Claim Form

In the	High Court of Justice in Leeds, Kings Bench Division
Fee Account no.	PBA0086886
Help with Fees - Ref no. (if applicable)	H W F – –

06 Jul 2026
LEEDS

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For court use only

Claim no.	KB-2026-LDS-000089
Issue date	

Claimant(s) name(s) and address(es) including postcode

Pure Gym Limited

Town Centre House, Merrion Centre, Leeds, LS2 8LY

SEAL

Defendant(s) name and address(es) including postcode

PERSONS UNKNOWN SEEKING TO ENTER OR REMAIN ON THE CARPARKS OF THE CLAIMANT'S GYMS WITH CARAVANS, MOBILE HOMES OR TRAILER TENTS AT ITS GYM SITES IDENTIFIED ON THE PLANS ATTACHED TO THIS ORDER

Brief details of claim

The Claimant claims in trespass and seeks an injunction (interim and final) preventing the Defendants from entering or remaining upon the sites that are identified in the plans attached to the draft Order accompanying this claim with vehicles, mobile homes, horses, caravans or other wheeled trailers.

The Claimant claims an order for notice / service by an alternative method as the address of the Defendants is unknown. An N244 and draft order is attached.

It is possible that the Defendants may claim that the claim includes issues under the Human Rights Act 1998, but this is not currently known.

Value

N/A Claim for an injunction

Defendant's name and address for service including postcode

Unknown.

The Claimant will serve/notify the Defendants in respect of the claim for injuctive relief as per the application for alternative service and draft order.

	£
Amount claimed	
Court fee	646.00
Legal representative's costs	TBC
Total amount	TBC

For further details of the courts www.gov.uk/find-court-tribunal.
When corresponding with the Court, please address forms or letters to the Manager and always quote the claim number.

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Claim no.	

You must indicate your preferred County Court Hearing Centre for hearings here (see notes for guidance)

Leeds (High Court)

Do you believe you, or a witness who will give evidence on your behalf, are vulnerable in any way which the court needs to consider?

☐ Yes. Please explain in what way you or the witness are vulnerable and what steps, support or adjustments you wish the court and the judge to consider.

☑ No

Does, or will, your claim include any issues under the Human Rights Act 1998?

☐ Yes

☑ No

Claim no.	

Particulars of Claim

☑ attached

☐ to follow

Statement of truth

Note: you are reminded that a copy of this claim form must be served on all other parties.

I understand that proceedings for contempt of court may be brought against a person who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

☐ **I believe** that the facts stated in this claim form and any attached sheets are true.

☑ **The claimant** believes that the facts stated in this claim form and any attached sheets are true. **I am authorised** by the claimant to sign this statement.

Signature

R. A. Townsend

☐ Claimant

☐ Litigation friend (where claimant is a child or protected party)

☑ Claimant's legal representative (as defined by CPR 2.3(1))

Date

Day	Month	Year
03	07	2026

Full name

Reece Adams Townsend

Name of claimant's legal representative's firm

Browne Jacobson LLP

If signing on behalf of firm or company give position or office held

Solicitor

Claimant's or claimant's legal representative's address to which documents should be sent.

Building and street

15th Floor

Second line of address

103 Colmore Row

Town or city

Birmingham

County (optional)

Postcode

B 3 3 A G

If applicable

Phone number

0370 270 6000

DX number

727740 Birmingham 62

Your Ref.

JCOL02.044404.00302

Email

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IN THE HIGH COURT OF JUSTICE
OF ENGLAND AND WALES
LEEDS DISTRICT REGISTRY
KINGS BENCH DIVISION

CLAIM NO:

PURE GYM LIMITED

Claimant

and

PERSONS UNKNOWN SEEKING TO ENTER OR REMAIN ON THE CARPARKS OF THE CLAIMANT'S GYMS WITH CARAVANS, MOBILE HOMES OR TRAILER TENTS AT ITS GYM SITES IDENTIFIED ON THE PLANS ATTACHED TO THIS ORDER

Defendant

PARTICULARS OF CLAIM

Introduction

1. The Claimant company was incorporated on 5 September 2008 and remains actively registered at Companies House with company registration number 06690189.

2. The Claimant operates approximately 460 gyms providing fitness facilities and services throughout the United Kingdom, together with gyms in Switzerland, and Denmark. The Claimant's business model is based on gyms being available for use 24 hours a day, 7 days a week.

3. The Defendants are individuals who have repeatedly trespassed or intend to trespass on the Claimant's land in particular by:

    a. Stationing or attempting to station their caravans, mobile homes or other vehicles on the Claimant's carparks.
    b. Entering or attempting to enter the Claimant's gyms for the purposes of using the bathroom and shower facilities.
    c. Leaving items and waste, including human waste, in the Claimant's car parks and using the same for toileting.

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The Problem

4. Members of the Travelling community (referred to as "the Defendants" hereafter who, unless specified otherwise, are Persons Unknown) have been accessing several sites operated by the Claimant in Lancashire and Yorkshire since at least 2022, using the car parks attached to the gyms across Lancashire and Yorkshire for prolonged periods of time, in order to camp.

5. The Defendants typically bring multiple vehicles and caravans (including motorhomes) onto the car parks attached to the gyms for significant periods of time. Staff employed at the Claimant's gyms have witnessed the Defendants engaging in inappropriate behaviour whilst at the sites.

6. In the last 7 months, trespasses onto the Claimant's sites have become more frequent and have included incidents with actual or threatened violence.

Land to Which this Claim Relates

7. In this claim there are two categories of sites which the Claimant asks the Court to grant an injunction to protect. These are:
    a. Eight sites which have already been affected by Defendants trespassing in the manner set out above ("the Affected Sites").
    b. Sites which are near the Affected Sites which are likely targets if the Defendants are prevented from accessing the Affected Sites ("the Vulnerable Sites").

8. Collectively the sites are referred to in the draft order attached to the Claimant's application as "the Injunction Sites".

9. At schedule 1 to the draft order there are 12 plans, one for each site that the Claimant is asking the Court to protect. Schedule 3 of the draft order contains a list of the Injunction Sites' names and addresses.

The Affected Sites

10. The details of the eight Affected Sites are set out below. Where a lease is referred to, only the front page has been attached to these Particulars of Claim as the full lease (and any subsidiary leases) has been exhibited to the supporting witness statement of Phillip Graham Hume.

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Gym 1: Denton

11. The gym at Oldham Street, Denton, M34 3SJ ("the Denton Gym) and the associated car park ("the Denton Car Park"), the area of the site being identified edged red on the plan shown below being the "Denton plan" and identified in the draft order as "Plan 1: the Denton plan":



12. The Claimant occupies the Denton Gym and the Denton Car Park pursuant to a lease ("the Denton Lease") dated 16 April 2025 made between (1) Virgin Active Limited and (2) Pure Gym Limited, and the Claimant's leasehold interest is registered at HM Land Registry with title number MAN248934. The Denton plan, front page of the Denton Lease and the Denton Office Copy are attached hereto at schedule 1.

Gym 2: Stockport North

13. The gym at Unit 2 Kings View, Didsbury Road, SK4 2BD ("the Stockport North Gym") and the associated car park ("the Stockport North Car Park"), the area of the site being identified edged red on the plan ("the Stockport North plan") below and being identified in the draft order as "Plan 2: the Stockport North plan":

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14. The Claimant occupies the Stockport North Gym and the Stockport North Car Park pursuant to a lease ("the Stockport North Lease") dated 29 January 2021 made between (1) BNP Paribas Depositary Services (Jersey) Limited and BNP Paribas Depositary Services Limited as Trustees of the Threadneedle Property Unit Trust and (2) Pure Gym Limited and the Claimant's leasehold interest is registered at HM Land Registry with title number MAN389834. A copy of the Stockport North plan, the front page of the Stockport North Lease and office copy are attached hereto at schedule 2.

Gym 3: Stockport South

15. The gym at Victoria Works, Hempshaw Lane, SK1 4LG ("the Stockport South Gym") and the associated car park ("the Stockport South Car Park"), the area of the site being identified edged red on the plan ("the Stockport South plan") below and being identified in the draft order as "Plan 3: the Stockport South plan":

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16. The Claimant occupies the Stockport South Gym and part of the Stockport North Car Park pursuant to a lease ("the Stockport South Lease") dated 30 November 2012 made between (1) (1) Riossi Limited and (2) Pure Gym Limited (as varied by subsequent Deeds of Variation) and the Claimant's leasehold interest is registered at HM Land Registry with title number MAN202835. The Claimant occupies the remaining part of the Stockport South Car Park pursuant to a lease ("the Stockport South Additional Lease") dated 7 December 2015 made between (1) The Metropolitan Borough Council of Stockport and (2) Pure Gym Limited and the Claimant's leasehold interest is registered at HM Land Registry with title number MAN260611. A copy of the Stockport South plan, the front page of the Stockport South Lease, Stockport South Additional Lease and office copies are attached hereto at schedule 3.

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Gym 4: Moston

17. The gym at Victoria Avenue East, Moston, M9 7GH ("the 'Moston Gym"), is identified edged red on the plan below ("the Moston Plan") and the associated car park ("the Moston Car Park") is identified edged blue on the Moston Plan below, referred to in the draft order as "Plan 4: the Moston plan":



18. The Claimant occupies the Moston Gym pursuant to a lease ("the Moston Lease") dated 5 October 2012 made between (1) Waylon Limited and (2) Pure Gym Limited subject to a Deed of Rectification dated 16 April 2013 made between (1) Waylon Limited and (2) Pure Gym Limited and as varied by a Deed of Variation dated 21 October 2021 made between (1) Waylon Limited and (2) Pure Gym Limited.

19. The Claimant benefits from the right to use the Moston Car Park pursuant to clause 3.1 of the lease referred to (whereby the like right was granted at paragraph 1 of the First Schedule to the lease dated 15 May 2000 made between (1) J F Finnegan Limited and (2) Fitness First Clubs Limited (the 'Moston Headlease'):

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"The right for the Tenant its undertenants or other occupiers of the Property and its or their customers or their employees and invitees at all times and for all proper purposes in connection with its use of the Property to use the car parking spaces within the Estate (other than those spaces edged green) shown on the Plan for the parking of private motor cars and motorcycles only and in common with the Landlord and the other tenants of the Estate".

20. The Claimant is solely responsible for the maintenance costs associated with the Moston Car Park. Although the Claimant is not the leasehold owner of the Moston Car Park, the Claimant has a superior claim to any trespasser attempting to use the same. The Claimant relies on the principles confirmed in Manchester Airport Plc v Dutton and Others [2000] Q.B. 133 at 150B.

21. A copy of the Moston plan, the front page of the Moston Lease and the office copy are attached hereto at **schedule 4**.

Gym 5: Debdale

22. The gym at Manchester Debdale Walk, Wall Way, M18 7WY ("the Debdale Gym") and the associated car park ("the Debdale Car Park"), is identified edged red on the plan below ("the Debdale Plan") which is referred to in the draft order as "Plan 5: the Debdale plan":



23. The Claimant occupies the Debdale Gym and Debdale Car Park pursuant to a lease ("the Debdale Lease") dated 2 September 2013 made between (1) K/S Debdale Park (acting by its

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Receivers) and (2) Pure Gym Limited, subject to a Deed of Rectification dated 19 March 2018 made between (1) Mansfield District Council and (2) Pure Gym Limited as varied by a Deed of Variation dated 22 March 2022 made between (1) Mansfield District Council and (2) Pure Gym Limited. The Claimant's leasehold interest is registered at HM Land Registry with title number MAN216357.

24. A copy of the Debdale plan, front page of the Debdale Lease and office copy are attached hereto at schedule 5.

Gym 6: Knaresborough

25. The gym at York Road, Knaresborough, HG5 0SP "(the Knaresborough Gym") and the associated car park ("the Knaresborough Car Park"), is identified edged red on the plan below ("the Knaresborough Plan") which is referred to in the draft order as "Plan 6: the Knaresborough plan":



26. The Claimant occupies the Knaresborough Gym and Knaresborough Car Park pursuant to a lease ("the Knaresborough Lease") dated 23 March 2023 and made between (1) Lidl Great Britain Limited and (2) Pure Gym Limited and the Claimant's leasehold interest is registered at HM Land Registry with title number NYK503337.

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27. A copy of the Knaresborough plan, the front page of the Knaresborough Lease and the office copy are attached hereto at schedule 6.

Gym 7: Sheffield South

28. The gym at 9-15 Manton Street, Sheaf Gardens, S2 4BA ("the Sheffield South Gym") and the associated car park ("the Sheffield South Car Park"), are identified edged red on the plan ("the Sheffield South Plan") below which is referred to in the draft order as "Plan 7: the Sheffield South plan":



29. The Claimant occupies the Sheffield South Gym and Sheffield South Car Park pursuant to a lease ("the Sheffield South Lease") dated 15 September 2025 made between (1) The Sheffield City Council and (2) Pure Gym Limited. The Claimant's updated leasehold interest is registered at HM Land Registry with title number SYK728486.

30. A copy of the Sheffield South Plan, the front page of the Sheffield South Lease and office copy is attached hereto at schedule 7.

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Gym 8: York

31. The gym at Stirling Rd, York, YO30 4TU (also known as Unit 2, Phase IV, Clifton Moor, York) ("the York Gym") and the associated car park ("the York Car Park"), being identified edged red on the plan ("the York Plan") below which is referred to in the draft order as "Plan 8: the York plan":



32. The Claimant occupies the York Gym and York Car Park pursuant to a lease ("the York Lease") dated 13 September 2013 and made between (1) Henry Boot Projects Limited and (2) Pure Gym Limited. The Claimant's leasehold interest is registered at HM Land Registry with title number NYK409963.

33. A copy of the York Plan, the front page of the York Lease and the office copy are attached hereto at schedule 8.

The Vulnerable Sites

34. In addition to the Affected Sites there are 4 further sites which are within close proximity and which the Claimant fears will simply become the Defendants' target if the Affected Sites are protected by an injunction. These are set out below.

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Gym 9: Hazel Grove

35. Puregym Hazel Grove, Commercial Rd, Hazel Grove, Stockport SK7 4BE and adjoining car park ("the Hazel Grove Gym" and "Hazel Grove Car Park") is identified edged red on the plan ("the Hazel Grove Plan") below which is referred to in the draft order as "Plan 9: the Hazel Grove plan":



36. The Claimant occupies the Hazel Grove Gym and Hazel Grove Car Park pursuant to a lease ("the Hazel Grove Lease") dated 23 May 2025 and made between (1) Walnut Gardens Limited and (2) Pure Gym Limited. A copy of the Hazel Grove Gym Plan and front page of the Hazel Grove Lease is attached hereto at schedule 9.

37. The Claimant believes that the Hazel Grove Gym is vulnerable because it has a large car park, has toilets and showering facilities and is within 4 miles of the Stockport North Car Park.

Gym 10: Mansfield

38. PureGym Mansfield, Mansfield Leisure Park, Nottingham Rd, Mansfield, NG18 1BW and adjoining car park ("the Mansfield Gym" and "Mansfield Car Park") as further identified edged

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red on the plan ("the Mansfield Plan") below which is referred to in the draft order as "Plan 10: the Mansfield plan":



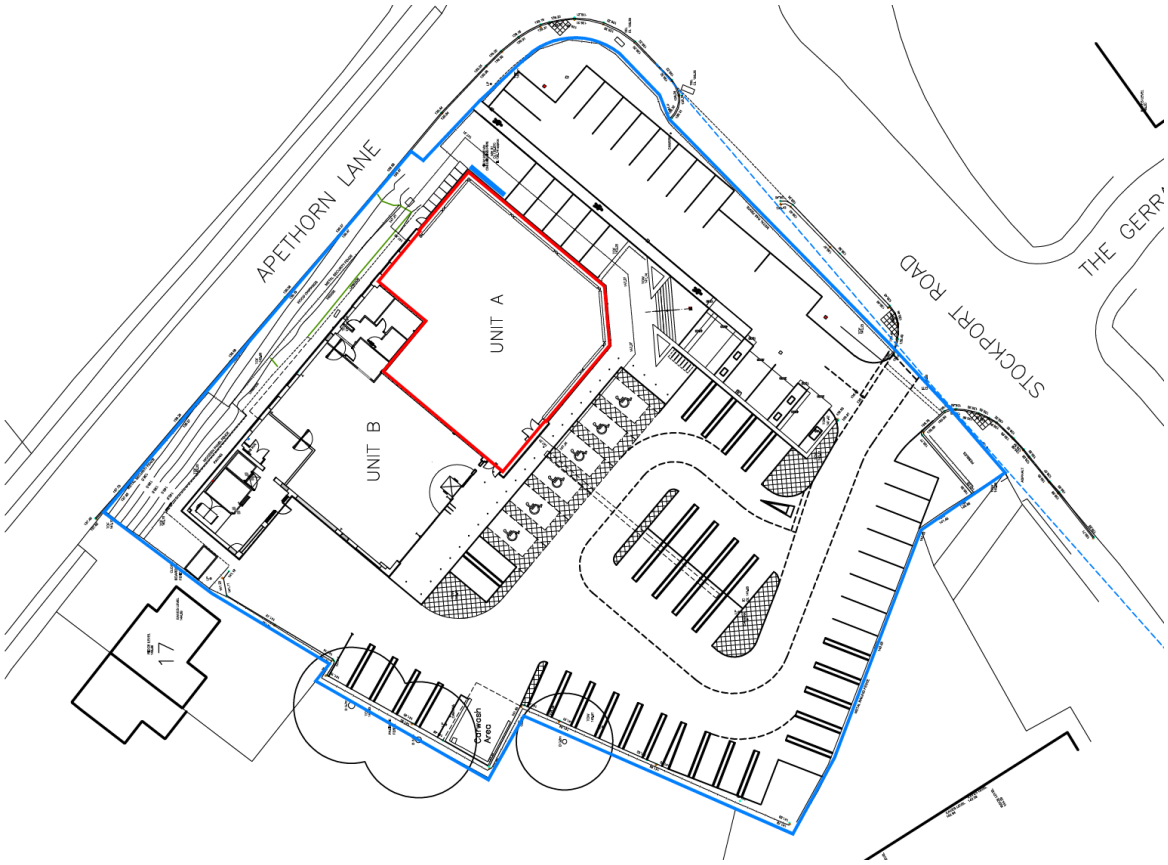
39. The Claimant occupies the Mansfield Gym and Mansfield Car Park pursuant to a lease ("the Mansfield Lease") dated 10 October 2012 and made between (1) Kapash Properties Limited and (2) Pure Gym Limited. The Claimant's leasehold interest is registered at HM Land Registry with title number NT486177. A copy of the Mansfield Plan, front page of the Mansfield Lease and office copy is attached hereto at schedule 10.

40. The Claimant believes that the Mansfield Gym is vulnerable because it has a large car park, has toilets and showering facilities and is within easy reach of the Affected Sites, for example it is within 25 miles of the Sheffield South Gym.

Gym 11: Hyde

41. PureGym Hyde, C60 Stockport Road, Gee Cross, SK14 5ET ("the Hyde Gym") is identified edged red on the plan ("the Hyde Plan") and the adjoining car park ("the Hyde Car Park") is identified on the Hyde Plan within the area edged blue below which is referred to in the draft order as "Plan 11: the Hyde plan":

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42. The Claimant occupies the Hyde Gym pursuant to a lease ("the Hyde Lease") dated 9 April 2026 and made between (1) Dransfield Properties Limited and (2) Pure Gym Limited and the Claimant's leasehold interest is currently pending registration at HM Land Registry with reference number DC7346C. A copy of the Sheffield Crystal Peaks Gym plan, front page of the Hyde Lease and details of the Application Enquiry is attached hereto at **schedule 11**.

43. The Claimant benefits from the right to use the Hyde Car Park pursuant to paragraph 2 of Schedule 1 of the Hyde Lease (the Common Parts are defined as including the Car Park), which sets out the right for the Claimant *"to use the Common Parts for the purpose for which they are designed which includes (without limitation) the right at all times and for all purposes to pass and repass to and from the public highway"*.

44. The Claimant believes that the Hyde Gym is vulnerable because it has a large car park, has toilets and showering facilities and is within easy reach of the Affected Sites, for example it is within 4.2 miles of the Stockport South Gym and 4.8 miles of the Stockport North Gym.

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Gym 12: Sheffield Crystal Peaks

45. PureGym Sheffield Crystal Peaks, Crystal Peaks Shopping Mall and Retail Park, Drake House Way, Sheffield, S20 7JJ and adjoining car park ("the Sheffield Crystal Peaks Gym" and "Sheffield Crystal Peaks Car Park") is identified edged red on the plan ("the Sheffield Crystal Peaks Plan") below which is referred to in the draft order as "Plan 12: the Sheffield Crystal Peaks plan":



46. The Claimant occupies the Sheffield Crystal Peaks Gym and Sheffield Crystal Peaks Car Park pursuant to a lease ("the Sheffield Crystal Peaks Lease") dated 4 May 2023 and made between (1) Britel Fund Trustees Limited and (2) Pure Gym Limited and the Claimant's leasehold interest is registered at HM Land Registry with title number SYK709245. A copy of the Sheffield Crystal Peaks Gym plan, front page of the Sheffield Crystal Peaks Lease and office copy is attached hereto at schedule 12.

47. The Claimant believes that the Sheffield Crystal Peaks Gym is vulnerable because it has a large car park, has toilets and showering facilities and is within easy reach of the Affected Sites, for example it is within 7 miles of the Sheffield South Gym.

48. A plan showing all of the Injunction Sites marked 1 to 12, is attached hereto at schedule 13. From this the Court is able to see the relationship between the Injunction Sites.

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Trespasses on the Defendants on the Affected Sites

49. The Defendants have trespassed on the Affected Sites as set out below.

PARTICULARS OF TRESPASS ON THE AFFECTED SITES IN LANCASHIRE

a. On 4 February 2022, the Defendants entered the **Moston** Gym Car Park. No further detail is held about this incident as it was the first incident and not part of a pattern of trespass at the time. Thereafter there were no further incidents at Injunction Sites in Lancashire until 2024.

b. On 10 April 2024 the Defendants entered the **Denton** Gym Car park. No further detail is held about this incident as it was the first incident in over 2 years and not part of a pattern of trespass at the time.

c. On 19 August 2024 the Defendants entered the **Debdale** Car Park bringing 2 mobile homes and 1 caravan in addition to a transit van. Enforcement agents were engaged. Waste, including human waste, accumulated on the Debdale Car Park and the enforcement agents cost the Claimant £3160.50 (exclusive of VAT).

d. Between 27 August and 28 August 2024 further enforcement action was required after another trespass at the **Debdale** Car Park however, the Claimant does not hold any detail of this incident, except for details of the costs incurred to instruct enforcement agents, which amounted to £2,016.00 (exclusive of VAT).

e. On 4 October 2024, the Defendants accessed the **Debdale** Car Park with 1 caravan. Waste and human waste was left on the Debdale Car Park when they departed.

f. On 20 August 2025, the Defendant entered the **Denton** Gym Car park at 23:53. They brought 3 caravans, 2 trucks and 1 transit van onto the Denton Car Park. Upon leaving the Denton Car Park, the Defendants left it in an untidy and unhygienic state. The Claimant had to engage enforcement agents to remove the Defendants at a cost of £4,066.50 (exclusive of VAT). When the Defendants left, the Denton Car Park was untidy and unhygienic.

