

Title Number : K981992

This title is dealt with by HM Land Registry, Nottingham 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 3 JUL 2020 at 10:12:47 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	: K981992
Address of Property	: Folkestone Racecourse, Westenhanger, Folkestone (CT21 4HX)
Price Stated	: £25,000,000
Registered Owner(s)	: THE DISTRICT COUNCIL OF FOLKESTONE AND HYTHE of Civic Centre, Castle Hill Avenue, Folkstone CT20 2QY.
Lender(s)	: None

Title number K981992

This is a copy of the register of the title number set out immediately below, showing the entries in the register on 3 JUL 2020 at 10:12:47. 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.

KENT : FOLKESTONE AND HYTHE

- 1 (13.07.2011) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Folkestone Racecourse, Westenhanger, Folkestone (CT21 4HX).

NOTE: The land tinted green is not included in the title.

- 2 (13.07.2011) The land has the benefit of the rights reserved by but is subject to the rights granted by a Conveyance of other land dated 20 July 1983 made between (1) The Folkestone Racecourse Plc and (2) Peter Richard Malkin.

NOTE: Copy filed under K558742.

- 3 (13.07.2011) The land has the benefit of the rights reserved by but is subject to the rights granted by a Conveyance of other land dated 16 October 1986 made between (1) The Folkestone Racecourse Plc and (2) Richard Joseph Peter King and Christine Lilian King.

NOTE: Copy filed under K618004.

- 4 (13.07.2011) The land has the benefit of the rights reserved by but is subject to the rights granted by a Conveyance of other land dated 29 January 1987 made between (1) The Folkestone Racecourse Plc and (2) David Earl Cameron and Violet Jean Cameron.

NOTE: Copy filed under K623733.

- 5 (13.07.2011) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of other land dated 15 November 2002 made between (1) Folkestone Race Course Company Limited and (2) G Forge (Civil Engineering) Limited.

NOTE: Copy filed.

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 (27.02.2020) PROPRIETOR: THE DISTRICT COUNCIL OF FOLKESTONE AND HYTHE of Civic Centre, Castle Hill Avenue, Folkestone CT20 2QY.
- 2 (27.02.2020) The price stated to have been paid on 6 February 2020 for the land in this title and other property was £25,000,000.
- 3 (27.02.2020) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (27.02.2020) The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the

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B: Proprietorship Register continued

lease dated 11 February 2019 referred to in the Charges Register and of indemnity in respect thereof.

C: Charges Register

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

- 1 (13.07.2011) The land is subject to the rights granted by a Conveyance of other land dated 28 May 1975 made between (1) The Folkestone Race Course Company Limited and (2) William Phillips and Kay Gillian Phillips.

NOTE: Copy filed.

- 2 (13.07.2011) The land is subject to the rights granted by a Deed of Grant dated 5 August 1994 made between (1) The Folkestone Racecourse Plc (2) Horserace Betting Levy Board (3) Christopher John Walker and (4) Hercules Builders Limited.

NOTE: Copy filed.

- 3 (13.07.2011) The land is subject to the rights granted by a Deed of Surrender and Grant dated 22 June 1995 made between (1) The Folkestone Racecourse Plc (2) The Horserace Betting Levy Board and (3) Richard Price and Richard Cleveland Price.

NOTE 1: The Conveyance dated 19 November 1945 referred to was not lodged on first registration.

NOTE 2:-Copy filed.

- 4 (21.01.2016) The land is subject to any rights that are granted by a Deed of Grant dated 2 November 2015 made between (1) Folkestone Race Course Limited and (2) South Eastern Power Networks Plc and affect the registered land.
The said Deed also contains restrictive covenants by the grantor.

NOTE: Copy filed.

- 5 (14.02.2019) 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

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	14.02.2019 tinted pink	Folkstone Racecourse Farm	11.02.2019 From and including 11 February 2019 to and including 5 April 2028	TT93070

End of register