

TIMESHARE DISCLOSURE STATEMENT

THE OSBORNE CLUB

**Hesketh Crescent
MEADFOOT BEACH
TORQUAY
Devon TQ1 2LL**

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The Club

The Osborne Club is an unincorporated members club. Membership is granted by the issue of a deed by The Committee of The Osborne Club, Hesketh Crescent, Torquay, Devon TQ1 2LL, an English company. The term of the deed is 80 years to be concluded in 2058 [80 years from 1979 when Timeshare first commenced at The Osborne].

The Resort

The Osborne Club apartments are situated in a Regency crescent overlooking Meadfoot Beach and the bay beyond. The crescent is a magnificent Grade II* listed building dating from 1848. The Osborne Hotel is at the centre of the crescent and the individually designed apartments are to either side.

Torquay is on the "English Riviera" and enjoys a mild climate throughout the year. The local attractions of Torquay are within easy reach and the Club is ideally situated for touring round South Devon and visiting Dartmouth, Plymouth, Exeter and the Dartmoor National Park.

The Osborne was the first English Timeshare development established in 1979. The Club is affiliated to RCI for worldwide exchanges and has been a Gold Crown resort since 1993. The conversion of the apartments was undertaken under planning consent numbered 80/0258LB and 80/0257PA issued by Torbay Council.

The Club operates a Club Trustee system with a committee of owners. The leases of the apartments are held in trust. An Annual General Meeting is held each September or October. The Osborne Hotel [on behalf of Caparo Hotels] is the appointed manager of The Osborne Club.

The Osborne Club is a sold out resort [the original developer's weeks have been sold]. The Club acts as agents on behalf of owners for both the rental and resale of apartments.

Accommodation

There are 46 apartments with either a Friday or Saturday changeover day. Apartments have 1, 2 or 3 bedrooms, sleeping from 2 - 8 people and are individually furnished to a very high standard. Most apartments have sea views from the lounge: some have lawn views and there are some mews apartments with views to the rear of the crescent and a detached lodge with its own garden in the grounds of The Osborne.

All apartments have full kitchen with microwave [most with dishwasher], Freeview, video, DVD player, radio/cassette/CD player, direct dial telephone, wi-fi access, central heating and sofa beds in the lounge. Some apartments have, jacuzzi baths and en suite shower/bathrooms.

We regret no pets are allowed within the resort.

Resort facilities

Provided that the annual management charge is paid, Osborne Club owners have free use of the following facilities when occupying their week[s] of ownership:

- Heated indoor and outdoor [open May-September] swimming pools
- Tennis Court
- Putting Green
- Outdoor Table Tennis and Games, Children's play area

Facilities for which there is a charge involved include

- Health Club [gymnasium & sauna] - weekly membership per apartment
- Laundry
- Sunbed

There are 2 restaurants within the crescent managed by The Osborne Hotel. Langtry's is an acclaimed restaurant, open for breakfast and dinner. The Brasserie has a well stocked bar and restaurant and is open for morning coffee, lunch and dinner. There is also a large terrace area with views over Torbay serving al fresco food and drinks. Osborne Club owners benefit from discounted dining in both restaurants.