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g. On 24 August 2025, the Defendants entered the **Debdale** Car Park with 3 caravans and 3 vans. The Defendants left the Debdale Car Park in an untidy and unhygienic state. The Claimant incurred costs of £3,769.50 (exclusive of VAT) to instruct enforcement agents. More recently, the Claimant considered it necessary to install a height restriction barrier at the Debdale Car Park and instruct a "K9" dog patrol for a period of time to help protect the site, which resulted in additional cost being incurred.

h. On 21 September 2025, the Defendants entered the **Denton** Gym Car Park. The Defendants vacated on 22 September 2025 after the Claimant spent £4,461.00 (exclusive of VAT) on enforcement agents to remove the Defendants.

i. On 28 October 2025 Defendants entered the **Denton** Gym Car Park. 3 caravans, 2 vans and a pickup truck were present. When enforcement agents served a notice on the Defendants, they received verbal abuse. The Defendants left on 29 October 2025, leaving the car park in an untidy and unhygienic state which cost the Claimant time and resources to remedy in addition to the £1,545.00 (exclusive of VAT) it spent on enforcement agents.

j. On 31 October 2025, the Defendants brough 3 caravans and two vans onto the **Moston** Gym Car Park, damaging the entrance barrier in order to do so. The Defendants refused to leave and enforcement agents were instructed at a cost of £6,350.00 (exclusive of VAT). When the Defendants left the site, the Moston Car Park was left untidy and unhygienic.

k. On 16 December 2025 the Defendant entered the **Denton** Gym Car Park with 5 caravans, 2 transit vans and 2 cars. They left on 16 December after being served with a notice by enforcement agents. The Denton Car Park was left in an unhygienic and untidy state and the Claimant incurred £15,100.00 (exclusive of VAT) in enforcement agents' fees for this incident.

l. On 18 December 2025 the Defendants returned to the **Denton** Gym Car Park with 1 caravan and a pickup truck (or it had been planted by a formerly instructed enforcement agent). The Claimant incurred enforcement agents costs of £1,350.00

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(exclusive of VAT) to remove the caravan. It then engaged VPEX to place "K9" dog patrol units at Denton for an addition cost of £1,645.00 (exclusive of VAT).

m. On 5 March 2025 the Defendants entered onto the **Denton** Gym Car Park with 6 caravans, 3 transit vans, at least 5 cars and a motorhome. The Defendants were served a notice to leave by VPEX enforcement agents and left on 6 March 2025. The Defendants were hostile and intimidating to the enforcement agents. The Denton Car Park was left untidy and unhygienic and the Claimant spent £20,600.00 (exclusive of VAT) on enforcement agents during this incident. The Defendants went straight from the Denton Car Park to the Stockport North Car Park the following day.

n. On 7 March 2026 the Defendants entered the **Stockport North** Car Park with 8 caravans and 2 motorhomes. There were at least 4 cars and 2 transit vans. 4 of the Defendants were very confrontational. The Defendants were served with a notice by enforcement agents and left on 9 March 2026, travelling straight to the Moston Car Park. The Claimant incurred enforcement costs in the sum of £31,100.00 (exclusive of VAT).The Claimant later instructed "K9" dog patrol units at the Stockport North Car Park between 17 and 27 March 2026, incurring a cost of £5,687.00 (exclusive of VAT). The Claimant also subsequently arranged for temporary barriers, followed by a height restriction barrier, to be installed at the Car Park.

o. On 9 March 2026 the Defendants entered the **Moston** Car Park, cutting the padlock to the barrier protecting the site. There were 8 caravans, 2 mobile homes and 13 males present in addition to 2 transit vans and at least 3 cars. The police were called because the Defendants were blocking the entrance to members. The Defendants stated that they would leave by sunrise the next day but failed to do so and enforcement agents were engaged which cost the Claimant £17,537.50 (exclusive of VAT). Thereafter the Claimant engaged a "K9" dog patrol to protect the Moston Car Park.

p. On 10 March 2026 the Defendants entered the **Denton** Car Park having left the Moston Car Park. They brought at least 3 caravans and / or motorhomes onto the Car Park. The police would not assist. On this occasion one male associated with the group appeared to have purchased Gym membership and was accessing the Gym in breach of the rules, bringing in others and a minor to use the bathroom and shower facilities. On 15th March a resident contacted the Claimant to complain that they had witnessed a child

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defecate in the Denton Car Park. The Defendants remained on the car park until 17th March when they were removed by enforcement agents. By the time they left they had 9 caravans and a motorhome on the Denton Car Park. The Defendants left the Car Park in a significantly worsened state and the Claimant spent over £30,000.00 (exclusive of VAT) on enforcement during this time. After the Defendants had left, the Claimant installed a height restriction barrier and engaged K9 dog patrol units at the Denton Gym Car Park at additional cost. The Defendants moved into the local Sainsbury's car park with approximately 18 caravans however even after the Defendants had been removed the Claimant's enforcement agents reported approaches from 2 males who were shouting and swearing and attempting to gain access to the Denton Car Park.

q. Between 28 and 29 May 2026 the Defendants entered the Stockport South Car Park with 2 caravans and 3 vehicles. The Defendants explained that they were in the area because some of them were working locally and suggested that if moved, they would travel to another nearby site. Enforcement agents were engaged which cost the Claimant £5,350.00 (exclusive of VAT).

50. The Defendants have trespassed on the Affected Sites in Yorkshire as follows:

PARTICULARS OF TRESPASS ON THE AFFECTED SITES IN YORKSHIRE

a. On 16 October 2025 the Defendants entered the Knaresborough Gym Car Park with vehicles and caravans. The Claimant instructed enforcement agents at a cost of £3,769.50 (exclusive of VAT) and the Defendants left on 17 October 2025.

b. On 10 November 2025, the Defendants returned to the Knaresborough Gym Car Park. 2 caravans and at least 1 vehicle were brought onto the site and the Defendants stated that they would remain for 3 – 4 days. Enforcement agents were instructed at a cost of £5,350.00 (exclusive of VAT) and the Defendants left on 11 November 2025. The car park was left untidy and unhygienic.

c. On 12 November 2025 the Defendants entered the Sheffield South Gym Carpark. They did not leave until 17 November 2025 after the Claimant had instructed enforcement agents at a cost of £4350.00 (exclusive of VAT).

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d. On 20 November 2025 Defendants returned to the Knaresborough Gym Car Park and 3 caravans and 1 vehicle were brought to the site. The Claimant paid £12,725.00 (exclusive of VAT) to instruct enforcement agents to remove the Defendants on 21 November and again the car park was left untidy and unhygienic.

e. On 4 December 2025, the Defendants entered the Sheffield South Gym Carpark. They did not leave until 8 December 2025 after the Claimant had instructed enforcement agents at a cost of £13,725.00 (exclusive of VAT).

f. On 17 December 2025 the Defendants returned to the Sheffield South Car Park with 4 caravans and 2 vehicles. They were served an enforcement notice at a cost of £13,350.00 (exclusive of VAT) to the Claimant. Thereafter the Claimant engaged a "K9" dog patrol to protect the Sheffield South Car Park over the Christmas period.

g. On 8 January 2026 the Defendants entered the Sheffield South Car Park again, with 4 caravans and 3 vehicles. The Claimant had to engage enforcement agents to remove the Defendants. The Claimant incurred significant costs for the instruction of VPEX in the amount of £13,350.00 (exclusive of VAT). Thereafter the Claimant reinstated the "K9" dog patrol at the car park. The Claimant has more recently arranged for a height restriction barrier to be installed at the entrance to the Car Park.

h. On 23 January 2026, the Defendants brough 4 caravans onto the Knaresborough Gym Car Park. Enforcement agents served a notice and the Defendants left on 24 January 2026. The Claimant incurred significant costs for the instruction of VPEX in the amount of £12,350.00 (exclusive of VAT) and the car park was again left untidy and unhygienic.

i. On 5 March 2026, the Defendants entered the Knaresborough Car Park initially with 4 caravans however, a 5th caravan appeared on 6th March. At least 3 vehicles were brought to the site. The Defendants attempted to access the Knaresborough Gym and told staff there that they would stay for 4 – 5 days. The Defendants left on 6 March after the Claimant incurred significant costs for the instruction of VPEX enforcement agents in the amount of £16,350.00 (exclusive of VAT). The car park was also left untidy and unhygienic.

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j. On 9 March 2026, the Defendants trespassed on the Knaresborough Car Park with 5 caravans. They left on 10th March but remained in close proximity. The Claimant incurred significant costs for the instruction of VPEX enforcement agents during this incident in the amount of £11,350.00 (exclusive of VAT).

k. On 13 March 2026 the Defendants returned to the Knaresborough Car Park, having left it only 3 days before. This began as 2 individuals trespassing on the car park but then increased to 5 caravans being at the site. Enforcement agents were instructed at a cost of £12,600.00 (exclusive of VAT) The Defendants left the car park on 14 March, leaving it unhygienic and untidy. Thereafter the Claimant engaged a K9 dog patrol who recorded caravans bring driven passed the site and shouting at the dog handler. The Claimant also arranged for a height restriction barrier to be installed at the Car Park entrance.

l. On 13 May 2026 the Defendants returned to the Knaresborough Car Park, managing to access the Car Park but without breaching the barrier. 4 caravans and at least 1 vehicle were brought onto the site. The Defendants were under the influence of alcohol and confrontational with the enforcement agents instructed by the Claimants, including making threats to throw urine at them. The Defendants left the site on 14 May 2026 in an untidy and unhygienic state. The Claimant incurred costs of £9,350.00 (exclusive of VAT) to instruct the enforcement agents. The Claimant subsequently instructed a "K9" dog patrol and will need to modify the existing barrier, both at additional cost and will

m. On 18 May 2026 the Defendants trespassed at the York Car Park and it was suspected that these were the same Defendants who left the Knaresborough Car Park on 14 May 2026. 4 caravans and 1 vehicle were brought onto the site. Enforcement agents were instructed to attend the site and serve notice on the Defendants and the Claimants incurred costs of £11,350.00. The Defendants left the site on 19 May 2026. The Claimant now considers it necessary to install two height restriction barriers at the York Car Park, at additional significant cost.

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51. The aforementioned trespasses have caused the Claimant loss and damage:

PARTICULARS OF LOSS, DAMAGE AND INJURY

a. The trespasses have had a significant, negative impact on the Claimant financially;
b. The trespasses have had a significant, negative impact on the Claimant reputationally and;
c. The trespasses have caused significant inconvenience or distress to the Claimant's staff, agents and customers who have been intimidated and have risked damage to their health from the unhygienic conditions that the Defendants have left the Injunction Sites in.

52. The Claimant avers that damages will never be an adequate remedy for the aforementioned forms of trespass.

Attempts to Remedy the Issue

53. As set out above, the Claimant has used a number of methods to try to remedy the situation including:

a. Instructing enforcement agents (at significant cost).
b. Instructing dog patrols (at significant cost).
c. Installing barriers and physical impediments to the trespasses (at significant cost).
d. Calling the police.

54. However, none of the strategies employed by the Claimant have provided permanent protection and the Defendants have frequently simply moved from one of the Affected Sites to another. Further, the Defendants have showed themselves willing to damage physical barriers and abuse and intimidate the staff or agents who try to protect the Affected Sites.

Concern for Further Trespasses

55. In all of the aforementioned incidents, the Defendant entered and remained on the Affected Sites knowing that they did so committing a trespass and without the Claimant's consent.

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Without the grant of an injunction the Defendants threaten and intend to repeat the trespasses and return to the Affected Sites.

56. Further, if the Vulnerable Sites are not protected, there is a strong probability of irreparable harm being done to those sites including:

    a. Intimidation towards the claimant's staff and customers;
    b. An aggressive atmosphere;
    c. Areas left in unhygienic conditions possibly to the extent that there is a risk to human health and;
    d. A risk of the Defendants being willing to break the criminal law by causing damage to enter car parks with physical barriers in place.

57. The Claimant has incurred and continues to incur significant cost in taking measures to both remove the Defendants from the Affected Sites and prevent further trespass to the Affected Sites, which the Claimant is unlikely to be able to recover from the Defendants. As at the date of this statement of case, the approximate costs (excluding legal fees) amount to £425,607.63 (exclusive of VAT).

58. In addition, in leaving waste including human waste in the Injunction Sites, the Defendants pose serious risk of harm to the employees and customers of the Claimant and others using the Affected Sites.

59. By reason of the facts and matters referred to above, unless the Defendants are restrained by the Court, there is a substantial risk of further acts of trespass on the Injunction Sites which will likely lead to further irreparable harm.

60. In the circumstances, the Claimant claims an injunction from the Court to protect both the Affected and the Vulnerable sites from further trespasses by the Defendant. A draft order is attached hereto at schedule 14.

Remedy

61. In the circumstances the Claimant seeks an injunction to prevent the Defendants from entering, occupying or remaining upon the Injunction Sites as identified on the plans attached

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at schedule 1 to the draft order with vehicles, mobile homes, horses, caravans or other wheeled trailers.

62. The Claimant requires an injunction against persons unknown because it is not possible to identify the individuals within the groups of travellers who are trespassing upon its sites. Additionally, the groups of individuals are by definition transient, and new individuals can join the groups at any time. Further, if only specified individuals were named then it would be open to other members of the traveller community to trespass on the Claimant's sites without fear of repercussions.

63. The Claimant further asks the Court for an order for notification / service by alternative means as it has no method of contacting the Defendants other than by advertising the injunction at the sites and on its website.

AND THE CLAIMANT CLAIMS:

(1) An injunction interim and final to prevent the Defendants from entering or remaining upon the sites that are identified in the plans at schedule 1 of the draft Order accompanying this claim with vehicles, mobile homes, horses, caravans or other wheeled trailers.

(2) Further and/or other relief.

(3) Costs.

ANYA NEWMAN

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STATEMENT OF TRUTH

[I believe]~~/ [The Claimant believes]~~ that the facts stated in these Particulars of Claim are true. [I understand] ~~[The Claimant understands]~~ that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth. I am duly authorised by the Claimant~~s~~ to sign this statement.

Signed by:
Phillip Graham Hume
928E669A2AE740E...

Signed .....

[Position or office held Senior Estate Surveyor .....]

Full name Phillip Graham Hume .....

Date 03 July 2026 | 10:39 BST .....

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IN THE HIGH COURT OF JUSTICE
OF ENGLAND AND WALES
LEEDS DISTRICT REGISTRY
KINGS BENCH DIVISION

CLAIM NO:

PURE GYM LIMITED

Claimant

and

PERSONS UNKNOWN SEEKING TO ENTER OR REMAIN ON THE CARPARKS OF THE CLAIMANT'S GYMS WITH CARAVANS, MOBILE HOMES OR TRAILER TENTS AT ITS GYM SITES IDENTIFIED ON THE PLANS ATTACHED TO THIS ORDER

Defendant

SCHEDULE 1

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Bond Dickinson

www.bonddickinson.com

16th April 2015

Underlease
relating to
Premises known as Health and Fitness Centre, Oldham Street, Denton

Virgin Active Limited (1) and
Pure Gym Limited (2)

Bond Dickinson LLP
Tel:+44 (0)845 415 0000
www.bonddickinson.com

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The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.

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HM Land Registry

Official copy of register of title

Title number MAN248934 | Edition date 25.06.2015

- This official copy shows the entries on the register of title on 26 MAY 2026 at 09:31:00.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 27 May 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Fylde Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

GREATER MANCHESTER : TAMESIDE

1 (26.05.2015) 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 Land and buildings on the west side of Oldham Street, Denton, Manchester.

2 (26.05.2015) The mines and minerals are excepted.

3 (26.05.2015) The registrar has not seen any consent to the grant of this sub-lease that the superior lease, out of which it was granted, may have required.

4 (26.05.2015) The land has the benefit of the rights granted by but is subject to the rights reserved by the Transfer dated 19 September 2001 referred to in the Charges Register.

5 (26.05.2015) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 16 April 2015
Term : From and including 16 April 2015 to and including 2 September 2036
Parties : (1) Virgin Active Limited
(2) Pure Gym Limited

6 (26.05.2015) The Lease prohibits or restricts alienation.

7 (26.05.2015) The landlord's title is registered.

8 (26.05.2015) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

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Title absolute

1 (26.05.2015) PROPRIETOR: PURE GYM LIMITED (Co. Regn. No. 06690189) of Town Centre House, Merrion Centre, Leeds LS2 8LY.

C: Charges Register

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

1 (26.05.2015) A Conveyance of the freehold estate in the land tinted yellow and tinted pink on the title plan and other land dated 8 March 1947 made between (1) The Right Honourable Seymour William Arthur John 7th Earl of Wilton (Vendor) (2) George Henry Drummond and Norman Frank Boyes and (3) North Cheshire and District Gas Company (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

2 (26.05.2015) By the Conveyance dated 8 March 1947 referred to above the land tinted yellow and tinted pink on the title plan was conveyed subject as follows:- "Subject to (1) And with the benefit of the expired Lease to the Lancashire Felt Company dated the third day of June One thousand nine hundred and fifteen under which such Company are holding over in respect of the line of water pipes shown by two sets of blue lines on the said plan drawn hereon ..... (3) the line of public sewer and manholes of the Denton Urban District Council shown by a green line on the said plan."

NOTE: One set of the blue lines on the plan referred to above is outside the land in this title, the other set is shown by a blue broken line on the title plan and the green line referred to does not affect the land in this title.

3 (26.05.2015) The land tinted yellow and tinted pink on the title plan is subject to the following rights reserved by the Conveyance dated 8 March 1947 referred to above:-

"There are Excepted and Reserved unto the Vendor in fee simple out of all the hereditaments hereby conveyed

.....

THIRDLY the free running of water and soil into and through the hereditaments hereby conveyed by any sewer or drain now being under or running through the same or any part thereof and the right to enter upon the said hereditaments for the purposes of inspecting and repairing any such sewer or drain."

4 (26.05.2015) A Conveyance of the freehold estate in the land tinted blue on the title plan and other land dated 22 October 1947 made between (1) The Right Honourable Seymour William Arthur John 7th Earl of Wilton (Vendor) (2) George Henry Drummond and Norman Frank Boyes and (3) The Lancashire Felt Company Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

5 (26.05.2015) The land tinted blue on the title plan is subject to the following rights reserved by the Conveyance dated 22 October 1947 referred to above:-

"There are EXCEPTED AND RESERVED unto the Vendor in fee simple out of all the hereditaments hereby conveyed ..... Thirdly the free running of water and soil into and through the hereditaments hereby conveyed by any sewer or drain now being under or running through the same or any part thereof and the right to enter upon the said hereditaments for the purposes of inspecting and repairing any such sewer or drain."

6 (26.05.2015) A Conveyance of the freehold estate in the land tinted blue and tinted yellow on the title plan and other land dated 20 August 1971 made between (1) North Western Gas Board and (2) Lancaster Carpets Limited contains restrictive covenants.

NOTE: Copy filed under LA280456.

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C: Charges Register continued

The Conveyance dated 27 November 1956 referred to as "the third Conveyance" does not itself contain any exceptions reservations, covenants and conditions but refers to those contained in the Conveyance dated 22 October 1947 referred to above.

7 (26.05.2015) A Conveyance of the freehold estate in the land tinted pink on the title plan and other land dated 31 July 1973 made between (1) British Gas Corporation (Vendor) and (2) Lancaster Carpets Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

NOTE: Copy Conveyance plan filed under LA363950.

8 (26.05.2015) The land tinted pink on the title plan is subject to the following rights reserved by the Conveyance dated 31 July 1973 referred to above:-

"EXCEPT AND RESERVING unto the Vendor and its successors in title the owners and occupiers for the time being of its neighbouring land

(i) The right to use or permit its neighbouring land to be used for the performance of the duties and the exercise of the powers mentioned in sub-sections (1) and (2) of Section 2 of the Gas Act 1972 notwithstanding that such user shall or may be or become a private nuisance or annoyance or inconvenience to the Purchaser or the owners for the time being of the property hereby conveyed or any part thereof or to any occupier of that property or any part thereof or any building erected thereon or which may lessen the value of such property or any part thereof and such user as aforesaid shall not constitute a cause for civil action by the Purchaser or the said owner or occupier against the Vendor and

(ii) Full and unrestricted right at any time hereafter and from time to time to erect or permit to be erected any buildings or other erections and to alter any buildings or other erections to be erected on any part of its neighbouring land in such a manner as to obstruct or interfere with the passage and access of light and air to any building which is or may be erected upon any part of the property hereby conveyed and so that all privileges of light and air now or hereafter to be enjoyed over any part of the Vendor's said neighbouring land or in respect of the property hereby conveyed shall be deemed to be so enjoyed by the licence or consent of the Vendor and not as of right.

(iii) The free right of passage and running of water and soil from any part of its neighbouring land through any sewers or drains now or hereafter constructed in through or under the property hereby conveyed and in particular the right to discharge water (including gas holder water) from its neighbouring land through the drains shown on the plan annexed hereto into the sedimentation tank and spillway within the property hereby conveyed.

(iv) The right and liberty to use maintain clean repair renew inspect remove and replace so much of the 16 inch diameter gas main in the position approximately indicated on the said plan by a yellow line between the points marked A and B C D and E as falls within the property hereby conveyed subject to the Vendor after the execution of any works restoring to its former condition so far as is reasonably practicable any land affected by works executed in pursuance of the said right and liberty and also full right and liberty for the Vendor and all persons authorised by it from time to time and at all reasonable times hereafter on reasonable notice being given to the Purchaser and without notice in case of emergency to enter upon the property hereby conveyed lying within ten feet from the centre of the said main for all or any of the purposes aforesaid

.....

SUBJECT ALSO to the right of the owners and occupiers of the blue land to connect with and to tie into the existing sewer indicated on the said plan."

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C: Charges Register continued

9 (26.05.2015) A Transfer which included the freehold estate in the land in this title and other land dated 24 January 1990 made between (1) C. V. Apparel Limited (2) Vantona Viyella PLC and (3) NWW Properties Limited contains restrictive covenants.

NOTE: Copy filed under GM531291.

10 (26.05.2015) The land is subject to the rights reserved by a Transfer of the freehold estate in the land in this title and other land dated 24 February 2000 made between (1) United Utilities Properties Limited and (2) Arrowcroft Leisure Limited.

NOTE: Copy filed under GM836352.

