

In accordance with  
Sections 859A and  
859J of the Companies  
Act 2006

# MR01

## Particulars of a charge



Go online to file this information  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

A fee is payable with this form  
Please see 'How to pay' on the last page

☒ **What this form is for**  
You may use this form to register  
a charge created or evidenced by  
an instrument

☒ **What this form is NOT for**  
You may not use this form to  
register a charge where there is no  
instrument Use form MR08

For further information, please  
refer to our guidance at  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

This form **must be delivered to the Registrar for registration within 21 days** beginning with the day after the date of creation of the charge. If delivered outside of the 21 days it will be rejected unless it is accompanied by a court order extending the time for delivery

☒ You **must** enclose a certified copy of the instrument with this form. The copy must be scanned and placed on the public record. **Do not send the original**



\*A5YWD1WP\*

A07

26/01/2017

#174

COMPANIES HOUSE

THURSDAY

### 1 Company details

Company number ☒ 1 0 2 8 4 4 6

Company name in full ☒ Basmac Homes Limited

2a For official use

→ **Filling in this form**  
Please complete in typescript or in  
bold black capitals

All fields are mandatory unless  
specified or indicated by \*

### 2 Charge creation date

Charge creation date ☒ d 1 d 7 m 0 m 1 y 2 y 0 y 1 y 7

### 3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees  
entitled to the charge

Name ☒ Peter David Evans

Name ☒ Carol Evans

Name


Name

If there are more than four names, please supply any four of these names then  
tick the statement below

☐ I confirm that there are more than four persons, security agents or  
trustees entitled to the charge

MR01

## Particulars of a charge

<b>4</b>	<b>Brief description</b>	
Brief description	Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument	Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument"  Please limit the description to the available space
	Legal Charge over Part of Phase 5, Cae Gwyrdd, St Clears, Carmarthenshire (as shown edged red on the plan attached to the Legal Charge dated 17th January 2017) and formerly part of the land lying to the east of Station Road, St Clears, registered under title number CYM249113	
<b>5</b>	<b>Other charge or fixed security</b>	
	Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>6</b>	<b>Floating charge</b>	
	Is the instrument expressed to contain a floating charge? Please tick the appropriate box  <input type="checkbox"/> Yes Continue <input checked="" type="checkbox"/> No Go to <b>Section 7</b>  Is the floating charge expressed to cover all the property and undertaking of the company? <input type="checkbox"/> Yes	
<b>7</b>	<b>Negative Pledge</b>	
	Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box  <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>8</b>	<b>Trustee statement <sup>①</sup></b>	
	You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge  <input type="checkbox"/>	<sup>①</sup> This statement may be filed after the registration of the charge (use form MR06)
<b>9</b>	<b>Signature</b>	
Signature	Please sign the form here  Signature  This form must be signed by a person with an interest in the charge	

# MR01

## Particulars of a charge



### Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record

Contact name Lucy Hollis

Company name Red Kite Law

Address 14-15 Spilman Street

Post town Carmarthen

County/Region Carmarthenshire

Postcode S A 3 1 1 S R

Country

DX 51403 - CARMARTHEN

Telephone 01267 239000



### Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank



### Checklist

We may return forms completed incorrectly or with information missing

Please make sure you have remembered the following

- ☒ The company name and number match the information held on the public Register
- ☒ You have included a certified copy of the instrument with this form
- ☒ You have entered the date on which the charge was created
- ☒ You have shown the names of persons entitled to the charge
- ☒ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
- ☒ You have given a description in Section 4, if appropriate
- ☒ You have signed the form
- ☒ You have enclosed the correct fee
- ☒ Please do not send the original instrument, it must be a certified copy



### Important information

Please note that all information on this form will appear on the public record



### How to pay

A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper

Make cheques or postal orders payable to 'Companies House'



### Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below

**For companies registered in England and Wales**  
The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ  
DX 33050 Cardiff

**For companies registered in Scotland**  
The Registrar of Companies, Companies House,  
Fourth floor, Edinburgh Quay 2,  
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF  
DX ED235 Edinburgh 1  
or LP - 4 Edinburgh 2 (Legal Post)

**For companies registered in Northern Ireland**  
The Registrar of Companies, Companies House,  
Second Floor, The Linenhall, 32-38 Linenhall Street,  
Belfast, Northern Ireland, BT2 8BG  
DX 481 N R Belfast 1



### Further information

For further information, please see the guidance notes on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

This form is available in an alternative format. Please visit the forms page on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

DX



**FILE COPY**

## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 1028446

Charge code: 0102 8446 0029

The Registrar of Companies for England and Wales hereby certifies that a charge dated 17th January 2017 and created by BASMAC HOMES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 26th January 2017.

