JOHN DEREK TAYLOR MEGGINSON of Eastburn House, Eastburn, Driffield, East Riding Of Yorkshire YO25 9DP and CAROL SANDRA HUDSON of 29 North Bar Without, Beverley, East Riding Of Yorkshire HU17 7AG.

2 (15.06.2007) The value stated as at 15 June 2007 was £70,000.

3 (15.06.2007) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

4 (06.09.2017) RESTRICTION: No disposition of the part of the registered estate shown tinted blue on the title plan is to be registered without a certificate signed by McCarthy & Stone Retirement Lifestyles Limited of 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ or its conveyancer that the provisions of clause 16.1 of the agreement for sale dated 31 August 2017 and made between John Derek Taylor Megginson and Carol Sandra Hudson (1) and McCarthy & Stone Retirement Lifestyles

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## B: Proprietorship Register continued

Limited (2) have been complied with.

## C: Charges Register

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

- 1 (15.06.2007) The land is subject to the rights granted by a Deed of Partition dated 4 April 1997 made between (1) Diana Taylor Pick and John Derek Taylor Megginson and (2) Carol Sandra Hudson.

*NOTE: Copy filed.*

- 2 (06.02.2015) The land is subject to the rights granted by a Deed dated 23 December 2014 made between (1) John Derek Taylor Megginson and Carol Sandra Hudson and (2) Yorkshire Water Services Limited.

The said Deed also contains restrictive covenants by the grantor.

*NOTE:-Copy filed.*

- 3 (06.09.2017) UNILATERAL NOTICE affecting the land tinted blue on the title plan in respect of an agreement for sale dated 31 August 2017 made between (1) John Derek Taylor Megginson and Carol Sandra Hudson and (2) McCarthy & Stone Retirement Lifestyles Limited.

- 4 (06.09.2017) BENEFICIARY: McCarthy & Stone Retirement Lifestyles Limited (Co. Regn. No. 06622231) of 4th Floor, 100 Holdenhurst Road, Bournemouth BH8 8AQ.

End of register