11 (26.05.2015) A Transfer of the freehold estate in the land in this title dated 19 September 2001 made between (1) Arrowcroft Leisure Limited and (2) Kingsland Estates (Missouri) Limited contains restrictive covenants.

NOTE: Copy filed under GM882961.

Schedule of restrictive covenants

1 (26.05.2015) The following are details of the covenants contained in the Conveyance dated 8 March 1947 referred to in the Charges Register:-

"THE Purchaser to the intent that this covenant shall (so far as practicable) bind the hereditaments hereby assured and every part thereof into whosoever hands the same shall come and shall enure for the benefit of all portions or any portion of the Estates in the County of Lancaster now vested in the Vendor to which the benefit of this present covenant can lawfully be annexed and of any and every part of every such portion of the said Estates hereby covenants with the Vendor and his successors in title (as a separate and several covenant in regard to each stipulation or restriction next hereinafter mentioned) that the Purchaser and its successors in Title will at all times hereafter in relation to the hereditaments hereby conveyed observe and perform such of the stipulations and restrictions set out in the Second Schedule hereto as can be made binding on the hereditaments hereby assured as restrictive covenants

THE Purchaser hereby covenants with the Vendor and his successors in title (being assigns by operation of law or by disposition of this present covenant) that the Purchaser and its successors in title to the hereditaments hereby assured or any part or parts thereof will at all times hereafter perform and observe in relation to such hereditaments or any part or parts thereof as aforesaid all the stipulations and restrictions set forth in the Second Schedule hereto

THE SECOND SCHEDULE above referred to

(a) Not to allow the land hereby conveyed to remain unfenced from the adjoining land of the Vendor but to substantially fence in the said land by erecting a fence of approved type to the satisfaction of the Vendor or his Surveyor on the Northerly side along the Southerly boundary of Viscount Street and also on the Easterly and South Westerly sides of the said land and will thereafter maintain the said fences in good and substantial repair and condition provided always that until the complete occupation by the Purchaser of the land hereby conveyed it shall only be incumbent on the Purchasers to comply with the reasonable requirements of the Vendor or his Surveyor as to fencing having regard to the land actually occupied by the Purchasers from time to time

(b) Not to use or permit the said land to be used or any buildings erected or to be erected thereon for any trade or business purposes whatsoever which may be deemed to be a public or private nuisance or annoyance to the Vendor or any tenants of the Vendor or to the neighbourhood and particularly will not without the previous consent in writing of the Vendor or his successors in title allow any building erected on the said land to be used as an hotel tavern beerhouse or beershop or otherwise for the sale of beer wines or spirits PROVIDED ALWAYS that the user of the said land or part thereof for Gas Works

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Schedule of restrictive covenants continued

shall not be deemed a breach of this covenant."

NOTE: None of the boundaries of the land in this title form part of the Northerly Easterly and South Westerly sides referred to.

2 (26.05.2015) The following are details of the covenants contained in the Conveyance dated 22 October 1947 referred to in the Charges Register:-

THE Purchaser to the intent that this covenant shall (so far as practicable) bind the hereditaments hereby assured and every part thereof into whosoever hands the same shall come and shall enure for the benefit of all portions or any portion of the estates in the County of Lancaster now vested in the Vendor to which the benefit of this present covenant can lawfully be annexed and of any and every part of every such portion of the said Estates Hereby covenants with the Vendor and his successors in title that the Purchaser and its successors in title will at all times hereafter in relation to the premises hereby conveyed observe and perform the stipulations and restrictions set out in the Second Schedule hereto as can be made binding on the hereditaments hereby assured as restrictive covenants.

THE Purchaser hereby covenants with the Vendor and his successors in title (being assigns by operation of law or by disposition of this present covenant) that the Purchaser and its successors in title to the hereditaments hereby assured or any part or parts thereof will at all times hereafter perform and observe in relation to such hereditaments or any part or parts thereof as aforesaid all the stipulations and restrictions set forth in the Second Schedule hereto

THE SECOND SCHEDULE above referred to:-

(a) Not to allow the land hereby conveyed to remain unfenced but forthwith to fence in the same from the adjoining land of the Vendor along the Easterly boundary by erecting a substantial fence not less than four feet in height to the satisfaction of the Vendor or his Surveyor and thereafter to maintain the said fence in good and substantial repair and condition

(b) Not to use or permit the said land to be used or any buildings erected or to be erected thereon for any trade or business purposes whatsoever which may be deemed to be a public or private nuisance or annoyance to the Vendor or any tenants of the Vendor or to the neighbourhood and particularly will not without the previous consent in writing of the Vendor or his successors in title allow any building erected on the said land to be used as an hotel tavern beerhouse or beershop or otherwise for the sale of beer wines or spirits Provided always that the user of the said land or part thereof for the extension of the Company's works shall not be deemed a breach of this covenant.

(c) No building or other erection shall be erected on the said land hereby conveyed until the plans elevations and specifications thereof have been approved of in writing by the Vendor or his Surveyor

(d) Not to allow any building or erection to be erected on the strip of land coloured brown on the said plan which shall be left open and unbuilt upon the same being the site of an intended street known as Viscount Street.

3 (26.05.2015) The following are details of the covenants contained in the Conveyance dated 31 July 1973 referred to in the Charges Register:-

"WITH intent to bind the land hereby conveyed and for the benefit of the said 16 inch gas main and the right and liberty reserved in respect thereof and for the benefit of the Vendor's neighbouring land and Purchaser hereby covenants with the Vendor

(i) Not to do or cause or permit to be done on the property hereby conveyed anything calculated or likely to cause damage or injury to so much of the said 16 inch gas main as lies within the property hereby conveyed and to take all reasonable precautions to prevent such damage or injury

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

Schedule of restrictive covenants continued

(ii) Not to erect or install or cause or permit to be erected or installed any building or structure or permanent apparatus or to deposit material or permit material to be deposited on any land being nearer than 10 feet from the centre of the said 17 inch gas main

(iii) Not to erect or install or cause or permit to be erected or installed any building or structure or permanent apparatus within 10 feet of the Oldham Street boundary wall PROVIDED ALWAYS that the covenants contained in sub-clause (ii) and (iii) of this clause shall not operate so as to prevent the Purchaser from constructing and/or using the following

(a) a road over the length or part of the length of the said 16 inch gas main in the vicinity thereof and/or

(b) vehicle crossings and/or hard standings over or in the vicinity of the said 16 inch gas main for the purpose of loading or unloading at adjacent or neighbouring buildings and/or

(c) Overhead conveyors over or in the vicinity of the said 16 inch gas main and serving the adjacent or neighbouring buildings

SUBJECT in each instance to the Purchaser obtaining the prior approval of the Vendor (not to be unreasonably withheld) of the standards and methods of construction and the position of foundations and to the Vendor being notified not less than three days before the start of any construction work and being permitted to enter the said land and inspect such works."

End of register

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

IN THE HIGH COURT OF JUSTICE
OF ENGLAND AND WALES
LEEDS DISTRICT REGISTRY
KINGS BENCH DIVISION

CLAIM NO:

PURE GYM LIMITED

Claimant

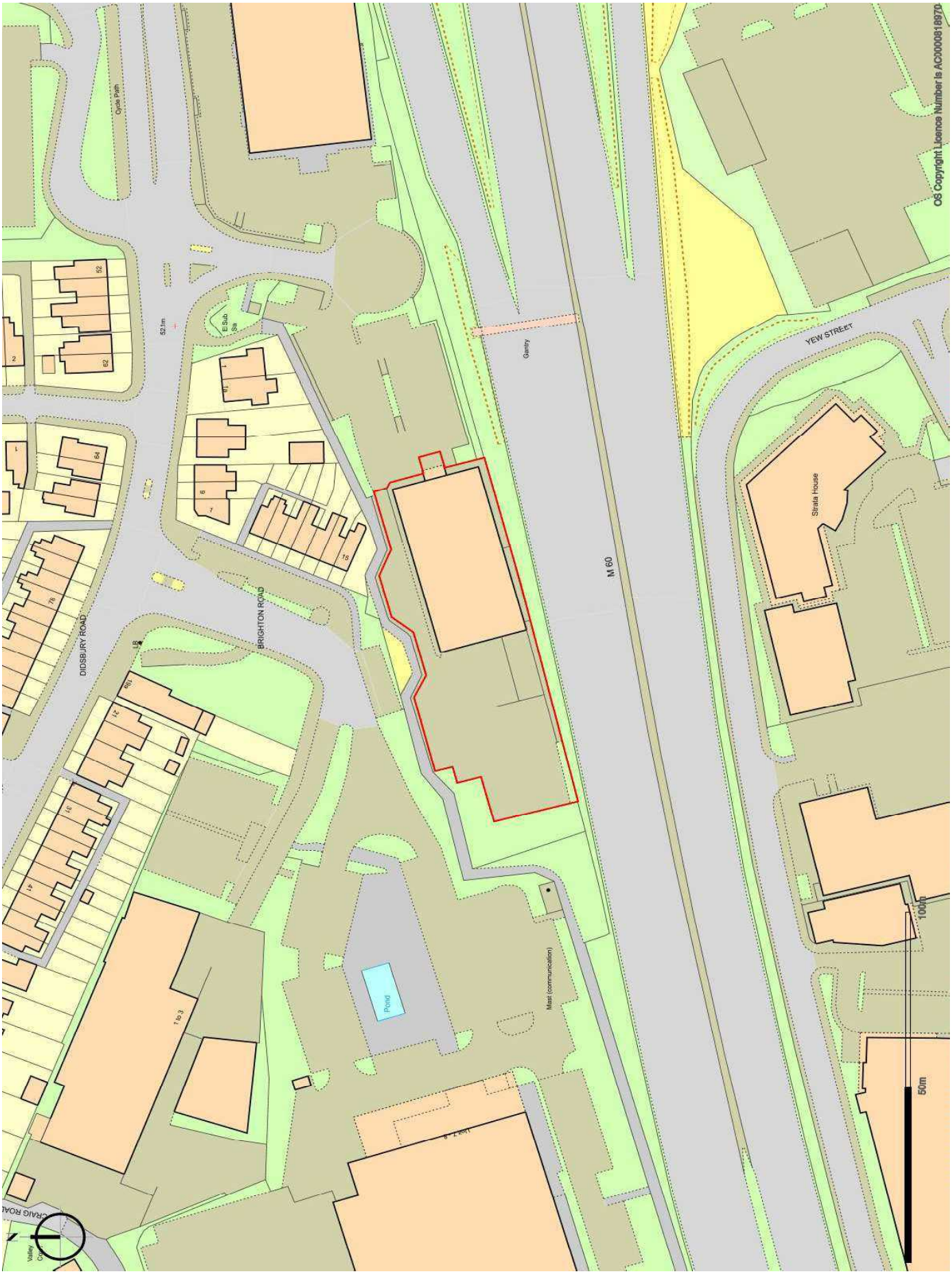
and

PERSONS UNKNOWN SEEKING TO ENTER OR REMAIN ON THE CARPARKS OF THE CLAIMANT'S GYMS WITH CARAVANS, MOBILE HOMES OR TRAILER TENTS AT ITS GYM SITES IDENTIFIED ON THE PLANS ATTACHED TO THIS ORDER

Defendant

SCHEDULE 2

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Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

CMS
Law.Tax

DATE: 29 January 2021

LEASE RELATING TO
UNIT 2 DIDSBURY ROAD, STOCKPORT, SK4 2BE

Between

BNP PARIBAS DEPOSITARY SERVICES (JERSEY) LIMITED AND BNP PARIBAS DEPOSITARY SERVICES LIMITED AS TRUSTEES OF THE THREADNEEDLE PROPERTY UNIT TRUST

and

PURE GYM LIMITED

CMS Cameron McKenna Nabarro Olswang LLP
2 College Square
Anchor Road
Bristol BS1 5UE
T +44 20 7367 3000
F +44 20 7367 2000
cms.law

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The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

HM Land Registry

Official copy of register of title

Title number MAN389834 | Edition date 15.07.2024

- This official copy shows the entries on the register of title on 27 MAY 2026 at 16:14:12.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 27 May 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Fylde Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

GREATER MANCHESTER : STOCKPORT

1 (08.11.2021) 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 Unit 2, Kings View, Didsbury Road, Stockport (SK4 2LQ).

NOTE: The airspace above the upper level of the of the buildings on the premises are excluded.

2 (08.11.2021) The mines and minerals are excepted from the registration of the land tinted pink on the title plan.

3 (08.11.2021) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

NOTE: The easements granted in the lease are included in the title only so far as they are capable of subsisting at law and relate to the land comprised in the landlord's title GM733211 at the date of the grant of the lease.

4 (08.11.2021) The Conveyance dated 3 October 1946 referred to in the Charges Register contains the following provision:-

"IT is hereby DECLARED ..... that all rights of support ways sewers drains gutters downspouts pipes rights of light and air and other easements or rights in the nature of easements and other conveniences that the property hereby conveyed and the said adjoining property of the Vendor have hitherto respectively used and enjoyed the one over the other shall continue to subsist and be enjoyed as of right by the Vendor and the Purchaser respectively and the persons deriving title under them respectively."

5 (08.11.2021) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 29 January 2021
Term : From and including 8 January 2021 to and including 7 January 2036

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

A: Property Register continued

Parties : (1) BNP Paribas Depositary Services (Jersey) Limited and BNP Paribas Depositary Services Limited
(2) Pure Gym Limited

6 (08.11.2021) The Lease prohibits or restricts alienation.

7 (08.11.2021) 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 (08.11.2021) PROPRIETOR: PURE GYM LIMITED (Co. Regn. No. 06690189) of Town Centre House, Merrion Centre, Leeds LS2 8LY.

C: Charges Register

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

1 (08.11.2021) The land tinted pink, tinted yellow and tinted mauve on the title plan is subject to such rentcharges, restrictive covenants and easements as may have been created prior to 4 January 1995 and are still subsisting and enforceable.

2 (08.11.2021) The land tinted yellow on the title plan together with other land is subject to a perpetual yearly rentcharge of £122.3s.0d created by an Agreement dated 23 November 1878 made between (1) Joseph Albiston and (2) Tom Kenyon.

The said Deed also contains covenants.

NOTE: Neither the original Deed nor a certified copy or examined abstract thereof was produced on first registration.

3 (08.11.2021) A Conveyance of the freehold estate in the land tinted mauve on the title plan and other land dated 3 September 1889 made between (1) William Edward Montague Hulton Harrop and Harrington Arthur Harrop Hulton (2) Joseph Albiston and (3) Henry Faulder, Walter Barlow and William John Lister contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

4 (08.11.2021) The land tinted blue on the title plan together with other land is subject to a yearly rentcharge of £11.5s.2d. created by a Conveyance dated 30 April 1890 made between (1) William Edward Montagu Hulton-Harrop and Harrington Arthur Harrop Hulton (2) Joseph Albiston and (3) Mark Lane.

The said Deed also contains covenants.

NOTE: Copy filed under CH42589

By a Conveyance dated 3 October 1946 made between (1) Harry Barlow Wayne (2) Marshall Bateman and John Oswald Heap and (3) Robert Henry Ward this rentcharge was informally apportioned as to £2 to the land tinted blue on the title plan.

5 (08.11.2021) The land tinted blue on the title plan is subject to the rights reserved by a Conveyance thereof and other land dated 30 April 1890 referred to above.

6 (08.11.2021) The land is subject to the following rights granted by a Deed of Grant dated 25 November 1983 made between (1) British Railways Board (the Board) and (2) The British Gas Corporation (the Corporation):-

"the Board as Beneficial Owner (and to the intent that the easements

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

C: Charges Register continued

hereby granted shall be appurtenant to the statutory gas undertaking of the Corporation) hereby grants unto the Corporation THE easements to lay construct inspect maintain protect use replace remove or render unusable a main or pipe for the transmission or storage of gas or other materials connected with the exercise and performance of the functions of the Corporation and all necessary apparatus ancillary thereto (all hereinafter together called "the said works") in upon and over strips of land indicated for identification purposes only by the lines marked A-B C-D E-F G-H J-K and L-M drawn on the plans annexed hereto and thereon coloured pink (hereinafter called "the said strips of land") and to pass over the said strips of land for the purposes of the said works and of any works of the Corporation contiguous therewith and over the said land for the purpose of access to the said strips of land at all reasonable times and in an emergency at any time whether or not with workmen vehicles machinery and apparatus"

The said Deed also contains the following restrictive covenants by the grantor:-

"THE Board (to the intent and so as to bind the said land and land of the Board adjoining thereto and every part thereof into whosesoever hands the same may come and to benefit and protect the easements hereby granted) hereby covenants with the Corporation as follows:-

(i) The Board shall not do or cause or permit to be done on the said land or land of the Board adjoining thereto anything calculated or likely to cause damage or injury to the said works and will take all reasonable precautions to prevent such damage or injury

(ii) The Board shall not without the prior consent in writing of the Corporation make or cause or permit to be made any material alteration to or any deposit of any thing upon any part of the said strips of land so as to interfere with or obstruct the access thereto or to the said works by the Corporation or so as to lessen or in any way interfere with the support afforded to the said works by the surrounding soil including minerals or so as materially to reduce the depth of soil above the said works

(iii) The Board shall not erect or install or cause or permit to be erected or installed any building or structure or permanent apparatus in through upon or over the said strip of land

PROVIDED that nothing in this Clause shall prevent the Board from installing any necessary service pipes drains wires or cables under the supervision and with the consent (which shall not be unreasonably withheld) of the Corporation or their agents or carrying on normal agricultural operations or acts of good husbandry including fencing hedging and ditching not causing such interference obstruction or material reduction of the depth of soil as aforesaid"

NOTE: The strip of land coloured pink referred to affecting the land in this title has been shown by blue hatching on the title plan.

7 (08.11.2021) A Transfer of the freehold estate in the land in this title and other land dated 29 August 1996 made between (1) British Railways Board and (2) M J Gleeson Group PLC contains restrictive covenants.

NOTE: Original filed under GM680542.

8 (08.11.2021) By a Deed dated 20 May 1997 made between (1) Lowbrook Investments Limited and (2) BG plc the terms of the Deed of Grant dated 25 November 1983 referred to above were varied as therein mentioned.

NOTE: Copy filed under GM733211

9 (08.11.2021) The parts of the land affected thereby are subject to the following rights granted by the Lease of an electricity sub station site dated 11 December 1997 referred to in the Schedule of Leases hereto:-

"TOGETHER WITH as appurtenant thereto the rights specified in the second part of the Schedule hereto

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

C: Charges Register continued

.....

THE expressions "electric lines" and "electrical plant" as used herein shall have the meanings respectively assigned to them by Section 64 of the Electricity Act 1989

.....

SECOND PART

(a) with or without vehicles machinery apparatus and equipment at all times and for all purposes to pass and repass over and along the Cable Easement Land on the said plan and the roads and footpaths of the Lessor's adjoining Estate

(b) to lay construct use inspect maintain repair alter remove or renew along and under the Cable Easement Land and the roads and footpaths of the Lessor's adjoining Estate such electric lines as the Lessee may from time to time require in connection with its use of the Demised Premises and/or the Lessee's undertaking and electricity distribution system and for this purpose to break open the surface of the Cable Easement Land and the said roads and footpaths making good to the reasonable satisfaction of the Lessor all damage occasioned thereby

(c) to enter and be upon the land shown coloured brown and purple on the said plan for the purpose of inspecting any buildings structures or electrical plant (including boundary walls and fences) erected upon the Demised Premises and the carrying out of repairs and maintenance thereto making good to the reasonable satisfaction of the Lessor all damage occasioned thereby"

End of register

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

IN THE HIGH COURT OF JUSTICE
OF ENGLAND AND WALES
LEEDS DISTRICT REGISTRY
KINGS BENCH DIVISION

CLAIM NO:

PURE GYM LIMITED

Claimant

and

PERSONS UNKNOWN SEEKING TO ENTER OR REMAIN ON THE CARPARKS OF THE CLAIMANT'S GYMS WITH CARAVANS, MOBILE HOMES OR TRAILER TENTS AT ITS GYM SITES IDENTIFIED ON THE PLANS ATTACHED TO THIS ORDER

Defendant

SCHEDULE 3

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E



Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

MWT
Fem B 440

SEQ114

COPY

DATED

30th November 2012

UNDERLEASE OF WHOLE BY REFERENCE TO SUPERIOR LEASE

relating to

FORMER HARLEY DAVIDSON DEALERSHIP HEMPSHAW LANE STOCKPORT

between

RIOSSI LIMITED

and

PURE GYM LIMITED

BPE Solicitors LLP
WE CERTIFY THIS TO BE A TRUE COPY OF THE O.
BPE SOLICITORS LLP
ST JAMES' HOUSE, ST JAMES' SQUARE
CHELTENHAM
18/12/12

This official copy is incomplete without the preceding notes page.

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

DATED 7th December 2015

CAR PARKING LEASE

between

THE METROPOLITAN BOROUGH COUNCIL OF STOCKPORT

and

PURE GYM LIMITED

Council Solicitor
Town Hall
Stockport
(Ref: CAL/18126)

This official copy is incomplete without the preceding notes page.

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Applications are pending in HM Land Registry, which have not been completed against this title.

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

HM Land Registry

Official copy of register of title

Title number MAN202835 | Edition date 22.12.2015

- This official copy shows the entries on the register of title on 15 MAY 2026 at 16:46:56.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 11 Jun 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Fylde Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

GREATER MANCHESTER : STOCKPORT

1 (21.12.2012) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Victoria Works, Hempshaw Lane, Stockport.

2 (21.12.2012) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 30 November 2012
Term : Beginning on and including 30 November 2012 and ending on and including 1 February 2029
Parties : (1) Riossi Limited
(2) Pure Gym Limited

3 (21.12.2012) The Lease prohibits or restricts alienation.

4 (21.12.2012) The landlord's title is registered.

5 (22.12.2015) By a Deed dated 7 December 2015 made between (1) Jupiter Tradeco Ltd and (2) Pure Gym Limited the terms of the registered lease were varied.

NOTE: The proprietor of the registered charge dated 30 September 2014 of the landlords title number MAN70336 was not a party to the deed nor was evidence of its consent to the deed produced to the registrar.

NOTE 2:-Copy Deed 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 (21.12.2012) PROPRIETOR: PURE GYM LIMITED (Co. Regn. No. 6690189) of

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

B: Proprietorship Register continued

The Hutts, Grewelthorpe, Ripon, North Yorkshire HG4 3DA.

C: Charges Register

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

1 (21.12.2012) The land is subject to the rights reserved by the registered lease.

2 (21.12.2012) The land tinted pink on the title plan and other land is subject to a yearly rentcharge of £12.17s.3d. created by a Conveyance of the freehold estate thereof dated 25 April 1860 made between (1) John Read and (2) William Barnsley.

The said Deed also contains covenants.