Given at Companies House, Cardiff on 1st February 2017



**Companies House**



**THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES**

# Land Registry

## Legal charge of a registered estate

# CH1

Any parts of the form that are not typed should be completed in black ink and in block capitals

If you need more room than is provided for in a panel, you can expand any panel in this form. Simply continue typing until complete, then click on another panel to expand the form.

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

Leave blank if not yet registered

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'

Give full name(s)

Complete as appropriate where the borrower is a company

*Red Kite Law*  
WE HEREBY CERTIFY THIS IS A  
TRUE COPY OF THE ORIGINAL  
SIGNED FOR & ON BEHALF OF  
RED KITE LAW LLP

DATE 17/1/17

Give full name(s)

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1 Title number(s) of the property

2 Property

Part of Phase 5, Cae Gwyrdd, St Clears, Carmarthenshire (as shown edged red on the attached plan) and formerly part of the land lying to the east of Station Road, St Clears, registered under title number CYM249113

3 Date 17<sup>th</sup> January 2017.

4 Borrower

Basmac Homes Limited

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix  
1028446

For overseas companies

(a) Territory of incorporation

(b) Registered number in the United Kingdom including any prefix

5 Lender for entry in the register

Peter David Evans and Carol Evans

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix

For overseas companies

(a) Territory of incorporation

(b) Registered number in the United Kingdom including any prefix

Each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in any box that applies

Add any modifications

Place 'X' in the appropriate box(es)

You must set out the wording of the restriction in full

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003

Insert details of the sums to be paid (amount and dates) and so on

6 Lender's intended address(es) for service for entry in the register

Feltor, Trevaughan, Carmarthen, SA31 3QL

7 The borrower with

- ☒ full title guarantee  
☐ limited title guarantee

charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9

- 8 ☐ The lender is under an obligation to make further advances and applies for the obligation to be entered in the register  
☒ The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate

No disposition of the registered estate by the proprietor of the registered estate it to be registered without a written consent signed by the proprietor for the time being of the charge dated the 17<sup>th</sup> day of January 2017 2010 in favour of Peter David Evans and Carol Evans referred to in the charges register or their conveyancer

9 Additional provisions

1 BACKGROUND

1.1 The Borrower is entitled to be registered at the Land Registry as proprietor with title absolute of the Property

1.2 The Lender has agreed to lend the Borrower the sum of £150,000 (one hundred and fifty thousand pounds) ("the Principal") on condition that its repayment together with interest is secured in the manner set out in this document

2 INTEREST

2.1 "Interest Rate" means 9.5% above the base lending rate of Barclays Bank Plc from time to time or, should this rate cease to exist, at another rate of interest closely comparable with the Interest Rate to be agreed between the parties or in default of agreement to be determined by a chartered accountant appointed by agreement between the parties or in default of agreement nominated by the President of the Institute of Chartered Accountants in England and Wales, acting as an expert and not an arbitrator

2.2 The Borrower will pay interest on such amount of the Principal as remains outstanding from and including the date of this deed at the Interest Rate which will accrue daily on the basis of a 365 day year and for the actual number of days elapsed

3 PAYMENT OF PRINCIPAL AND INTEREST

3.1 The Borrower covenants with the Lender to pay the Principal and

#### 4 BORROWER'S COVENANTS

4 1 The Borrower will keep all buildings, fixtures and fittings, services and service media in, on or associated with the Property in good repair

4 2 The Borrower will insure the Property with a reputable insurer against damage or destruction by such risks as would normally be covered by a standard policy for premises such as the Property and, so far as is practical, reinstate the Property as soon as reasonably possible in the event of damage or destruction by an insured risk

#### 5 LENDER'S RIGHTS AND POWERS

5 1 The Law of Property Act 1925 section 103 shall not apply to this security and at any time after the money secured by this deed has become due and payable the security shall be immediately enforceable and the Lender's power of sale shall be immediately exercisable in respect of the whole or any part of the Property without the restrictions contained in the Law of Property Act 1925 as to the giving of notice or otherwise

5 2 The Law of Property Act 1925 section 93 (restricting the Lender's right of consolidation) shall not apply to this security

#### 6 PROTECTION OF THOSE DEALING WITH THE LENDER

No person dealing with the Lender shall be concerned, bound or entitled to inquire or be affected by notice as to any of the following matters

6 1 whether this security has become enforceable,

6 2 whether any power exercised or purported to be exercised under this mortgage has arisen or become exercisable,

6 3 the propriety, regularity or purpose of the exercise or purported exercise of any such power,

6 4 whether any money remains due under the security or

6 5 the necessity or expediency of the stipulations and conditions subject to which any disposition shall be made

and the receipt of the Lender for any money shall effectually discharge the person paying from those matters and from being concerned to see to the application or being answerable for the loss or misapplication of that money

#### 10 Execution

Executed as a deed by  
PETER DAVID EVANS  
in the presence of

Witness signature

Witness name (in BLOCK CAPITALS)

Witness address

The borrower must execute this charge as a deed using the space opposite. If there is more than one borrower, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If a note of an obligation to make further advances has been applied for in panel 8 this document must be signed by the lender or its conveyancer.

