



**Registration of a Charge**

Company name: **LJ & KEAT PROPERTIES LIMITED**

Company number: **08946556**



X6KC53EY

Received for Electronic Filing: **01/12/2017**

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**Details of Charge**

Date of creation: **30/11/2017**

Charge code: **0894 6556 0008**

Persons entitled: **SHAWBROOK BANK LIMITED**

Brief description: **FREEHOLD PROPERTY KNOWN AS 2 WILLIAM STREET, CASTLEFORD, WEST YORKSHIRE, WF10 2LW INCLUDING ALL BUILDINGS, FIXTURES AND FITTINGS, THE RELATED RIGHTS AND THE GOODWILL.**

**Contains fixed charge(s).**

**Contains negative pledge.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**Authentication of Instrument**

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **PURE LAW LLP**



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

Company number: 8946556

Charge code: 0894 6556 0008

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th November 2017 and created by LJ & KEAT PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st December 2017 .

Given at Companies House, Cardiff on 5th December 2017

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



**Companies House**



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES

**Charge given by a corporate (England and Wales) - Full recourse**

**Borrower:** Lj & Keat Properties Limited - 08946556 - 52a Sutton Lane, Byram,  
North Yorkshire, WF11 9DP

**Mortgagor:** Lj & Keat Properties Limited - 08946556 - 52a Sutton Lane, Byram,  
North Yorkshire, WF11 9DP

**Lender:** Shawbrook Bank Limited  
Lutea House  
Warley Hill Business Park  
The Drive  
Brentwood  
Essex CM13 3BE  
(registered in England and Wales number: 388466)

**The Property:** (1) 2 William Street, Castleford, West Yorkshire, WF10 2LW and as  
more particularly described at the Land Registry: 2 William  
Street, Castleford, WF10 2LW

**Title Number:** The whole of the following Title Number(s)  
(1) YY88140

**Class of Title:** (1) Freehold Title Absolute

1. **By THIS DEED of LEGAL CHARGE**, dated 30 November 2017  
The Mortgagor charges with full title guarantee and as a continuing security:-
- (a) the Property described above by way of legal mortgage; and
  - (b) the Related Rights and the goodwill of any business conducted from the  
Property by way of fixed charge,
- with the payment and discharge of:
- (i) all monies now or at any time due, owing or payable in any manner  
whatsoever to the Lender from the person or persons named above as  
Borrower whether actually or contingently and whether solely or jointly with  
one or more persons and whether as a borrower or a mortgagor or a  
guarantor or in any other capacity and including, without limitation, all sums  
due and payable under any Loan Agreement now or at any time made  
between the Lender and the Borrower; and
  - (ii) all costs, charges and expenses incurred by the Lender in connection with the  
preservation, protection or enforcement of the Lender's rights and interests  
under this Charge.
2. To the extent not validly and effectively charged by way of legal mortgage pursuant to  
Clause 1, the Mortgagor charges by way of fixed charge any and all of its present and  
future rights, title and interest in the Property with the payment and discharge of the  
matters referred to in clause 1(i) and (ii).
3. This Charge is made for securing further advances although the Lender is not, as at  
the date of this Charge, obliged to make any further advances.

4. The Mortgagor applies to the Chief Land Registrar to enter the following restriction in the Proprietorship Register of Property:

"No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated [ ] in favour of Shawbrook Bank Limited referred to in the charges register".

5. This Charge is granted by the Mortgagor to the Lender on the Shawbrook Bank Limited Commercial Mortgage Terms and Conditions (13.06.17) ("**Terms and Conditions**") which are hereby incorporated into this Charge and the Mortgagor agrees to those Terms and Conditions.

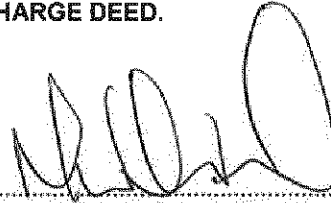
**THIS CHARGE** has been executed as a deed on the date written on the first page of this Charge.

EXECUTION PAGE

WARNING:

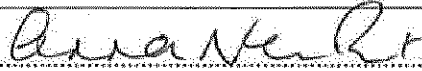
THIS IS AN IMPORTANT LEGAL DOCUMENT. YOUR PROPERTY IS AT RISK IF PAYMENTS ARE NOT MADE TO THE LENDER WHEN DUE, OR IF THERE IS SOME OTHER TERMINATION EVENT, IN ACCORDANCE WITH THE TERMS OF THIS DOCUMENT. YOU SHOULD CONSIDER TAKING INDEPENDENT LEGAL ADVICE FROM A SOLICITOR BEFORE YOU SIGN THIS CHARGE DEED.

**Mortgagor**  
**EXECUTED AS A DEED** by  
LJ & Keat Properties Limited acting by  
Martyn Paul Woolford a director:

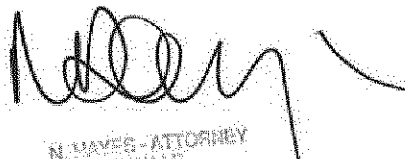


(Director signature)

in the presence of:

<b>Witness:</b>	 (signature of witness)
<b>Name:</b>	ANNA LOUISE NEWPORT (block capitals)
<b>Address:</b>	Newport Land & Law 5 High Green Road Altofts, WF8 2LF

**Lender**  
Signed by  
**Shawbrook Bank Limited**  
acting by its attorney



N. HAYES - ATTORNEY  
PUNE LAWL LLP  
LUTON HOUSE, THE DRIVE  
GREAT WATNEY, BRENTFORD  
MIDDLESEX UB8 3PH