NOTE: Copy filed under GM768827

By a Conveyance dated 27 January 1987 made between (1) Bell & Co. PLC (2) National Westminster Bank PLC and (3) The Metropolitan Borough Council of Stockport this rentcharge became payable exclusively out of the freehold estate in the land tinted pink on the title plan in informal exoneration of other land affected thereby.

3 (21.12.2012) The land tinted blue on the title plan with other land is subject to a yearly rentcharge of £8.8s.7d. created by a Conveyance of the freehold estate thereof dated 25 August 1875 made between (1) John Read and (2) Henry Bell Thomas Fearn and George Fearn.

The said Deed also contains covenants.

NOTE: Copy filed under GM768827

By a Conveyance dated 27 January 1987 made between (1) Bell & Co. PLC (2) National Westminster Bank PLC and (3) The Metropolitan Borough Council of Stockport this rentcharge became payable exclusively out of the freehold estate of the land tinted blue on the title plan in informal exoneration of other land affected thereby.

4 (21.12.2012) The land is subject to the lease set out in the schedule of leases hereto.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	31.03.2003	Land at Hempshaw Lane	28.11.2003 From 28.11.2003 until 31.01.2029	GM949602

End of register

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

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HM Land Registry

Official copy of register of title

Title number MAN260611 | Edition date 15.12.2015

- This official copy shows the entries on the register of title on 11 JUN 2026 at 17:32:29.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 11 Jun 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Fylde Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

GREATER MANCHESTER : STOCKPORT

1 (15.12.2015) 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 Car Park, Hempshaw Lane, Stockport.

2 (15.12.2015) The mines and minerals are excepted.

3 (15.12.2015) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 7 December 2015
Term : 15 years commencing on and including 7 Decmeber 2015
Parties : (1) The Metropolitan Borough Council Of Stockport
(2) Pure Gym Limited

4 (15.12.2015) The Lease prohibits or restricts alienation.

5 (15.12.2015) 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 (15.12.2015) PROPRIETOR: PURE GYM LIMITED (Co. Regn. No. 06690189) of Town Centre House, Merrion Centre, Leeds LS2 8LY.

C: Charges Register

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

1 (15.12.2015) The land tinted pink on the title plan became vested in

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

C: Charges Register continued

the Metropolitan Borough Council of Stockport by a Deed Poll dated 22 April 1988 executed pursuant to the provisions of the Compulsory Purchase Act 1965 and no documents of the earlier title have been produced to the Land Registry. The land is accordingly subject to such restrictive covenants rentcharges and easements in addition to those mentioned above as may have been imposed thereon prior to 22 April 1988 and are still subsisting and enforceable.

2 (15.12.2015) The land is subject to any rights that are reserved by the registered lease dated 7 December 2015 and affect the registered land.

End of register

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

IN THE HIGH COURT OF JUSTICE
OF ENGLAND AND WALES
LEEDS DISTRICT REGISTRY
KINGS BENCH DIVISION

CLAIM NO:

PURE GYM LIMITED

Claimant

and

PERSONS UNKNOWN SEEKING TO ENTER OR REMAIN ON THE CARPARKS OF THE CLAIMANT'S GYMS WITH CARAVANS, MOBILE HOMES OR TRAILER TENTS AT ITS GYM SITES IDENTIFIED ON THE PLANS ATTACHED TO THIS ORDER

Defendant

SCHEDULE 4

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E



Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

SEQ14

COPY

DATED 5 OCTOBER 2012

LEASE

relating to

LAND ON THE NORTH EAST SIDE OF

VICTORIA AVENUE, EAST MOSTON

between

WAYLON LIMITED

and

PURE GYM LIMITED

BPE Solicitors LLP
WE CERTIFY THIS TO BE A TRUE COPY OF THE ORIGINAL
BPE SOLICITORS LLP
ST JAMES' HOUSE, ST JAMES' SQUARE
CHELTENHAM
29/10/12

This official copy is incomplete without the preceding notes page.

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The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

HM Land Registry

Official copy of register of title

Title number MAN200275 | Edition date 27.10.2021

- This official copy shows the entries on the register of title on 27 MAY 2026 at 16:14:15.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 27 May 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Fylde Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

GREATER MANCHESTER : MANCHESTER

1 (31.10.2012) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Land on the north-east side of Victoria Avenue East, Manchester.

2 (31.10.2012) The mines and minerals together with ancillary powers of working are excepted.

3 (31.10.2012) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 5 October 2012
Term : From 5 October 2012 to 4 October 2027
Parties : (1) Waylon Limited
(2) Pure Gym Limited

4 (31.10.2012) The Lease prohibits or restricts alienation.

5 (31.10.2012) The registrar has not seen any consent to the grant of this sub-lease that the superior lease, out of which it was granted, may have required.

6 (31.10.2012) The landlord's title is registered.

7 (27.10.2021) By a Deed dated 21 October 2021 made between (1) Waylon Limited and (2) Pure Gym Limited the terms of the registered lease were varied.

NOTE: Copy Deed 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

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

B: Proprietorship Register continued

1 (31.10.2012) PROPRIETOR: PURE GYM LIMITED (Co. Regn. No. 06690189) of The Hutts, Hutts Lane, Grewelthorpe, Ripon, North Yorkshire HG4 3DA.

C: Charges Register

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

1 (31.10.2012) The land is subject to the rights reserved by the registered lease.

2 (31.10.2012) A Conveyance of the freehold estate in the land in this title and other land dated 26 June 1930 made between (1) The Lord Mayor Aldermen and Citizens of the City of Manchester and (2) The Co-operative Wholesale Society Limited contains restrictive covenants.

NOTE: Copy filed under GM784886.

By a Deed dated 9 April 1998 made between (1) Co-operative Wholesale Society Limited (CWS) and (2) The Council of The City of Manchester (The Council) the said covenants were expressed to be released in the following terms:-

The Council has agreed with CWS for the release of the restrictions and covenants detailed in the Schedule hereto ("the Restrictions") upon the terms and subject to the provisions hereinafter contained.

The Council with full title guarantee releases and forever discharges CWS and its successors in title and the said land (as defined in and conveyed by the Conveyance) and every part thereof from the Restrictions.

The Schedule

The Restrictions

5. Not to use the said land for any other purpose than as an open space for recreative purposes or erect any buildings thereon other than buildings for recreative purposes without the consent in writing of the Corporation.

6. That all the buildings to be erected on the said land or on any part thereof shall be built in accordance with plans and elevations approved by the Corporation or their successors.

.....

8. That all buildings to be erected on the land hereby conveyed or any part thereof shall be built to an elevation approved by the Corporation or their successors.

3 (31.10.2012) The land is subject to the rights reserved by the Conveyance dated 26 June 1930 referred to above.

4 (31.10.2012) A Transfer of the freehold estate in the land in this title and other land dated 9 April 1998 made between (1) Co-operative Wholesale Society Limited (Transferor) and (2) J.F. Finnegan Limited (Transferee) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

5 (31.10.2012) The land is subject to the following rights reserved by the Transfer dated 9 April 1998 referred to above:-

To the intent that the same shall be annexed to and benefit the Retained Land and each and every part or parts thereof there is granted to the Transferor by the Transferee and its successors in title the rights set out in the First Schedule so as to burden the Property and each and every part

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

C: Charges Register continued

THE FIRST SCHEDULE

RIGHTS EXCEPTED AND RESERVED

Services and Rights of Entry

Free and uninterrupted passage and running of water soil electricity telephone and other services to and from the Retained Land over through and along the sewers drains pipes wires and cables and any other service media ("the Conduits") which are now or may within 80 years from the date of this Transfer ("the Perpetuity Period") be in or constructed under or upon the Property with the right for the Transferor and all persons authorised by it and their contractors and other professional advisers to enter upon the Property at any reasonable time and upon reasonable prior notice (except in cases of an emergency when no notice will be necessary) with plant machinery tools materials and equipment for the purpose of installing connecting to cleansing and maintaining replacing and renewing the Conduits subject to the person exercising such rights making good all physical damage to the Property thereby occasioned to the reasonable satisfaction of the Transferee or its successors in title.

Schedule of restrictive covenants

1 (31.10.2012) The following are details of the covenants contained in the Transfer dated 9 April 1998 referred to in the Charges Register:-

4.1 The Transferee HEREBY COVENANTS with the Transferor to observe and perform the covenants set out in the Second Schedule and such covenants will bind the Property and each and every part thereof and will bind successors in title to the Property and the benefit of such covenants will run with the Retained Land and each and every part thereof

4.2 4.2.1 If the Transferee parts with its interest in the Property or any part thereof it shall procure that the purchaser or other disponee from him will execute and deliver to the Transferee a deed by which the purchaser or other disponee covenants with the Transferor to observe and perform the covenants contained in the Second Schedule and then remaining to be observed and performed (including making good any then subsisting default on the part of the Transferee) and to be in such form as shall be reasonably required by the Transferor

4.2.2 The Transferee so as to bind the Property and with the intent of benefiting each and every part of the Retained land covenants with the Transferor that it will not part with its interest in the Property or any part thereof without first procuring in favour of the Transferor the deed referred to in clause 4.2.1.

THE SECOND SCHEDULE

TRANSFEREE'S COVENANTS

1. Indemnity

The Transferee for itself and its successors in title hereby covenants with the Transferor by way of indemnity only and not further or otherwise that the Transferee will at all times from the date hereof observe and perform the covenants conditions agreements stipulations and obligations subject to which the Property is transferred so far as the same are still subsisting and capable of affecting the Property and will fully and effectively indemnify the Transferor against all costs claims liabilities actions and expenses in respect of any future breach non-observance or non-performance thereof

2. Nuisance

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

Schedule of restrictive covenants continued

2.1 Not to do on the Property any act or thing which is or may be or become a nuisance or cause damage annoyance inconvenience to or interference with the Transferor and any owners occupiers or tenants for the time being of the Retained Land and not to deposit any waste rubbish or refuse on any part of the Property nor to obstruct the Roadway nor to utilise the Property for the external storage of materials or equipment or other receptacles and

2.2 not to use the Property in any way so as to become detrimental to the amenity of the area generally and the Retained Land in particular provided always that the use of the Property or any part thereof as a reputable and high-class public house and/or a fast food operation shall not in itself be a breach of this covenant.

NOTE 1: Copy plan filed under GM784886

NOTE 2: The Retained Land referred to is edged blue on the transfer plan

NOTE 3: The Roadway referred to is coloured brown on the transfer plan.

End of register

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

IN THE HIGH COURT OF JUSTICE
OF ENGLAND AND WALES
LEEDS DISTRICT REGISTRY
KINGS BENCH DIVISION

CLAIM NO:

PURE GYM LIMITED

Claimant

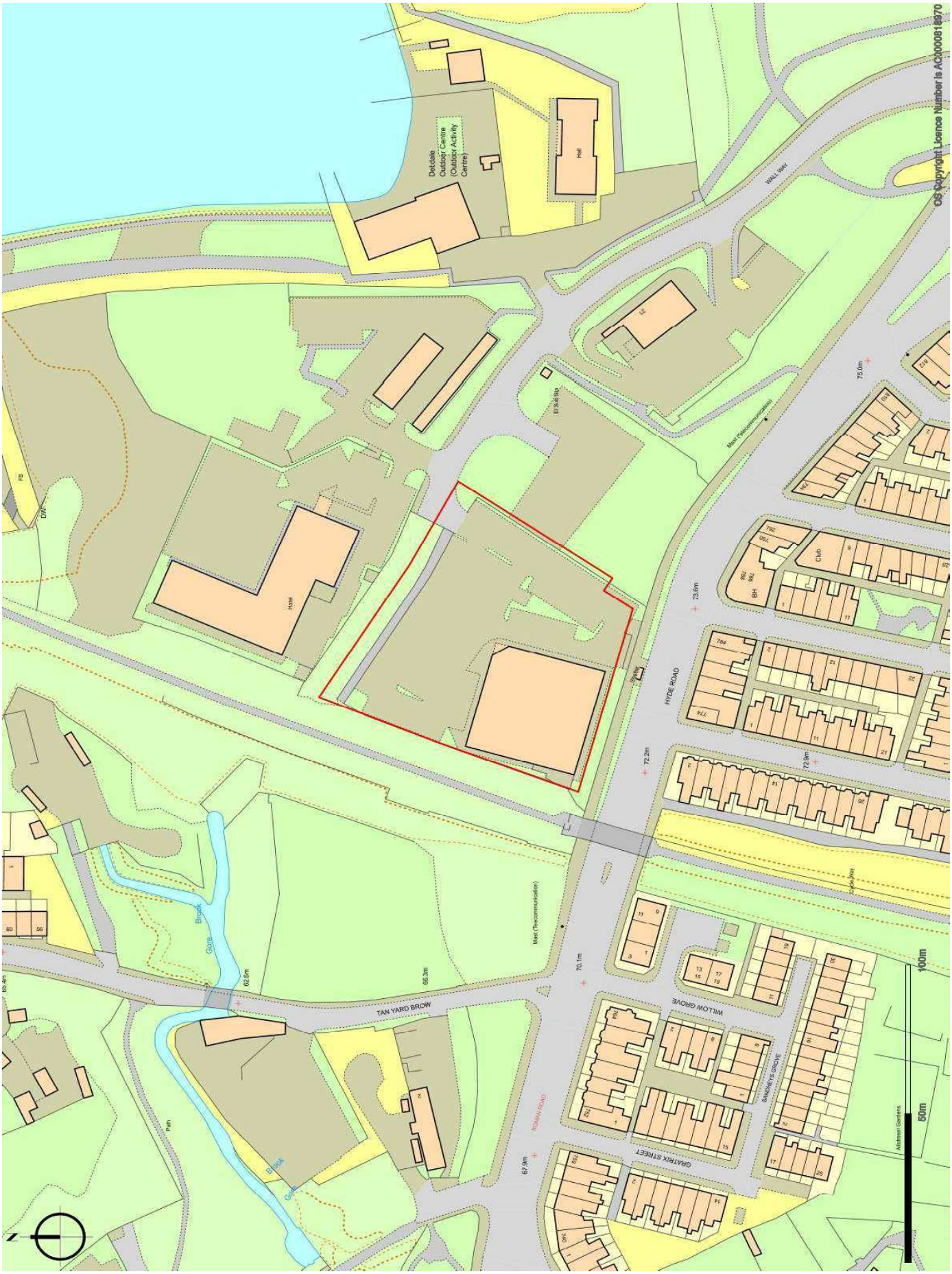
and

PERSONS UNKNOWN SEEKING TO ENTER OR REMAIN ON THE CARPARKS OF THE CLAIMANT'S GYMS WITH CARAVANS, MOBILE HOMES OR TRAILER TENTS AT ITS GYM SITES IDENTIFIED ON THE PLANS ATTACHED TO THIS ORDER

Defendant

SCHEDULE 5

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E



Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

Dated 2 September **2013**

K/S DEBDALE PARK (ACTING BY ITS RECEIVERS)

and

PURE GYM LIMITED

LEASE

relating to

Land and Buildings on the North East Side of Hyde Road, Manchester

---

Matthew Arnold & Baldwin LLP

85 Fleet Street

London EC4Y 1AE

Tel: 020 7936 4600

Fax: 020 7842 3300

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

HM Land Registry

Official copy of register of title

Title number MAN216357 | Edition date 25.03.2022

- This official copy shows the entries on the register of title on 27 MAY 2026 at 16:14:08.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 27 May 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Fylde Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

GREATER MANCHESTER : MANCHESTER

1 (23.10.2013) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Fitness First, Hyde Road, Manchester (M18 7LN).

2 (23.10.2013) There are excluded from this registration the mines and minerals excepted by the Conveyance dated 30 March 1989 referred to in the Charges Register in the following terms and the land is also subject to the following rights reserved thereby:-

"(a) There are not included in the Conveyance:-

(i) any mines or minerals under the property or any right of support from any mines or minerals whatsoever

(ii) any easement or right of light air or support or other easement or right which would restrict or interfere with the free use by the Board or any person deriving title under them for building or any other purpose of any adjoining or neighbouring land of the Board (whether intended to be retained or to be sold by them)

(b) There are reserved to the Board:-

(i) the right at any time to erect or suffer to be erected any buildings or other erections and to alter any buildings or other erection now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property and any access of light and air over the adjoining land of the Board shall be deemed to be enjoyed by the Licence or consent of the Board and not as of right

(ii) the right of support form the property for the adjoining property of the Board

(iii) the right to have maintain repair cleanse use reconstruct alter and remove any drains pipes wires cables and works on over or under the

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A: Property Register continued

property now used for the benefit of the adjoining property of the Board

(iv) full right and liberty for the Board and their successors in title with or without workmen and equipment at all reasonable times to enter upon the property for the purpose of exercising the right reserved by paragraph (iii) of this sub-clause

(v) full right and liberty for the Board and their successors in title with or without workmen and equipment at all reasonable times to enter upon the property for the purpose of maintaining repairing renewing reinstating altering or amending any fences walls railway banks abutment or other retaining walls bridges and other works of the Board on their adjoining or neighbouring land

(vi) for the period of 80 years from the date hereof the right to lay and thereafter maintain any additional drains pipes wires cables or other works for the benefit of the Board's retained land and the right to connect into or from any such works

(vii) for the period of 4 years from the date hereof the right for the Board and those authorised or permitted by it to retain the advertising hoardings affixed to the property (the ownership of such hoarding not passing to the Purchaser under this Conveyance) with the right to use such hoardings for the purpose of displaying advertisements and to retain any revenue derived therefrom and to maintain repair renew replace or remove such hoardings during such period at its absolute discretion and without payment of compensation but making good any physical damage caused to the property by the exercise of this right

(viii) the right to the free flow of water through all culverts sluices and Gore Brook on the property the Board making good all damage to the property occasioned by the exercise of the rights of entry reserved by paragraphs (iv) (v) and vi) of this sub-clause"

This registration takes effect subject thereto and the mines and minerals so excepted are excluded from the registration.

3 (23.10.2013) The Conveyance dated 30 March 1989 referred to in the Charges Register contains the following provision:-

"IT IS HEREBY AGREED AND DECLARED:-

(a) that the carrying on by the Board of their undertaking on their adjoining or neighbouring land in exercise of their powers and subject to their statutory and common law obligations shall not be deemed to be a breach of the covenant for quiet enjoyment implied herein by reason of the Board being expressed to convey the property as Beneficial Owners nor to be in derogation of their grant.

4 (23.10.2013) The land has the benefit of the rights granted by but is subject to the rights reserved by a Transfer of the freehold estate in the land in this title and other land dated 15 November 2001 made between (1) Walls Development Limited and (2) Fitness First Clubs Limited.

NOTE: Copy filed under GM887699.

5 (23.10.2013) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 2 September 2013
Term : 15 years beginning on and inclduing 2 September 2013 and ending on and inclduing 1 September 2028
Parties : (1) K/S Debdale Park
(2) Pure Gym Limited

6 (23.10.2013) The Lease prohibits or restricts alienation.

7 (23.10.2013) The landlord's title is registered.

8 (09.04.2018) By a Deed dated 19 March 2018 made between (1) Mansfield District Council and (2) Pure Gym Limited the terms of the registered lease were rectified.

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

A: Property Register continued

NOTE:-Copy Deed filed under GM887699.

9 (13.04.2018) As to the part edged and lettered X in green on the title plan Lease determined. Register closed.

10 (25.03.2022) By a Deed dated 22 March 2022 made between (1) Mansfield District Council and (2) Pure Gym Limited the terms of the registered lease were varied.

NOTE: Copy Deed filed under GM887699.

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 (23.10.2013) PROPRIETOR: PURE GYM LIMITED (Co. Regn. No. 06690189) of The Hutts, Hutts Lane, Grewelthorpe, Ripon HG4 3DA.

C: Charges Register

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

1 (23.10.2013) The land is subject to the rights reserved by the registered lease.

2 (23.10.2013) A Conveyance of the freehold estate in the land in this title and other land dated 30 March 1989 made between (1) British Railways Board and (2) Walls Development Limited (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

3 (23.10.2013) A Transfer of the freehold estate in the land lying to the north of the land in this title dated 6 May 1999 made between (1) Walls Developments Limited (Vendor) and (2) Oriel Leisure Limited (Purchaser) contains the following covenants by the Vendor:-

"The Vendor covenants (so as to bind the Retained Land into whosesoever hands the same may come) with the Purchaser for the benefit of the Property as set out in the Fourth Schedule and the Vendor covenants not to transfer that part of the Retained Land lying between the Property and Hyde Road without procuring that the transferee covenants with the Purchaser to observe the covenant at Paragraph 3 of the Fourth Schedule hereto

.....

FOURTH SCHEDULE

(Vendor's Covenants)

1. To maintain the road and footpaths adjacent to the Property and connecting to Hyde Road in good repair and condition and to keep them cleansed adequately lit and clear and unobstructed at all times until the same shall be adopted as a public highway

2. To maintain the sewers which run under the road referred to in line 1 of paragraph 1 in good repair and condition and to keep them cleansed and unobstructed at all times until the same shall be adopted

3. To maintain that part of the Retained Land lying between the Property and Hyde Road in a neat and tidy condition at all times and in particular from time to time to remove any items and rubbish which may be fly-tipped thereon

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C: Charges Register continued

4. Not to build or permit to be built on the Retained Land any 2 star or budget style hotel or motel"

Schedule of restrictive covenants

1 (23.10.2013) The following are details of the covenants contained in the Conveyance dated 30 March 1989 referred to in the Charges Register:-

"FOR the benefit and protection of such part of the adjoining or neighbouring property of the Board as is capable of being benefited or protected and with intent to bind so far as legally may be itself and its successors in title owners for the time being of the property or any part thereof in whosesoever hands the same may come the Purchaser covenants with the Board as follows:-

(1) Not at any time:

(a) without previously submitting detailed plans and sections thereof to the Board and obtaining their approval thereto and

(b) without complying with such reasonable conditions as to foundations or otherwise as the Board shall deem it necessary to impose -

to erect or add to any building or structures or to execute any works on any part of the property within a distance of 10 metres of the Board's land and works

.....