Executed as a deed by  
CAROL EVANS  
in the presence of

Witness signature

Witness name (in BLOCK CAPITALS)

Witness address

Executed as a deed by  
BASMACHOMES LIMITED  
acting by a director in the presence of

Witness signature

Witness name (in BLOCK CAPITALS)

Witness address

*Ant Bussett*  
S. I. A

*Clara*

CATRINA THOMAS

RED KITE LAW LLP  
14/15 SPILMAN STREET  
CARMARTHEN  
SA31 1SR

#### WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register. Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying

If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003

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BLOCK 22

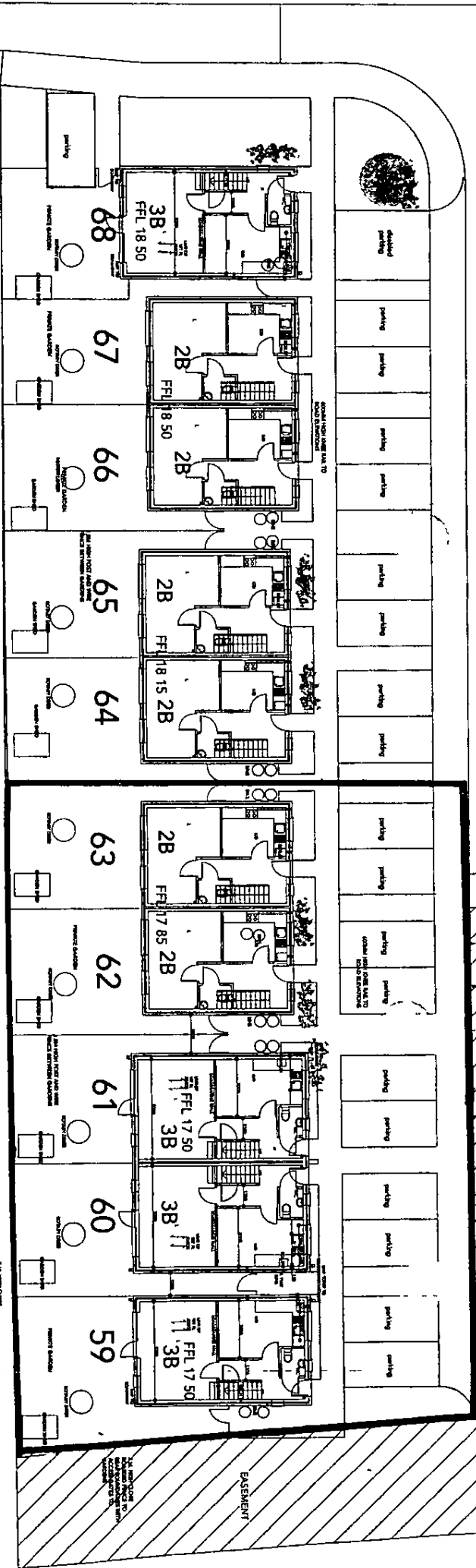
EXISTING ACCESS ROADS

EXISTING ACCESS ROADS

EXISTING ACCESS ROADS

EASEMENT

EASEMENT



BLOCK PLAN

4 NO 3 BEDROOM UNITS  
6 NO 2 BEDROOM UNITS

(NOS 59, 60, 61 & 68)  
(NOS 62 - 67)



*David J P Morgan*  
S. E. A.

- REVISIONS**
- A REVISED LAYOUT MARCH 2013  
(to incorporate 2ND 3BED affordable units)
  - B REVISED LAYOUT JUNE 2013
  - C REVISED LAYOUT JAN 2016

DRAWING TITLE		PROJECT TITLE		date	Drwg No	edition	Copyright notice on this drawing: Drawing to be read in conjunction with specification. Attention to be made of any specification. Attention to drawings and email: david@jpmorganbatchrba.com Do not read from these drawings	David J P Morgan BSc Batch RIBA High St, 6 The Norton, TENBY, Pembrokeshire SA70 6AA Tel: 01864 843611 email: david@jpmorganbatchrba.com
LAYOUT - PHASE 5 TOTAL 10 DWELLINGS		GLASFRYN ST CLEARS CLIENT BASSETT AND MACGREGOR						
scale		1 200 @A3						

1.200@A3