(3) To maintain the existing fencing to the Board's satisfaction along the boundary of the property marked F-G on the said plan with a suitable gated opening where the roadway shown hatched brown meets the said boundary

(4) Not to permit any drainage from the property whether by new or existing systems and whether surface or foul to run onto or into the Board's retained land or works

(5) Not to light or permit or suffer to be lighted on the property or any part thereof or to display or permit or suffer to be displayed lighted signs or other illuminations in such a manner or such as to cause confusion with the signals on the Board's railway or to be likely in the opinion of the Board (whose opinion as to questions affecting the safety of the railway shall not be open to question by the Purchaser) to be so confused

And if any lighting lighted sign or other illumination shall at any time be found to be so confused then upon request from the Board at once to alter the same in such a manner as to avoid such confusion or likely confusion

(6) To indemnify the Board against all and any liability in relation to the provision and maintenance of any occupation or accommodation works on or relating to the property including lineside fencing and in the event that the Purchaser is entitled to the benefit of any such occupation or accommodation works whether by virtue of the ownership of adjoining land or otherwise for the provision of such occupation or accommodation works the Purchaser hereby releases the Board from any liability for the provision of such occupation or accommodation works

(7) During the period of which the reservation relating to the advertising hoardings affixed to the property is operative not to do or permit any act or thing which does or might obstruct damage or interfere with such advertising hoardings

(8) Not to do or permit any act or thing which might interfere with the free flow of water through the existing sluices and culvers and Gore Brook on the property

(9) To use its best endeavours (including the taking or defending of

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Schedule of restrictive covenants continued

any necessary Court Action as the Board may require) to procure that any renewal of the said tenancy dated 1st September 1988 does not grant any rights over the Board's retained land

(10) Not to do or permit any act or thing (including earthworks) to be done on the property which might interfere with the stability of any embankments or sluices or watercourses on the Board's retained land

THE PURCHASER HEREBY RELEASES the Board from all obligations (if any) as to fencing and draining in relation to the property (including fencing and drains bounding the railway) and indemnifies the Board from their liability (if any) in respect of any such fencing and drainage".

NOTE: The western boundary of the land in this title lies between the points F and G referred to. The gate referred to does not lie within the boundary of the land in this title.

End of register

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

IN THE HIGH COURT OF JUSTICE
OF ENGLAND AND WALES
LEEDS DISTRICT REGISTRY
KINGS BENCH DIVISION

CLAIM NO:

PURE GYM LIMITED

Claimant

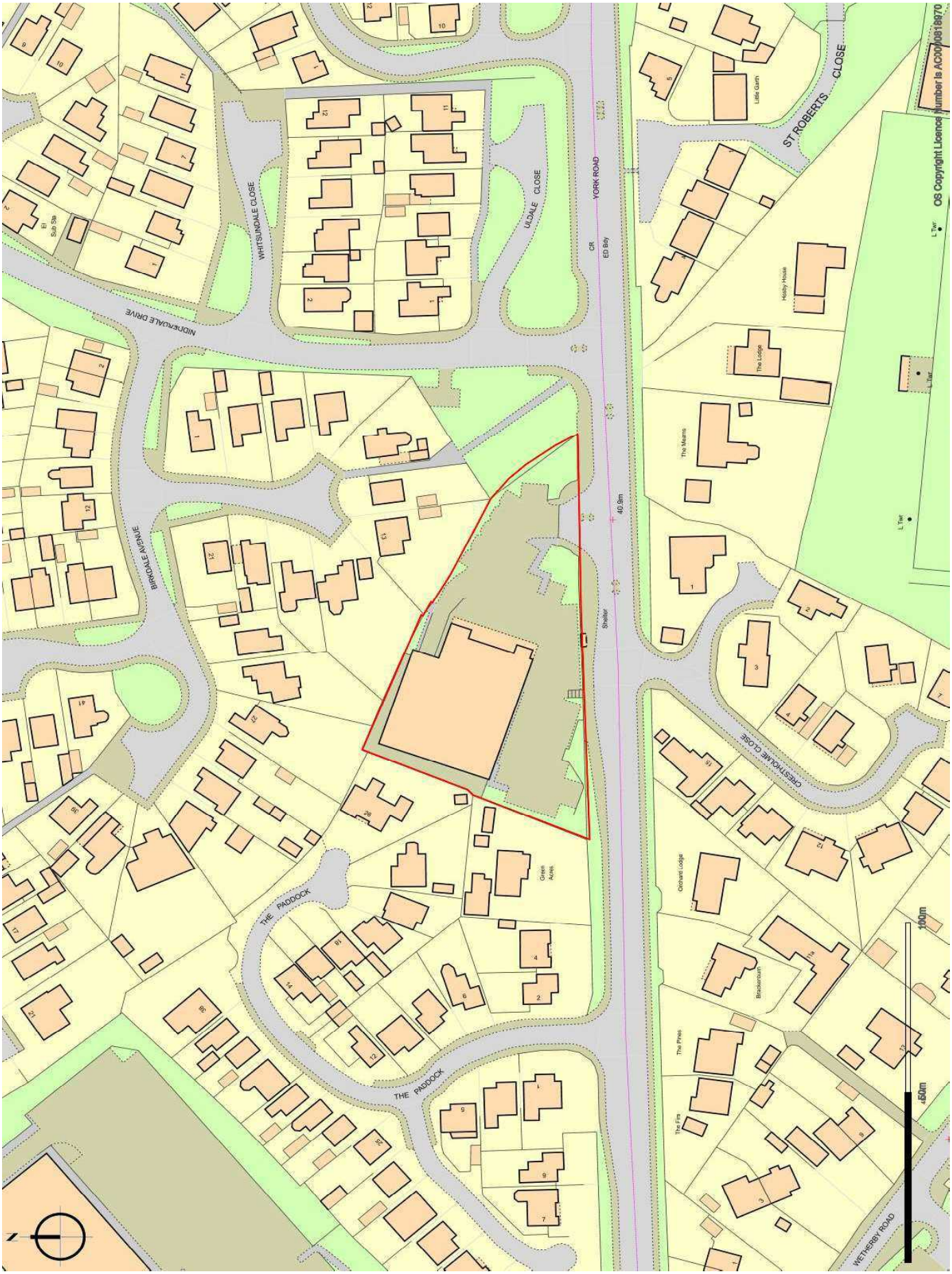
and

PERSONS UNKNOWN SEEKING TO ENTER OR REMAIN ON THE CARPARKS OF THE CLAIMANT'S GYMS WITH CARAVANS, MOBILE HOMES OR TRAILER TENTS AT ITS GYM SITES IDENTIFIED ON THE PLANS ATTACHED TO THIS ORDER

Defendant

SCHEDULE 6

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E



Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

Knights plc

Printed 28/02/202311:19 AM

DATED 23 March 2023

(1) Lidl Great Britain Limited

and

(2) Puregym Limited

LEASE

relating to York Road, Knaresborough HG5 0SP

Knights plc
Majestic
City Square
Leeds
LS1 2EF

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Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

HM Land Registry

Official copy of register of title

Title number NYK503337 | Edition date 31.03.2023

- This official copy shows the entries on the register of title on 21 APR 2026 at 15:56:42.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 21 Apr 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

NORTH YORKSHIRE

1 (31.03.2023) 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 Strikes Garden Centre, York Road, Knaresborough (HG5 0SP).

2 (31.03.2023) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 23 March 2023
Term : 15 years from and including 9 March 2023 to and including 8 March 2038
Parties : (1) Lidl Great Britain Limited
(2) Pure Gym Limited

3 (31.03.2023) The Lease prohibits or restricts alienation.

4 (31.03.2023) 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 (31.03.2023) PROPRIETOR: PURE GYM LIMITED (Co. Regn. No. 06690189) of Strikes Garden Centre, York Road, Knaresborough HG5 0SP.

C: Charges Register

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

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

Title number NYK503337

1 (31.03.2023) The land tinted blue on the title plan is subject to such restrictive covenants as may have been imposed thereon before 20 December 1996 and are still subsisting and capable of being enforced.

2 (31.03.2023) A Conveyance of the freehold estate in the land tinted pink on the title plan dated 3 November 1945 made between (1) George Johnson (Vendor) (2) Herbert Hewson (Mortgagee) and (3) Robert Mason and Robert Ascough Riley (Purchasers) contains the following covenants:-

"The Purchasers hereby jointly and severally covenant with the Vendor (to the intent that the burden of such covenant shall run with the property hereby conveyed and be binding on the Purchasers and their successors in title and the benefit thereof shall run with the remainder of the land comprised in the said Conveyance of the Fourth day of February One thousand nine hundred and forty two and the owner or owner thereof for the time being) that no part of the property hereby conveyed shall at any time hereafter be used for any purpose other than that of a nursery garden or for the erection thereon of private dwellinghouses each to have a net rateable value of not less than twenty five pounds per annum"

3 (31.03.2023) The land is subject to any rights that are reserved by Schedule 2 of the registered lease dated 23 March 2023 and affect the registered land.

End of register

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

IN THE HIGH COURT OF JUSTICE
OF ENGLAND AND WALES
LEEDS DISTRICT REGISTRY
KINGS BENCH DIVISION

CLAIM NO:

PURE GYM LIMITED

Claimant

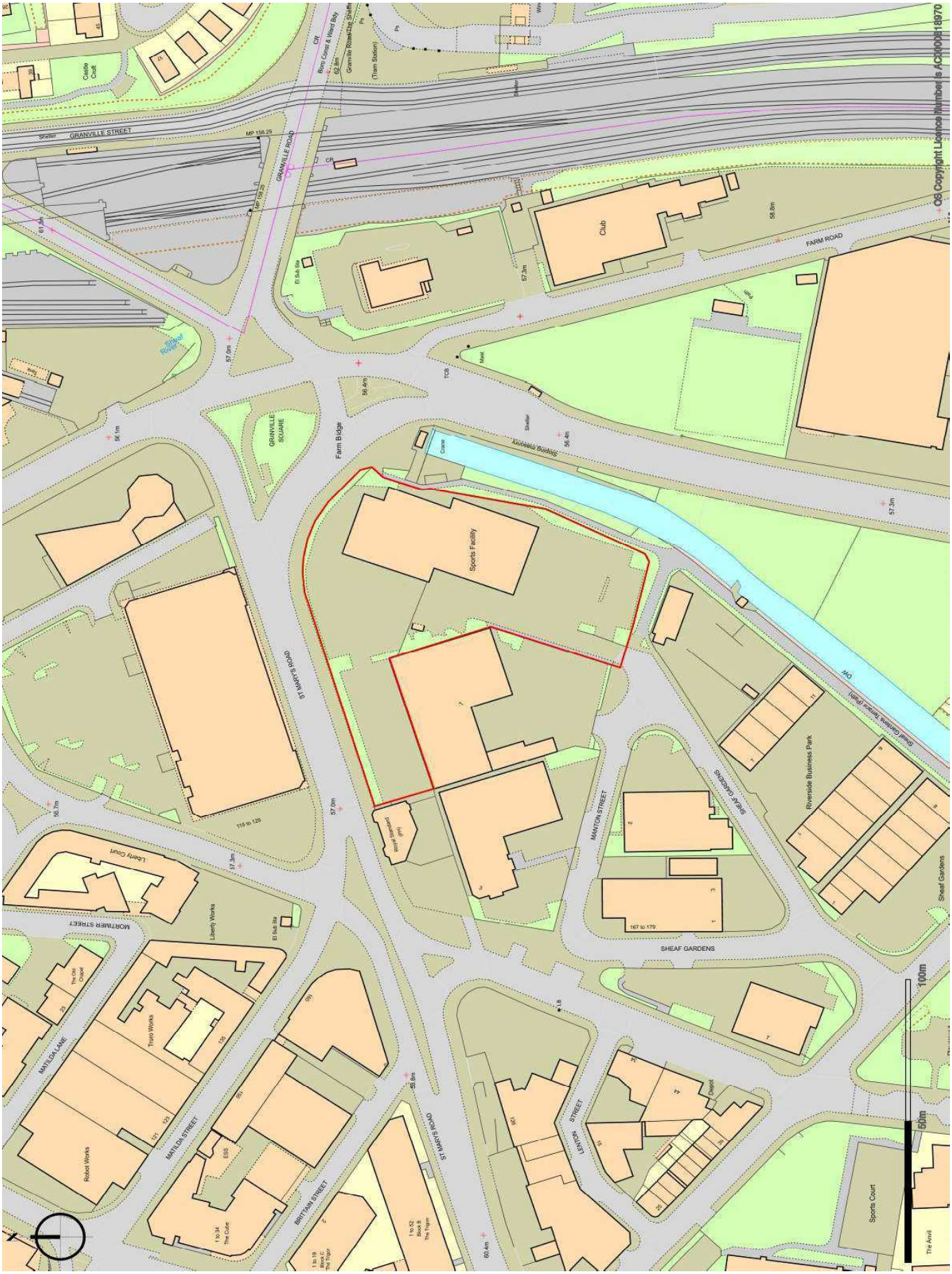
and

PERSONS UNKNOWN SEEKING TO ENTER OR REMAIN ON THE CARPARKS OF THE CLAIMANT'S GYMS WITH CARAVANS, MOBILE HOMES OR TRAILER TENTS AT ITS GYM SITES IDENTIFIED ON THE PLANS ATTACHED TO THIS ORDER

Defendant

SCHEDULE 7

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E



Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

DATED

15 September 2025

LEASE

relating to

9-15 Manton Street, Sheaf Gardens, Sheffield, S2 4BA

between

THE SHEFFIELD CITY COUNCIL

and

PURE GYM LIMITED

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

HM Land Registry

Official copy of register of title

Title number SYK728486 | Edition date 23.09.2025

- This official copy shows the entries on the register of title on 25 JUN 2026 at 12:38:50.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 25 Jun 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

SOUTH YORKSHIRE : SHEFFIELD

1 (23.09.2025) 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 Pure Gym Ltd, 9-15 Manton Street, Sheffield (S2 4BA).

2 (23.09.2025) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 15 September 2025
Term : 10 years from and including 25 May 2025 to and including 24 May 2035
Parties : (1) The Sheffield City Council
(2) Pure Gym Limited

3 (23.09.2025) The Lease prohibits or restricts alienation.

4 (23.09.2025) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

5 (23.09.2025) The landlord's title is registered as to part of the land comprised in the lease.

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 (23.09.2025) PROPRIETOR: PURE GYM LIMITED (Co. Regn. No. 06690189) of Town Centre House, Merrion Centre, Leeds LS2 8LY.

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

Title number SYK728486

End of register

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

IN THE HIGH COURT OF JUSTICE
OF ENGLAND AND WALES
LEEDS DISTRICT REGISTRY
KINGS BENCH DIVISION

CLAIM NO:

PURE GYM LIMITED

Claimant

and

PERSONS UNKNOWN SEEKING TO ENTER OR REMAIN ON THE CARPARKS OF THE CLAIMANT'S GYMS WITH CARAVANS, MOBILE HOMES OR TRAILER TENTS AT ITS GYM SITES IDENTIFIED ON THE PLANS ATTACHED TO THIS ORDER

Defendant

SCHEDULE 8

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E



Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

DATED 13 September 2013

SEQ31

HENRY BOOT PROJECTS LIMITED (1)

AND

PURE GYM LIMITED (2)

COPY

LEASE

OF
UNIT 2
PHASE IV
CLIFTON MOOR
YORK

18.10.13

irwinmitchell

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Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

HM Land Registry

Official copy of register of title

Title number NYK409963 | Edition date 19.08.2024

- This official copy shows the entries on the register of title on 27 MAY 2026 at 16:14:14.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 27 May 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- 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. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

YORK

1 (23.10.2013) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Unit 2, Stirling Road, York.

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

2 (23.10.2013) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

3 (23.10.2013) The land has the benefit of the following rights granted by the Conveyance dated 17 July 1986 referred to in the Charges Register:-

"In this Conveyance the following terms shall have the following meanings:-

.....
..

1.6 Services:

means the services of foul and surface water drainage and the sewers and drains carrying these and water and gas supply and the pipes carrying these and electricity supply and the cables carrying these from the nearest public or services undertakers mains and the aforesaid sewers drains pipes and cables are herein called "the Service Media"

.....
..

TOGETHER WITH

In the case of Parcel 1 and Parcel 2 the rights set out in the Schedule of Boot Land Rights

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A: Property Register continued

THE SCHEDULE OF BOOT LAND RIGHTS

Services

The right to the free and uninterrupted passage and running of the Services through the Service Media now laid or hereafter during the period of eighty years to be laid in or under the Tesco Land together with all requisite rights and powers of entry onto the relevant parts of the Tesco Land upon giving reasonable notice for the purpose of making connections with the Service Media over such parts of the Tesco Land from time to time unbuilt upon and for the purpose of maintaining and repairing the Service Media and the connections thereto nevertheless making good forthwith and compensating the Purchaser and its successors in title for all damage occasioned by such entry and the exercise of such rights provided that any such Service Media shall only be constructed on areas which are laid out as footpaths roads service yard and landscaped areas"

NOTE 1: The land in this title forms part of Parcel 2 referred to. The Tesco Land referred to is that edged red on the plan to the Conveyance

NOTE 2: Copy plan filed under NYK209205.

4 (23.10.2013) The land has the benefit of the following rights reserved by a Conveyance of the freehold estate in the land adjoining the South-Western boundary of the land in this title dated 15 June 1995 made between (1) Henry Boot Projects Limited (the Vendor) and (2) Orionvink B V (the Purchaser):-

"in this Deed the following words and expressions have the following meanings unless inconsistent with the context:-

"the Access Road" means the roadway and strip of land adjacent thereto coloured yellow on the Plan.

.....
..

"Amenities" means foul and surface water drainage electricity gas telephone and electronic signals water and all other services or amenities which are now or may in the future become available.

"Conducting Media" means cables channels drains ducts gutter gullies mains pipes sewers watercourses wires and all other conduits or conducting media together with all structures equipment meters and other apparatus used in connection therewith.

.....
..

"Perpetuity Period" means 80 years from the date hereof.

.....
..

"the Vendor's Retained Land" means the land edged blue on the Plan.

Exceptions and Reservations for the Vendor's Retained Land

The following rights (exercisable by the Vendor, its successors in title and others authorised by it or them and with or without materials) are hereby reserved for the benefit of the Vendor's Retained Land:

2.1 Access Road

2.1.1. of entry to inspect and clean and (in emergency or default by the Purchaser) to maintain, repair and renew the Access Road.

2.1.2. of entry (without obstructing the Access Road in a way which would materially adversely affect the businesses carried on at the Property) to connect into the Access Road to construct and form a

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A: Property Register continued

roadway and footpath access to the Vendor's Retained Land, subject to the Purchaser (acting reasonably and without delay) having first approved the specification and timing of such works.

2.1.3. of entry for twelve years from today to construct a footpath to adoptable standard along the strip of land adjacent to the Access Road (and hatched on the Plan) removing, if necessary, any existing fence but replacing it (with the same or better) after the Works in an agreed appropriate position.

2.1.4. subject to the Vendor using all reasonable endeavours to ensure there is no loading, unloading or parking of vehicles on the Access Road and only whilst there is no alternative route to the relevant part of the Vendor's Retained land which it is reasonably and commercially practicable to use:

2.1.4.1 for light vehicles to pass along the Access Road

2.1.4.2 for vehicles exceeding 3 tonnes (but not for construction vehicles or vehicles exceeding 38 tonnes gross in weight) to pass along the first sixty feet of the Access Road from its junction with the service road to the south.

2.1.4.3 until the earlier of completion of the development of the Vendor's Retained Land or twelve years from today for construction vehicles (not exceeding 38 tonnes gross in weight) to pass along the Access Road during construction of the connection referred to in sub-clause 2.1.2 or the development of the Vendor's Retained Land, provided that the Vendor will as often as necessary cleanse the Access Road of soil from such vehicles.

2.2 Conducting Media

2.2.1 during the Perpetuity Period to install Conduction Media in positions approval by the Purchaser (acting reasonably and without delay) under on or over the Access Road and to connect into Conducting Media subject to there being sufficient capacity

2.2.2 to pass Amenities to and from the Vendor's Retained Land through the Conducting Media and to enter to inspect and cleanse and (in emergency or default by the Purchaser) to maintain repair and renew the relevant Conducting Media.

3. The rights reserved by Clause 2 are further subject to:

3.1.1. the Vendor contributing on demand a fair proportion (according to use) or the cost of maintenance and renewal of the Access Road and the Conducting Media.

3.1.2 compliance with reasonable conditions imposed by the Purchaser (and reasonable conditions include any imposed in the interests of good estate management or to prevent disruption to the Purchaser's tenants or visitors).

3.1.3 the Vendor minimising damage and making good all damage to the Purchaser's reasonable satisfaction."

NOTE 1: The land conveyed is that edged red on the plan to the Conveyance

NOTE 2: Copy plan filed.

5 (23.10.2013) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the freehold estate in land adjoining the northern boundary of the land in this title dated 31 July 2009 made between (1) Henry Boot Projects Limited and (2) Skelhurst York Properties Limited.

NOTE: Copy filed under NYK371432.

6 (23.10.2013) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 13 September 2013

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

A: Property Register continued

Term : 15 years from 13 September 2013
Parties : (1) Henry Boot Projects Limited
(2) Pure Gym Limited

7 (23.10.2013) The Lease prohibits or restricts alienation.

8 (23.10.2013) 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 (23.10.2013) PROPRIETOR: PURE GYM LIMITED (Co. Regn. No. 066990189) of Town Centre House, Merrion Centre, Leeds LS2 8LY and of The Hutts, Hutts Lane, Grewelthorpe, Ripon HG4 3DA.

C: Charges Register

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

1 (23.10.2013) The land is subject to the following rights reserved by a Conveyance of the freehold estate in the land in this title and other land dated 17 July 1986 made between (1) Benjamin Atlay Cleminson (2) Tesco Stores Limited (Purchaser) (3) Henry Boot Projects Limited (Sub-Purchaser) (4) Henry Boot Homes Limited and (5) Cliftonwort Limited:-

"EXCEPTING AND RESERVING

3.4.1 Out of Parcel 1 and Parcel 2 unto the Purchaser the rights set out in the Schedule of Tesco Land Rights

3.4.2 Out of Parcel 2 unto Henry Boot Homes Limited the rights set out in the Schedule of Parcel 1 Rights

THE SCHEDULE OF TESCO LAND RIGHTS

.....

Services

The right to the free and uninterrupted passage and running of the Services through the Service Media now laid or hereafter during the period of eighty years to be laid in or under the Boot Land (which Service Media are presently intended to be laid only under the lands shown coloured pink and brown on the Plan) TOGETHER WITH all requisite rights and powers of entry onto the relevant parts of the Boot Land upon giving reasonable notice for the purpose of laying and making connections only within the lands shown coloured pink and brown on the Plan with the Service Media and for the purpose of maintaining and repairing the Service Media and the connections thereto nevertheless making good forthwith and compensating the Sub-Purchaser and its successors in title for all damage occasioned by such entry and the exercise of such rights

THE SCHEDULE OF PARCEL 1 RIGHTS

.....

Services

The right to the free and uninterrupted passage and running of the Services through the Service Media now laid or hereafter during the

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

C: Charges Register continued

period of eighty years to be laid in or under Parcel 2 (which Service Media are presently intended to be laid only under the lands shown coloured pink and brown on the Plan) TOGETHER WITH all requisite rights and powers of entry onto the relevant parts of Parcel 2 upon giving reasonable notice for the purpose of laying and making connections only within the lands shown coloured pink and brown on the Plan with the Service Media and for the purpose of maintaining and repairing the Service Media and the connections thereto nevertheless making good forthwith and compensating the Sub-Purchaser and its successors in title for all damage occasioned by such entry and the exercise of such rights."

NOTE: The land in this title forms part of Parcel 2 but does not form part of the areas coloured pink and brown referred to. Parcel 2 forms part of the Boot Land referred to.

2 (23.10.2013) A Transfer of the freehold estate inadjoining land dated 15 November 1999 made between (1) Henry Boot Projects Limited (2) Rank Entertainment Limited and (3) Northern Electric PLC contains covenants by the vendor.

NOTE: Copy filed under NYK228166.

3 (23.10.2013) The land is subject to the rights granted by the Transfer dated 15 November 1999 referred to above.

4 (19.08.2024) The title is subject to any rights that are granted by a Deed of Grant dated 9 August 2024 made between (1) Triple Jersey Limited (2) Northern Powergrid (Yorkshire) PLC and (3) Pure Gym Limited and affect the registered land.

The said Deed also contains restrictive covenants by the grantor/transferor.

NOTE: Copy filed under NYK209205.

End of register

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

IN THE HIGH COURT OF JUSTICE
OF ENGLAND AND WALES
LEEDS DISTRICT REGISTRY
KINGS BENCH DIVISION

CLAIM NO:

PURE GYM LIMITED

Claimant

and

PERSONS UNKNOWN SEEKING TO ENTER OR REMAIN ON THE CARPARKS OF THE CLAIMANT'S GYMS WITH CARAVANS, MOBILE HOMES OR TRAILER TENTS AT ITS GYM SITES IDENTIFIED ON THE PLANS ATTACHED TO THIS ORDER

Defendant

SCHEDULE 9

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E



Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

DATED 23 May **2025**

WALNUT GARDENS LIMITED

and

PURE GYM LIMITED

Lease

relating to

Property previously known as Marks & Spencer Plc, Commercial Road, Hazel Grove, Stockport SK7 4BG

---

www.teeslaw.com

Tees House 95 London Road Bishop's Stortford CM23 3GW DX 50404 BISHOP'S STORTFORD

REF: KXP/Walnut/182267-9

Offices also at: Brentwood, Cambridge, Chelmsford, Royston and Saffron Walden

This official copy is incomplete without the preceding notes page.

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

HM Land Registry

Official copy of register of title

Title number MAN457211 | Edition date 05.06.2025

- This official copy shows the entries on the register of title on 12 JUN 2026 at 10:11:19.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 12 Jun 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Fylde Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

GREATER MANCHESTER : STOCKPORT

1 (05.06.2025) 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 Marks & Spencer Plc, Commercial Road, Hazel Grove, Stockport (SK7 4BG).

2 (05.06.2025) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 23 May 2025
Term : 15 years from and including 23 May 2025 to and including 23 May 2040
Parties : (1) Walnut Gardens Limited
(2) Pure Gym Limited

3 (05.06.2025) The Lease prohibits or restricts alienation.

4 (05.06.2025) 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 (05.06.2025) PROPRIETOR: PURE GYM LIMITED (Co. Regn. No. 06690189) of Town Centre House, Merrion Centre, Leeds LS2 8LY.

C: Charges Register

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

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

Title number MAN457211

1 (05.06.2025) A Conveyance of the freehold estate in the land tinted pink on the title plan dated 14 September 1876 made between (1) Peter Pownall Brocklehurst and (2) The Reverend Absalom Clark and others contains the following covenants:-

"the said Absalom Clark William Greenwood Lindop and Stephen Smith do hereby for themselves their heirs executors administrators and assigns and each and every of them doth hereby for himself his heirs executors administrators and assigns covenant with the said Peter Pownall Brocklehurst his heirs and assigns in manner following (that is to say)

.....

that they the Purchasers their heirs or assigns shall not nor will erect or set up any Steam Engine nor use or follow or carry on in or upon the said plot of land or any part thereof or in or upon any edifice or building to be erected thereupon any trade business or employment which can be deemed a public nuisance or private annoyance or inconvenience nor permit any buildings hereafter to be erected on the said plot of land or any part thereof to be used as back and front dwellinghouses"

2 (05.06.2025) A Conveyance of the freehold estate in the land tinted blue on the title plan dated 10 March 1883 made between (1) Peter Pownall Brocklehurst and (2) The Reverend Absalom Clark and others contains covenants identical with those contained in the Conveyance dated 14 September 1876 referred to above.

3 (05.06.2025) The title is subject to any rights that are reserved by the registered lease dated 23 May 2025 and affect the registered land.

End of register

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

IN THE HIGH COURT OF JUSTICE
OF ENGLAND AND WALES
LEEDS DISTRICT REGISTRY
KINGS BENCH DIVISION

CLAIM NO:

PURE GYM LIMITED

Claimant

and

PERSONS UNKNOWN SEEKING TO ENTER OR REMAIN ON THE CARPARKS OF THE CLAIMANT'S GYMS WITH CARAVANS, MOBILE HOMES OR TRAILER TENTS AT ITS GYM SITES IDENTIFIED ON THE PLANS ATTACHED TO THIS ORDER

Defendant

SCHEDULE 10

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E



Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

DATED

10 October 2012

LEASE

relating to

MANSFIELD LEISURE PARK MANSFIELD NOTTINGHAM

between

KAPASH PROPERTIES LIMITED

and

SEQ157

PURE GYM LIMITED

COPY

BPE Solicitors LLP
WE CERTIFY THIS TO BE A TRUE COPY OF THE ORIGINAL
BPE SOLICITORS LLP
ST JAMES' HOUSE, ST JAMES' SQUARE
CHELTENHAM
26/10/12

This official copy is incomplete without the preceding notes page.

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

HM Land Registry

Official copy of register of title

Title number NT486177 | Edition date 29.05.2025

- This official copy shows the entries on the register of title on 27 MAY 2026 at 16:14:04.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 27 May 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

NOTTINGHAMSHIRE : MANSFIELD

1 (07.11.2012) The Leasehold land shown edged with red on the plan of the above title filed at the Registry and being Pure Gym, Nottingham Road, Mansfield (NG18 1BW).

2 (07.11.2012) The mines and minerals are excepted from the registration of the land edged brown on the title plan.

3 (07.11.2012) As to the land hatched blue on the title plan the mines and minerals together with ancillary powers of working are excepted.

4 (07.11.2012) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

5 (07.11.2012) There are excepted from the registration of the land tinted yellow on the title plan the mines and minerals excepted and reserved by a Deed of Enfranchisement thereof and other land dated 11 June 1918 made between (1) The Most Noble William John Arthur Charles James Duke of Portland (2) Edward Horseman Bailey and others and (3) The Mansfield Railway Company.

The following are particulars of the exceptions and reservations contained in the Deed:-

Save nevertheless and except out of the Conveyance hereby made or regranted the existing rights of the Lord of the Manor of Mansfield of and in the coal ironstone and other minerals lying and being within and under the said land and hereditaments hereinbefore expressed to be hereby conveyed.

6 (07.11.2012) There are excluded from the registration of the land tinted brown on the title plan the mines and minerals excepted by a surrender thereof dated 29 July 1919 made between George Chivers Bower Esquire (Official Trustee) and (2) The Reverend Hubert Henry Dovatt Lloyds Mark and others (Trustees) in the following terms and the land is also subject to the following ancillary powers of working:-

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A: Property Register continued

SAVE AND EXCEPT to the Official Trust and to the Trustees of the Mansfield Church Estate their respective heirs successors and assigns all and any the mines and minerals within and under the said piece of land with power to win work get and carry away the same by underground operations only without entering on the surface and to let down the surface in so doing making to the said Joseph Crisp his heirs and assigns adequate compensation for damage to the surface or any buildings thereafter erected thereon But so that the exception and reservation aforesaid or the passing of the said Surrender should not be deemed in anywise to prejudice the rights of the Lord of the said Manor in whom was the property in the said mines and minerals and mineral substances or in anywise add to the possessory right or interest of the said Official Trustee or the Trustees according to the custom of the said Manor to and in the mines and minerals and mineral substances or any of them or confer any rights or powers for the purpose of getting working and carrying away the same except with such consent of the Lord of the said Manor as would have been necessary prior to the making of the said Surrender.

7 (07.11.2012) There are excluded from the registration of the land tinted brown on the title plan the mines and minerals excepted by an Indenture thereto dated 26 March 1920 made between (1) The Most Noble William John Arthur Charles James Duke of Portland K.G. (2) Edward Horsman Bailey and others and (3) Joseph Crisp and Julia Lucy Crisp in the following terms:-

BUT SAVE NEVERTHELESS and except out of the conveyance thereby made or regranted the existing rights of the Lord of the Manor of Mansfield of and in the coal ironstone and other minerals lying and being within and under the said land and hereditaments thereinbefore expressed to be thereby conveyed.

8 (07.11.2012) There are excluded from the land tinted blue on the title plan the mines and minerals excepted by a Conveyance of the freehold estate therein and other land dated 31 December 1969 made between (1) British Railways Board and (2) The Mansfield Corporation in the following terms:-

"THERE are not included in this Conveyance any mines or minerals under the property except in so far as the same were expressly conveyed to the Mansfield Railway Company on the acquisition on the property for the purpose of a railway and are not now vested in the National Coal Board"

9 (07.11.2012) A Conveyance of the freehold estate in the land edged blue and hatched blue on the title plan and other land dated 28 March 1980 made between (1) British Railways Board (Board) and (2) Herbert Baggaley Construction Limited (Purchaser) contains the following exceptions and reservations:-

"(A) THERE are not included in the Conveyance:-

(i) any mines or minerals under the property except inso far as the same were expressly conveyed to The Mansfield Railway Company on the acquisition of the property for the purposes of a railway and are not now vested in the National Coal Board

(ii) any easement or right of light air or support or other easement or right which would restrict or interfere with the free use by the Board or any person deriving title under them for building or any other purpose of any adjoining or neighbouring land of the Board (whether intended to be retained or to be sold by them)

THERE are reserved to the Board:-

(i) the right at any time to erect or suffer to be erected any building or other erections and to alter any building or other erection now standing or hereafter to be erected on any part of their adjoining or neighbouring land in such a manner as to obstruct or interfere with the passage of light or air to any building which is or may be erected upon the property and any access of light and air over the adjoining land of the Board shall be deemd to be enjoyed by the licence or

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

A: Property Register continued

consent of the Board and not as of right

(ii) the right of support from the property for the adjoining property of the Board

(iii) The right to have maintain repair cleanse use reconstruct alter and remove any drains pipes wires cables and works on over or under the property now used for the benefit of the adjoining property of the Board

(iv) full right and liberty for the Board and their successors in title with or without workmen at all reasonable times to enter upon the property for the purpose of exercising the right reserved by paragraph (iii) of this sub-clause

(v) full right and liberty for the Board and their successors in title with or without workmen at all reasonable times to enter upon the property for the purpose of maintaining repairing renewing reinstating altering or amending any fences walls railway banks abutment or retaining walls bridges and other works of the Board on their adjoining or neighbouring land the Board making good any damage occasioned to the property by the exercise of the rights of entry reserved by paragraphs (iv) and (v) of this sub-clause."

This registration takes effect subject thereto and the mines and minerals so excepted are excluded from the registration

10 (07.11.2012) The land tinted blue, tinted brown, edged brown, tinted mauve and tinted yellow on the title plan has the benefit of the rights reserved by but is subject to the rights granted by the Transfer dated 29 September 2003 referred to in the Charges Register.

11 (07.11.2012) The Transfer dated 29 September 2003 referred to above contains a provision as to light or air.

12 (07.11.2012) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 10 October 2012
Term : 15 years from 10 October 2012 and expiring on and including
9 October 2027
Parties : (1) Kapash Properties Limited
(2) Pure Gym Limited

13 (07.11.2012) The Lease prohibits or restricts alienation.

14 (07.11.2012) The landlord's title is registered.

15 (29.05.2025) By a Deed dated 7 May 2025 made between (1) Kapash Properties Limited and (2) Pure Gym Limited the terms of the registered lease were varied.

NOTE: Copy Deed 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 (07.11.2012) PROPRIETOR: PURE GYM LIMITED (Co. Regn. No. 06690189) of The Hutts, Grewelthorpe, Ripon, North Yorkshire HG4 3DA.

C: Charges Register

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

1 (07.11.2012) The land is subject to the rights reserved by the registered lease.

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

C: Charges Register continued

2 (07.11.2012) A Conveyance of the freehold estate in the land tinted brown on the title plan and other land dated 9 April 1920 made between (1) Joseph Crisp (Vendor) and (2) Herbert Baggaley (Purchaser) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

The said covenants are expressed to be released and varied by an Indenture dated 28 September 1921 made between (1) Joseph Crisp and (2) Herbert Baggaley.

NOTE: Copy filed under NT114610.

3 (07.11.2012) A Conveyance of the freehold estate in the land tinted mauve on the title plan and other land dated 12 October 1932 made between (1) Sam Hill (Vendor) and (2) Edwin Jackson and Herbert Jackson (Purchasers) contains covenants details of which are set out in the schedule of restrictive covenants hereto.

4 (07.11.2012) An Agreement dated 7 June 1971 made between (1) James Windsor and Son (Mansfield) Limited and (2) Wakers (Mansfield) Limited relates to rights of support.

NOTE: Copy filed under NT114610.

5 (07.11.2012) A Transfer of the freehold estate in land adjoining the north western boundary of the land tinted brown and tinted mauve on the title plan dated 29 September 2003 made between (1) Fitness First Clubs Limited and (2) Tain Investments Limited contains Transferees restrictive covenants.

NOTE: Copy filed under NT114610.

Schedule of restrictive covenants

1 (07.11.2012) The following are details of the covenants contained in the Conveyance dated 9 April 1920 referred to in the Charges Register:-

"THE Purchaser for himself and his assigns and to the intent and so as to bind not only himself personally but also (so far as practicable) all persons claiming title under him or them hereby covenants with the Vendor his heirs and assigns the owner or owners for the time being of the remainder of the said larger piece of land containing Three thousand two hundred and thirty seven square yards or thereabouts in manner following that is to say:-

.....
..

(b) That the Purchaser his heirs and assigns shall not be entitled to any right of light or air which would in any manner diminish or interfere with the free and unrestrictive user of any adjoining or neighbouring hereditaments now belonging to the Vendor (except the said portion hatched blue on the said plan) either for building or any other purpose and the assurance hereinbefore contained shall not be deemed or construed to imply the grant of any such right

.....
..

(d) That it shall be lawful for the Vendor his heirs and assigns owner or owners for the time being of the portion of the said larger piece of land containing Three thousand two hundred and thirty seven square yards or thereabouts for the time being remaining unsold at any time hereafter to release vary or modify any covenant or stipulation on the part of the Purchaser herein contained and also to sell any part or parts of the remainder of the said larger piece of land free from any covenants by the Purchaser thereof or subject to such covenants as he or they may think fit"

2 (07.11.2012) The following are details of the covenants contained in the Conveyance dated 12 October 1932 referred to in the Charges Register:-

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

Schedule of restrictive covenants continued

"The Purchasers hereby jointly and severally covenant with the Vendor

(a) To erect at their own expense within one month from the date of sale to the satisfaction of the Vendor and forever afterwards maintain in good and substantial repair and condition a brick wall nine inches thick and Ten feet in height from the level of the ground all along the North West and West sides of the hereditaments hereby conveyed

(b) That no building to be erected on the land shall be used for any purpose other than that connected with the business of a Stone and Monumental Mason without the consent in writing of the Vendor or his successors in title

(c) That the Purchasers and their successors in title shall not be entitled to any right of light or air in respect of the property hereby conveyed which would in any manner diminish or interfere with the free and unrestricted user of any adjoining or neighbouring property now belonging to the Vendor either for building or any other purpose

(d) That the vendor and his successors in title and all other persons deriving title under him owner or owners for the time being of the said adjoining or neighbouring property now belonging to the Vendor shall have full and free right and liberty at all times hereafter to use build up to and bond in or against the brick wall hereinbefore referred to to be erected by the Purchasers (or any wall substituted therefore) and to do all such acts and things over under in or upon the said wall and the site thereof as may be necessary to obtain the full benefit of such rights and liberties

(e) That the Purchasers their successors in title will not at any time hereafter without the consent in writing of the Vendor or his successors in title erect any building (except as hereinafter mentioned) or stack any timber or stone or any other material on the land hereby conveyed of a height exceeding Ten feet

EXCEPT that any building of a greater height than Ten feet may be erected on the said land providing that it is of permanent construction and built of brick or stone."

End of register

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

IN THE HIGH COURT OF JUSTICE
OF ENGLAND AND WALES
LEEDS DISTRICT REGISTRY
KINGS BENCH DIVISION

CLAIM NO:

PURE GYM LIMITED

Claimant

and

PERSONS UNKNOWN SEEKING TO ENTER OR REMAIN ON THE CARPARKS OF THE CLAIMANT'S GYMS WITH CARAVANS, MOBILE HOMES OR TRAILER TENTS AT ITS GYM SITES IDENTIFIED ON THE PLANS ATTACHED TO THIS ORDER

Defendant

SCHEDULE 11

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

IRG/120213-0043

DATED 9 April 2026

(1) **DRANSFIELD PROPERTIES LIMITED**

(2) **PURE GYM LIMITED**

Lease of ground floor and mezzanine Unit A, 60 Stockport Road, Hyde SK14 5ET

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myerson

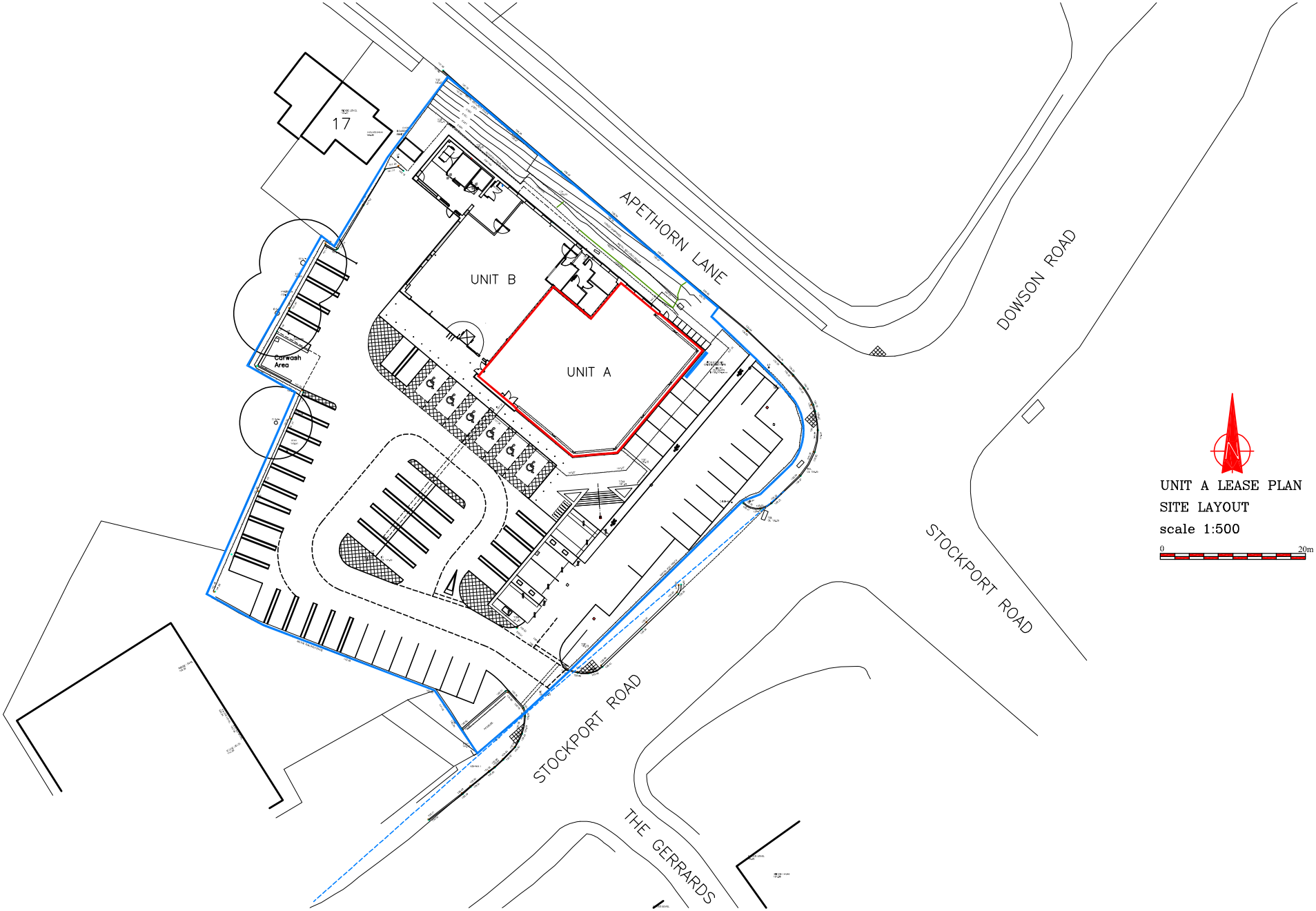
Myerson Solicitors
Grosvenor House
20 Barrington Road
Altrincham
Cheshire
WA14 1HB

T [redacted]
F
E [redacted]
W www.myerson.co.uk

Contents

Docusign Envelope ID: CFFD10C3-197D-404D-AED6-5699F9C2D0E8

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E



Ward Architecture Limited
Re-plan, Re-design, Re-generate

PRELIMINARY LAYOUT

All setting out dimensions to be site confirmed prior to works commencing and any discrepancies confirmed to architect. This drawing is to be read in conjunction with all other architectural and structural engineers drawings.
Any queries please email info@wardarchitectureltd.co.uk

INCHAPE AUDI APPROVED CENTRE
60 STOCKPORT ROAD, HYDE
for DRANSFIELD PROPERTIES LIMITED

UNIT A LEASE PLAN SITE LAYOUT 1:500@A3

Date: 03/03/26

Job Number: **WAL-23-42-LP04C**

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

Daylist Enquiry

Matter	044404.00302
Date Accessed	12 June 2026 at 08:21 AM
Title Number	GM763074

Applications in priority order

Application Type	Dealing
Customer Reference	019793.11791/HXXT/CHS
Priority Date	01/06/2026 11:49
Lodged By	DENTONS UK AND MIDDLE EAST LLP MILTON KEYNES OFFICE THE PINNACLE 170 MIDSUMMER BOULEVARD MILTON KEYNES MK9 1FE
Application Progress	Received: Priority Protected - Awaiting Processing
Land Registry Reference	U807LKV
Application Received By	Business Gateway

Application Type	Dispositionary First Lease (Old Title)
Customer Reference	HM12/077538.00330
Priority Date	14/04/2026 11:59
Property Description	Ground Floor & Mezzanine Unit A, 60 Stockport Road, Hyde
Lodged By	HOWARD KENNEDY LLP NO 1 LONDON BRIDGE LONDON SE1 9BG
Application Progress	Received: Priority Protected
Land Registry Reference	DC7346C
Application Received By	Business Gateway
New Titles	MAN472172
Parent Titles	GM753602, GM763074

Application Type	Dispositionary First Lease (Old Title)
Customer Reference	DransfieldStockpor10106.9
Priority Date	04/12/2025 09:45
Property Description	Vehicle Charging Point
Lodged By	INSTAVOLT LIMITED 6 CEDARWOOD CROCKFORD LANE CHINEHAM PARK HAMPSHIRE RG24 8WD

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

IN THE HIGH COURT OF JUSTICE
OF ENGLAND AND WALES
LEEDS DISTRICT REGISTRY
KINGS BENCH DIVISION

CLAIM NO:

PURE GYM LIMITED

Claimant

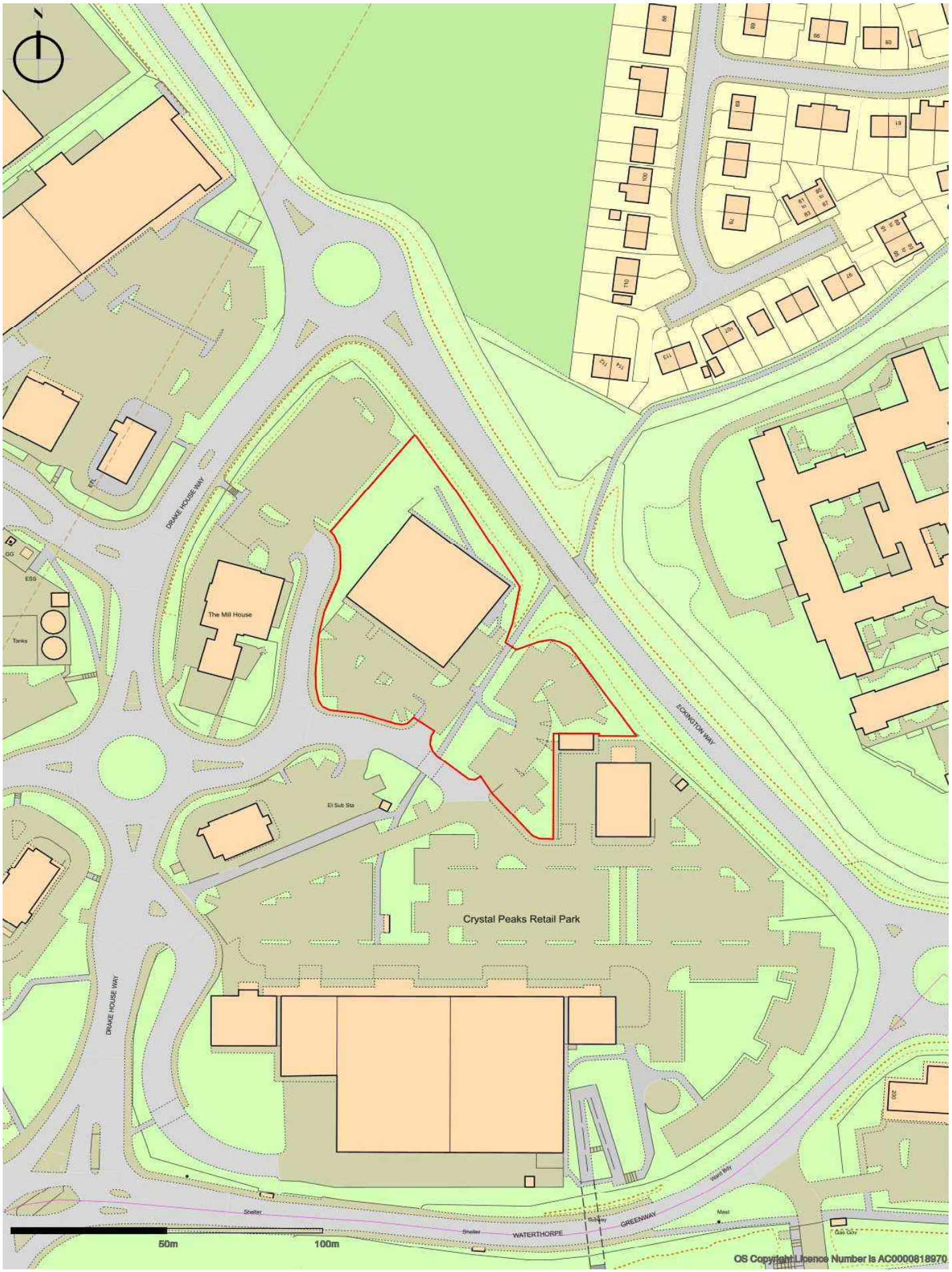
and

PERSONS UNKNOWN SEEKING TO ENTER OR REMAIN ON THE CARPARKS OF THE CLAIMANT'S GYMS WITH CARAVANS, MOBILE HOMES OR TRAILER TENTS AT ITS GYM SITES IDENTIFIED ON THE PLANS ATTACHED TO THIS ORDER

Defendant

SCHEDULE 12

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E



Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E
DocuSign Envelope ID: B46E53CE-3585-4100-A130-77E3D8AD3BFF

We hereby certify that this is a true copy of the original
Addleshaw Goddard LLP
Date 9 May 2023
Addleshaw Goddard LLP
One St Peter's Square
Manchester
M2 3DE

ADDLESHAW GODDARD

Dated 4 May 2023

BRITEL FUND TRUSTEES LIMITED

-AND-

PURE GYM LIMITED

LEASE
relating to Unit 3, Crystal Peaks Retail Park, Sheffield S20 7JJ

The electronic deed of which this is a print-out is amended this day 9 May 2023 as follows.

Addleshaw Goddard LLP

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The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

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HM Land Registry

Official copy of register of title

Title number SYK709245 | Edition date 12.05.2023

- This official copy shows the entries on the register of title on 27 APR 2026 at 08:35:34.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 27 Apr 2026.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Nottingham Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

SOUTH YORKSHIRE : SHEFFIELD

1 (12.05.2023) 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 Unit 3, Crystal Peaks Retail Park, Drake House Way, Waterthorpe, Sheffield (S20 7JJ).

2 (12.05.2023) The mines and minerals are excepted.

3 (12.05.2023) The title includes any easements capable of subsisting at law referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

NOTE: The easements granted in Part 1, Schedule 2, clauses 1.2, 1.3, 3, 4 and 8 of the registered lease are included in the title only so far as they are legal easements and the landlord had the power to grant the same.

4 (12.05.2023) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer of the land to the East of Drakehouse Crescent, Sheffield dated 7 October 2003 made between (1) Britel Fund trustees Limited and (2) Argent Group Investments Limited.

NOTE: Copy filed under SYK471812.

5 (12.05.2023) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 4 May 2023
Term : 15 years from and including 4 May 2023
Parties : (1) Britel Fund Trustees Limited
(2) Pure Gym Limited

6 (12.05.2023) The Lease prohibits or restricts alienation.

7 (12.05.2023) The landlord's title is registered.

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Title number SYK709245

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 (12.05.2023) PROPRIETOR: PURE GYM LIMITED (Co. Regn. No. 06690189) of Town Centre House, Merrion Centre, Leeds LS2 8LY.

C: Charges Register

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

1 (12.05.2023) The land is subject to rights of drainage and rights in respect of water, gas, electricity and other supply services.

2 (12.05.2023) The land is subject to the rights to construct use and maintain gas mains over the land hatched blue on the title plan with ancillary rights granted by a Deed dated 16 January 1967 made between (1) Walter Fox and (2) East Midlands Gas Board.

NOTE: Original Deed filed under SYK501.

3 (12.05.2023) A Deed dated 25 April 1996 made between (1) The Sheffield City Council (2) Gracemount Developments Limited (3) The Crystal Peaks Investment Company Limited and (4) Chesterfield Properties PLC contains restrictive covenants relating to the regulating of the use of the land in this title and other land.

NOTE: Copy filed under SYK501.

4 (12.05.2023) A Deed dated 28 November 1996 made between (1) British Gas Plc, (2) Sheffield City Council and (3) Gracemount Developments Limited relates to works affecting the Gas Pressure Reduction Station marked GVC on the filed plan and main pipes and amends the terms of the Deed dated 16 January 1967 referred to above.

NOTE: Copy filed under SYK379936.

End of register

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IN THE HIGH COURT OF JUSTICE
OF ENGLAND AND WALES
LEEDS DISTRICT REGISTRY
KINGS BENCH DIVISION

CLAIM NO:

PURE GYM LIMITED

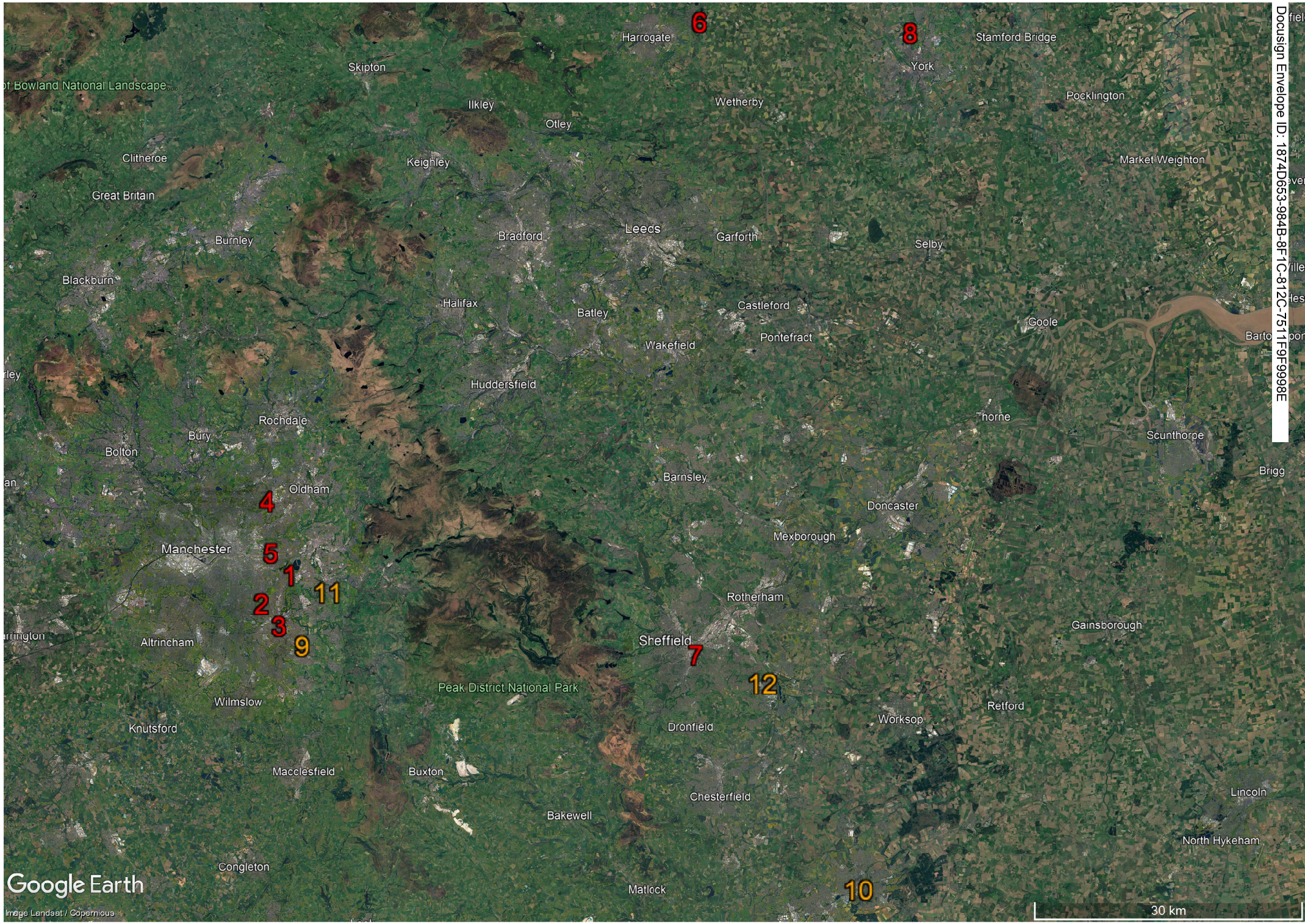
Claimant

and

PERSONS UNKNOWN SEEKING TO ENTER OR REMAIN ON THE CARPARKS OF THE CLAIMANT'S GYMS WITH CARAVANS, MOBILE HOMES OR TRAILER TENTS AT ITS GYM SITES IDENTIFIED ON THE PLANS ATTACHED TO THIS ORDER

Defendant

SCHEDULE 13



Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

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IN THE HIGH COURT OF JUSTICE
OF ENGLAND AND WALES
LEEDS DISTRICT REGISTRY
KINGS BENCH DIVISION

CLAIM NO:

PURE GYM LIMITED

Claimant

and

PERSONS UNKNOWN SEEKING TO ENTER OR REMAIN ON THE CARPARKS OF THE CLAIMANT'S GYMS WITH CARAVANS, MOBILE HOMES OR TRAILER TENTS AT ITS GYM SITES IDENTIFIED ON THE PLANS ATTACHED TO THIS ORDER

Defendant

SCHEDULE 14

Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

Claim No:

IN THE HIGH COURT OF JUSTICE

LEEDS DISTRICT REGISTRY

KING'S BENCH DIVISION

BEFORE:

DATE:

PURE GYM LIMITED

Claimant

and

PERSONS UNKNOWN SEEKING TO ENTER OR REMAIN ON THE CARPARKS OF THE CLAIMANT'S GYMS WITH CARAVANS, MOBILE HOMES OR TRAILER TENTS AT ITS GYM SITES IDENTIFIED ON THE PLANS ATTACHED TO THIS ORDER

Defendant

[DRAFT] ORDER FOR AN INJUNCTION

PENAL NOTICE

IF YOU THE WITHIN DEFENDANTS OR PERSONS UNKNOWN OR ANY OF YOU DISOBEY THIS ORDER OR INSTRUCT OR ENCOURAGE OTHERS TO BREACH THIS ORDER YOU MAY BE HELD TO BE IN CONTEMPT OF COURT AND MAY BE IMPRISONED, FINED OR HAVE YOUR ASSETS SEIZED.

ANY OTHER PERSON WHO KNOWS OF THIS ORDER AND DOES ANYTHING WHICH HELPS OR PERMITS THE DEFENDANTS OR PERSONS UNKNOWN TO BREACH THE TERMS OF THIS ORDER MAY ALSO BE HELD IN CONTEMPT OF COURT AND MAY BE IMPRISONED, FINED OR HAVE THEIR ASSETS SEIZED.

IMPORTANT NOTICE TO THE DEFENDANTS AND PERSONS UNKNOWN

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This Order prohibits you from doing the acts set out in this Order. You should read it very carefully. You are advised to consult a solicitor as soon as possible. You have the right to ask the Court to vary or discharge this Order.

UPON the Claimant's claim by Claim Form, dated 3 July 2026 , and its application for an injunction, dated 3 July 2026 (the "**Application**").

AND UPON hearing Counsel for the Claimant and [ ] for the Defendants.

AND UPON the Claimant giving and the Court accepting the undertakings set out in Schedule 2 to this Order.

AND UPON paragraphs 3 and 6 - 8 of this Order being pursuant to the guidance in *Wolverhampton City Council v London Gypsies & Travellers* [2023] UKSC 47.

AND UPON the following terms having the following meanings in this Order:

"the Injunction Sites" being all or any part of the sites referred to in the Particulars of Claim in respect of which the Claimant seeks injunctive relief, as listed in **Schedule 3** hereto and as shown for identification purposes edged red on the attached plans at **Schedule 1** marked as follows:

(1) Plan 1: the Denton plan
(2) Plan 2: the Stockport North plan
(3) Plan 3: the Stockport South plan
(4) Plan 4: the Moston plan
(5) Plan 5: the Debdale plan
(6) Plan 6: the Knaresborough plan
(7) Plan 7: the Sheffield South plan
(8) Plan 8: the York plan
(9) Plan 9: the Hazel Grove plan
(10) Plan 10: the Mansfield plan
(11) Plan 11: the Hyde Plan
(12) Plan 12: the Sheffield Crystal Peaks plan

IT IS ORDERED THAT:

INJUNCTION

1. Until 23:00 on [ ] or final determination of the claim or further order in the meantime, whichever shall be the earlier, the Defendants must not enter, occupy or remain

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upon the Injunction Sites as identified on the plans attached at schedule 1 hereto with vehicles, mobile homes, horses, caravans or other wheeled trailers.

2. In respect of paragraph 1 above, the Defendants must not: (a) do it himself/herself/themselves or in any other way; (b) do it by means of another person acting on his/her/their behalf, or acting on his/her/their instructions.

VARIATION

3. Anyone served with or notified of this Order may apply to the Court at any time to vary or discharge this Order or so much of it as affects that person, but they must first give the Claimants' solicitors 72 hours' notice of such application. If any evidence is to be relied upon in support of the application the substance of it must be communicated in writing to the Claimants' solicitors at least 48 hours in advance of any hearing.

4. Any person applying to vary or discharge this Order must provide their full name, address and address for service.

5. The Claimant has liberty to apply to vary this Order.

SERVICE AND NOTIFICATION

6. This Order shall be notified to Persons Unknown by the Claimant carrying out each of the following steps:

    a. Affixing the papers in a prominent position at the entrance to the car park of each site within the Injunction Sites and inside the gyms of each of the Claimant's sites identified at schedule 3 hereto;

    b. Including a 'QR' code (otherwise known as a 3D barcode) and URL link on the cover sheet to be displayed with the papers affixed as per paragraph (a) above, and;

    c. Displaying on the cover sheet to be displayed with the papers affixed as per paragraph (a) an URL link to the injunction papers on the home webpage of the Claimant's website.

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7. Notification to the Defendants of any further applications or papers shall be affected by carrying out the steps identified at paragraph 6(a) – (c) above.

8. In respect of paragraphs 6 - 7 above, in accordance with CPR 6.15(4), 6.27 and 81.4 (2) (c) and (d), effective service / notification will be deemed to have taken place on the date on which all of the relevant steps have been carried out.

9. For the avoidance of doubt, in respect of the step referred to at paragraph 6(a), effective service / notification will be deemed to have taken place when those documents are first affixed regardless of whether they are subsequently removed.

10. The Court is satisfied that the Claimant has taken the steps as set out above at paragraphs 6(a) – (c) prior to the first hearing in sufficient time and that the Defendants are therefore deemed notified or served of the hearing of this matter on [date].

FURTHER DIRECTIONS

11. Any contempt application against any Person Unknown may only be brought with the permission of the Court.

12. Liberty to apply.

13. Costs are reserved.

INTERPRETATION OF THIS ORDER

In this Order the words "he" "him" or "his" include "she" or "her" and "it" or "its".

Where there are two or more Defendants then (unless the contrary appears) references to "the Defendant" mean both or all of them;

An Order requiring "the Defendant" to do or not to do anything requires each Defendant to do or not to do it;

A requirement relating to service of this Order or of any legal proceedings on "the Defendant" means on each of them.

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COMMUNICATIONS WITH THE CLAIMANT

NAME AND ADDRESS OF CLAIMANT'S SOLICITORS FOR CONTACT

The Claimant's solicitors are:-

Browne Jacobson LLP

15th Floor

103 Colmore Row

Birmingham

B3 3AG

Ref: JCOL02.044404.00302

Dated:

SERVICE OF THIS ORDER

The Court has provided a sealed copy of this Order to the serving party, the Claimant's solicitors:

Browne Jacobson LLP

15th Floor

103 Colmore Row

Birmingham

B3 3AG

Ref: JCOL02.044404.00302

James.Coles@brownejacobson.com

A copy of the sealed Order will be sent by the Claimant to the Defendants in accordance with the terms of the Order above.

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SCHEDULE 1.

Injunction Sites Plans 1 – 12.

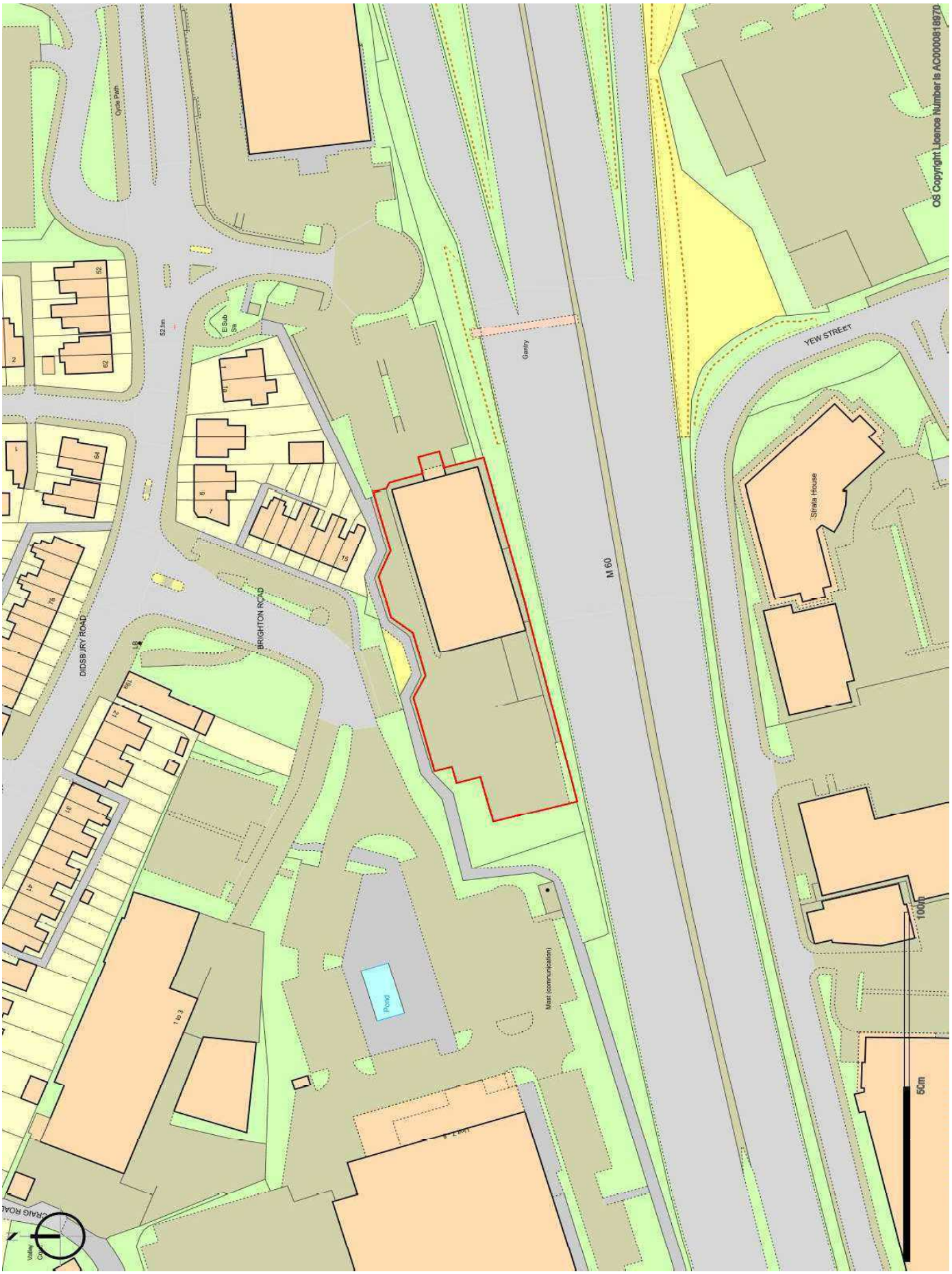
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Plan 1: the Denton plan



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Plan 2: the Stockport North plan



Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

Plan 3: the Stockport South plan



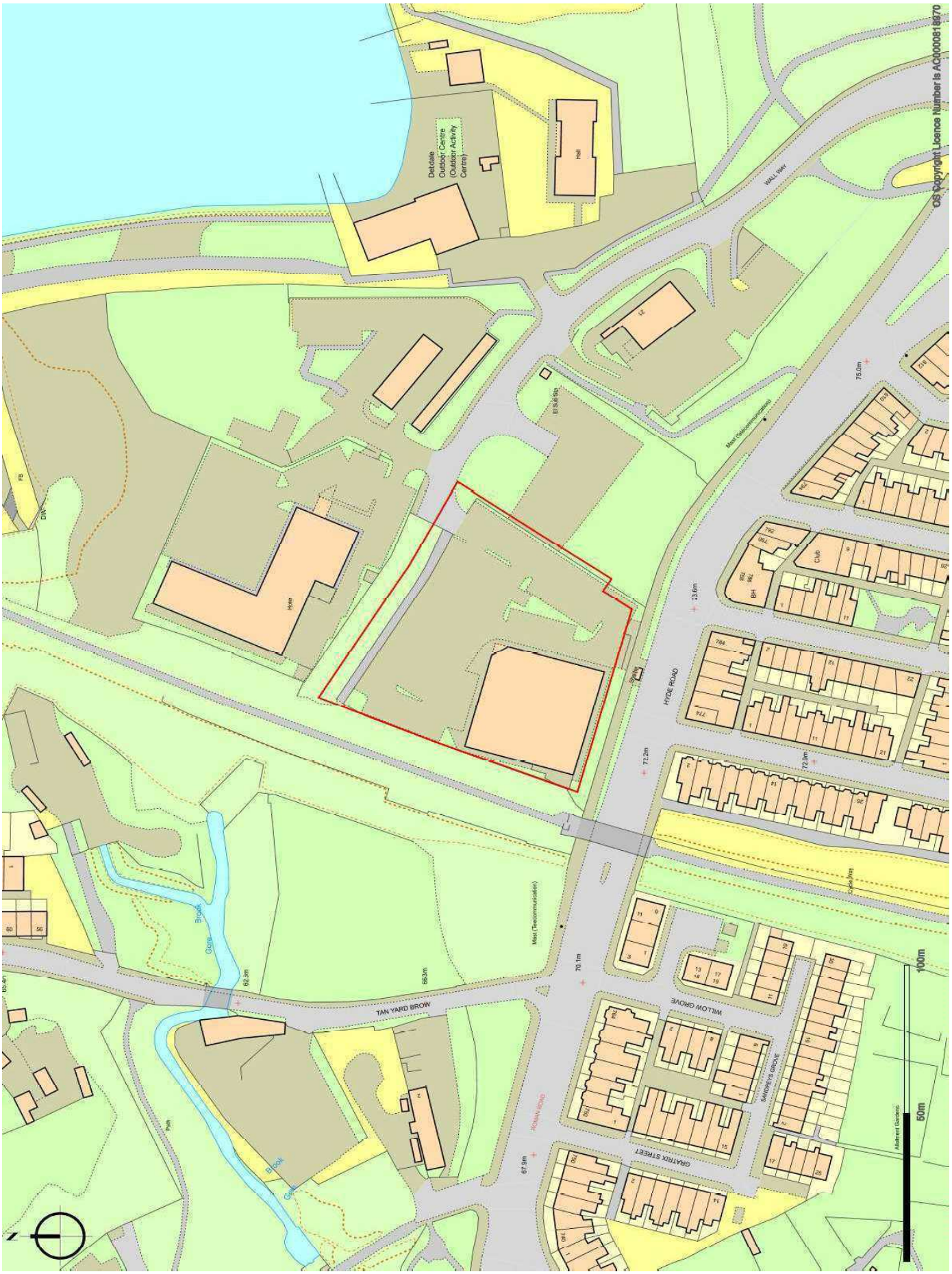
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Plan 4: the Moston plan



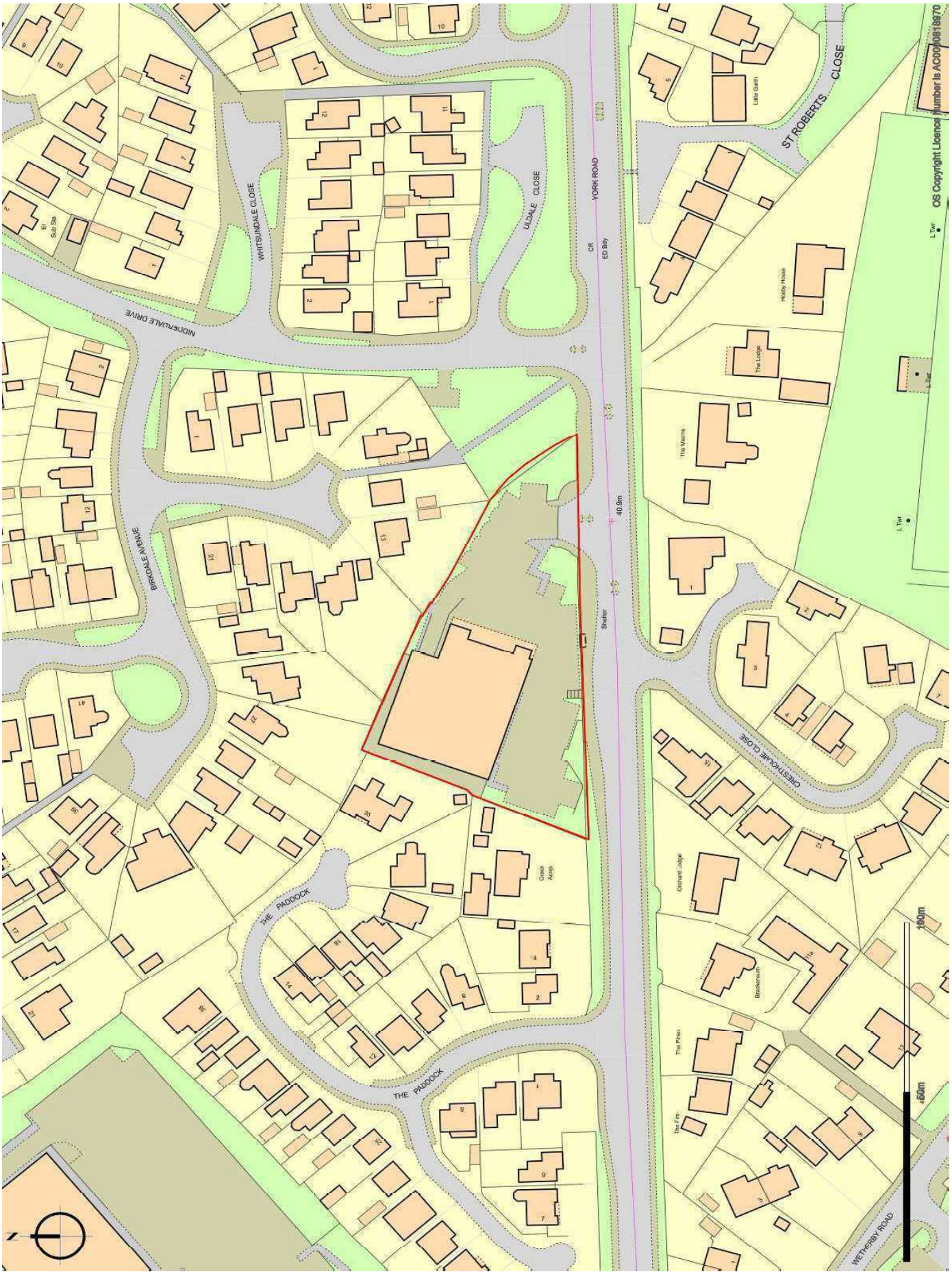
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Plan 5: the Debdale plan



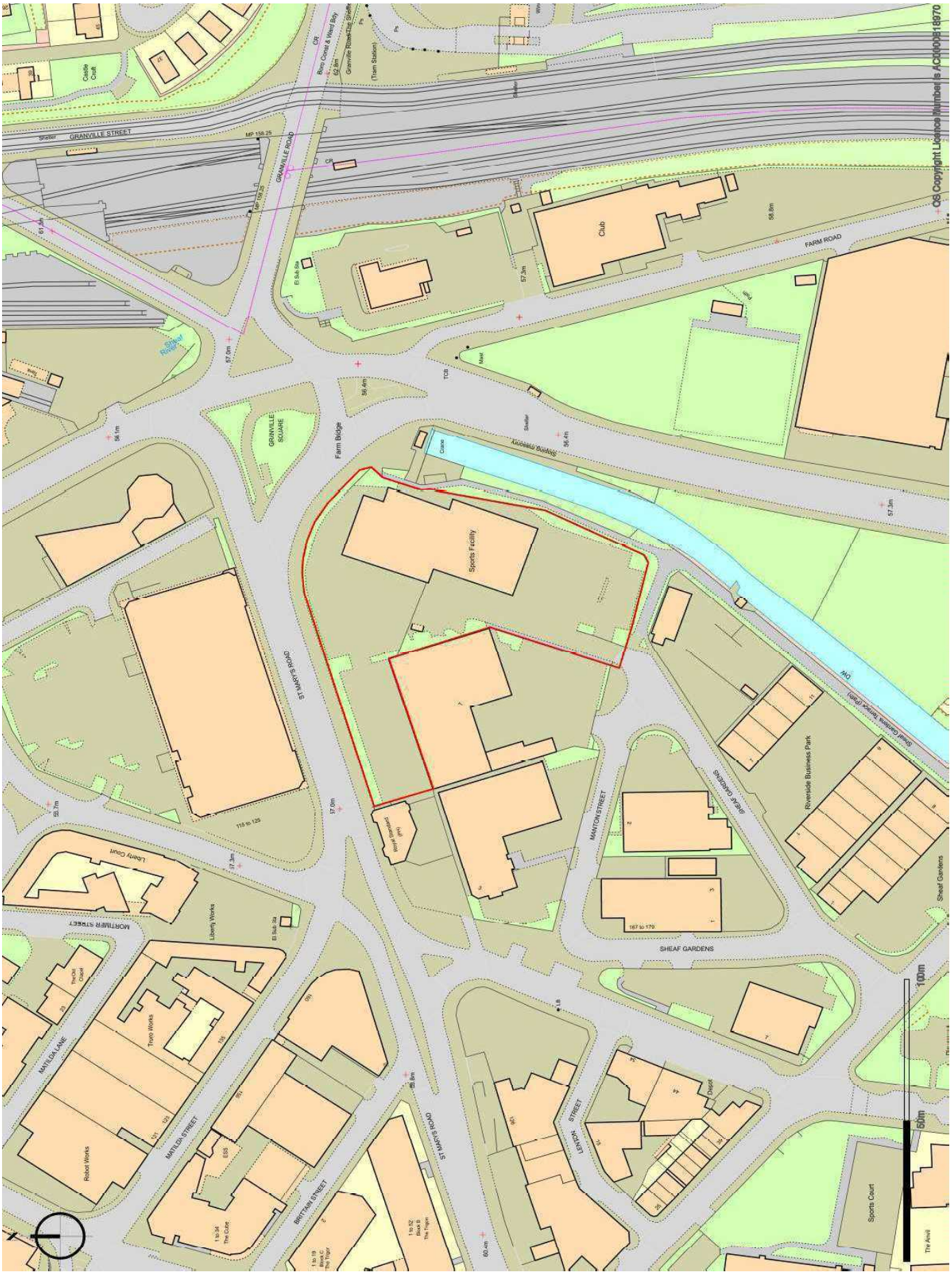
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Plan 6: the Knaresborough plan



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Plan 7: the Sheffield South plan



Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

Plan 8: the York plan



Docusign Envelope ID: 1874D653-984B-8F1C-812C-7511F9F9998E

Plan 9: the Hazel Grove plan

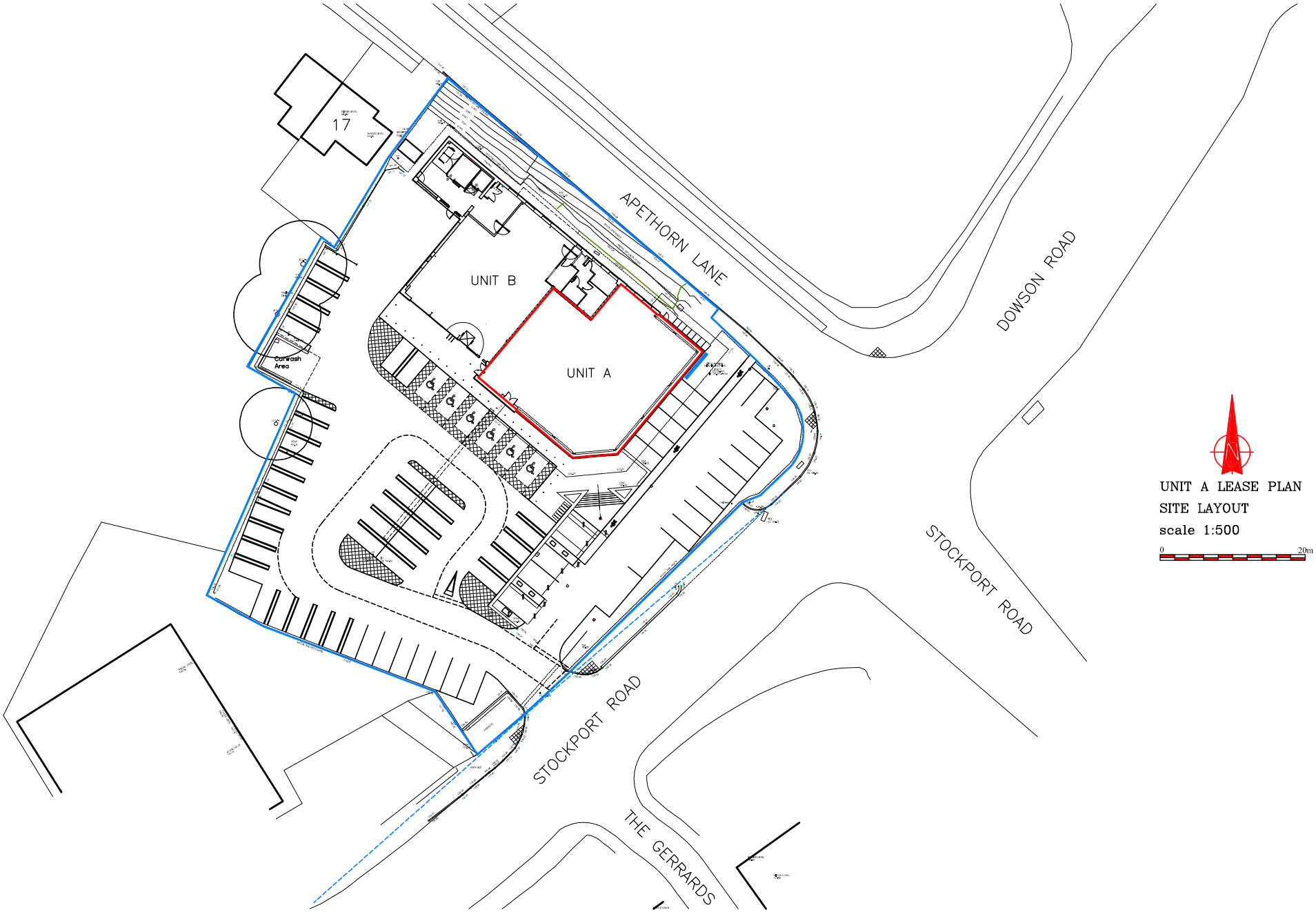


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Plan 10: the Mansfield plan



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UNIT A LEASE PLAN
SITE LAYOUT
scale 1:500

0 20m

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Plan 11: the Hyde plan

Ward Architecture Limited
Re-plan, Re-design, Re-generate

PRELIMINARY LAYOUT

All setting out dimensions to be site confirmed prior to works commencing and any discrepancies confirmed to architect. This drawing is to be read in conjunction with all other architectural and structural engineers drawings.
Any queries please email info@wardarchitectureltd.co.uk

INCHAPE AUDI APPROVED CENTRE
60 STOCKPORT ROAD, HYDE
for DRANSFIELD PROPERTIES LIMITED

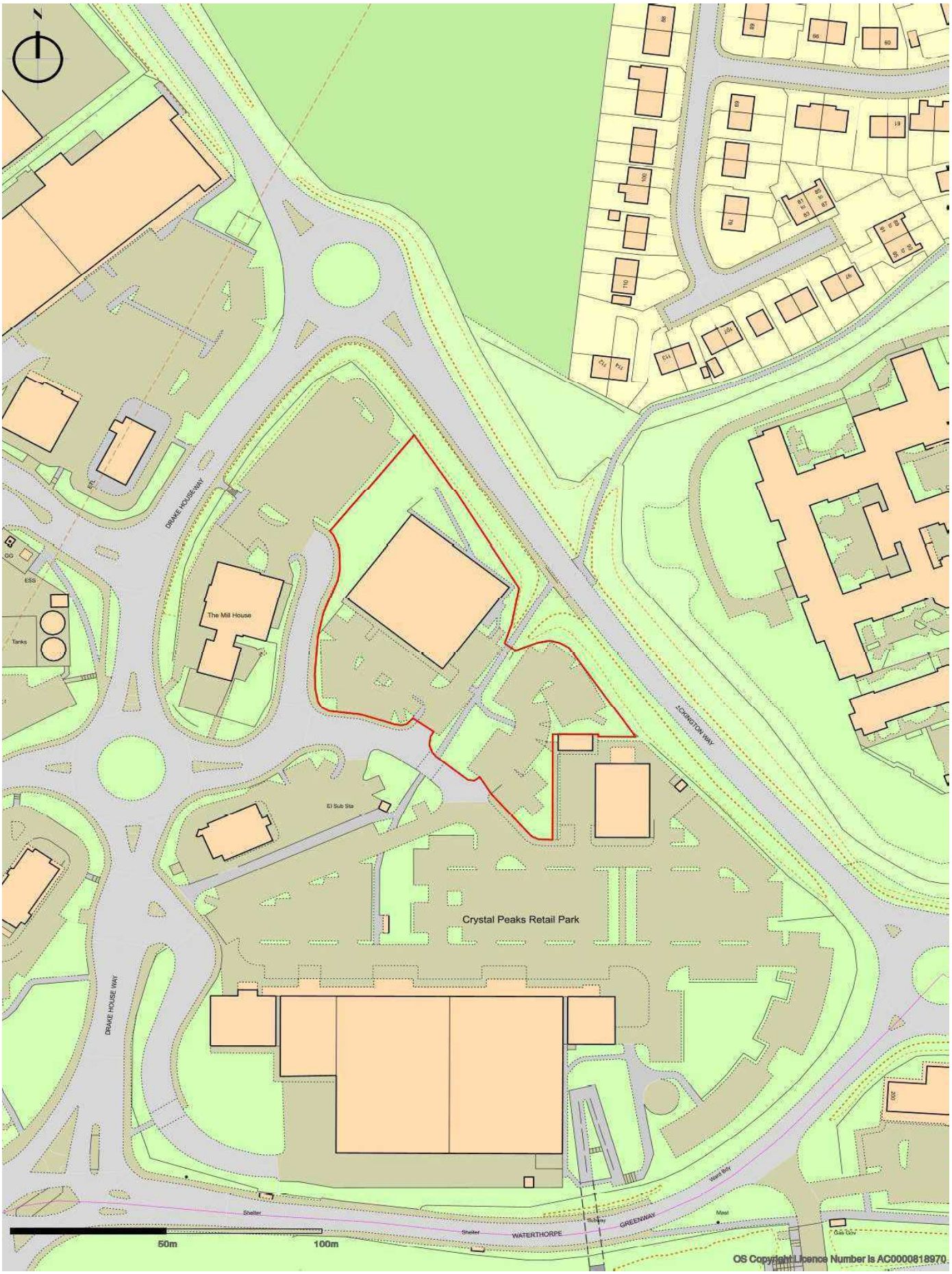
UNIT A LEASE PLAN SITE LAYOUT 1:500@A3

Date: 03/03/26

Job Number: **WAL-23-42-LP04C**

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Plan 12: the Sheffield Crystal Peaks plan



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SCHEDULE 2.

Undertakings given to the Court by the Claimant

The Claimant will comply with any order for compensation which the Court might make in the event that the Court later finds that the injunctions in paragraphs 1-2 of this Order have caused loss to a future Defendant, and the Court finds that the future Defendant ought to be compensated for that loss.

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SCHEDULE 3

List of the Injunction Sites which are affected by this order

1. PureGym Denton, Oldham Street, Denton, M34 3SJ and the associated car park

2. PureGym Stockport North, Unit 2 Kings View, Didsbury Road, SK4 2BD and the associated car park

3. PureGym Stockport South, Victoria Works, Hempshaw Lane, SK1 4LG and the associated car park

4. PureGym Moston, Victoria Avenue East, Moston, M9 7GH and the associated car park

5. PureGym Debdale, Manchester Debdale Walk, Wall Way, M18 7WY and the associated car park

6. PureGym Knaresborough, York Road, Knaresborough, HG5 0SP and the associated car park

7. PureGym Sheffield South, 9-15 Manton Street, Sheaf Gardens, S2 4BA and the associated car park

8. PureGym York, Stirling Rd, York, YO30 4TU (also known as Unit 2, Phase IV, Clifton Moor, York) and the associated car park

9. Puregym Hazel Grove, Commercial Rd, Hazel Grove, Stockport SK7 4BE and the associated car park

10. PureGym Mansfield, Mansfield Leisure Park, Nottingham Rd, Mansfield, NG18 1BW and the associated car park

11. PureGym Hyde, 60 Stockport Road, Gee Cross, SK14 5ET and the associated car park

12. PureGym Sheffield Crystal Peaks, Crystal Peaks Shopping Mall and Retail Park, Drake House Way, Sheffield, S20 7JJ and the associated car park