

MR01

Particulars of a charge



Companies House

713404 / 23



Go online to file this information
www.gov.uk/companieshouse

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

☒ **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 the
instrument. Use form MR08.

TUESDAY



A911BTWI

A20

17/03/2020

#13

COMPANIES HOUSE

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. This will be scanned and placed on the public record. **Do not send the original.**

1 Company details

Company number 0 9 9 5 5 7 0 2

Company name in full ELLIS & HUGHES PROPERTY LTD

3 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 0 d 4 m 0 m 7 y 2 y 0 y 1 y 9

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 THE MORTGAGE WORKS (UK) PLC

Name

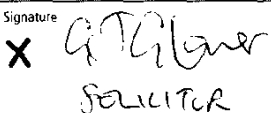
Name

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.

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4	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. Brief description ✓	14 Orchard Drive, West Felton, Oswestry, Shropshire, SY11 4LX	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.
5	Other charge or fixed security 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
6	Floating charge 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 Section 7 Is the floating charge expressed to cover all the property and undertaking of the company? <input type="checkbox"/> Yes		
7	Negative Pledge 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
8	Trustee statement 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"/>		1 This statement may be filed after the registration of the charge (use form MR06).
9	Signature Please sign the form here. Signature ✓	<input checked="" type="checkbox"/>  Solicitor <input checked="" type="checkbox"/>	
This form must be signed by a person with an interest in the charge.			

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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

MR G GLOVER

Company name

GARNER CANNING LIMITED

Address

CLINTON HOUSE

HIGH STREET

Post town

COLESHILL

County/Region

Postcode

B 4 6 3 B P

Country

DX

15058 COLESHILL

Telephone

01657462626



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.



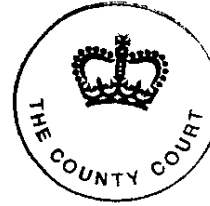
Further information

For further information, please see the guidance notes on the website at www.gov.uk/companieshouse or email 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



Case Number: 1646/2019



IN THE COUNTY COURT AT CENTRAL LONDON
ROYAL COURTS OF JUSTICE
STRAND, LONDON WC2A 2LL

District Judge Mauger

**In the Matter of Ellis & Hughes Property Limited
and
In the Matter of the Companies Act 2006**

UPON THE APPLICATION by Claim issued on 20 September 2019 of the above-named Company ("the Claimant")

AND UPON HEARING the Counsel for the Defendant

AND UPON READING THE EVIDENCE

AND UPON the Court being satisfied that the omission to deliver the Registrar of Companies pursuant to Section 859A of the Companies Act 2006 a Legal Charge dated 4th July 2019 and made between Ellis & Hughes Property Limited of the one part and The Mortgage Works (UK) Plc of the other part of certain land and property known as 14 Orchard Drive, West Felton, Oswestry, Shropshire, SY11 4LX to secure payment of the sum of £75,000.00 and interest hereinafter mentioned, together with the prescribed particulars thereof, was accidental or due to inadvertence or some other sufficient cause and/or that it is just and equitable to grant relief

IT IS ORDERED THAT:

Pursuant to Section 859F of the Said Act that the time for delivering to the Registrar of the Companies for registration of the Legal Charge dated 4th July 2019 and made between Ellis & Hughes Property Limited of the one part and The Mortgage Works (UK) Plc of the other part of certain land and property known as 14 Orchard Drive, West Felton, Oswestry, Shropshire, SY11 4LX to secure payment of the sum of £75,000.00 and interest with the prescribed particulars thereof is hereby extended to 21 days from the date of the Order.

AND IT IS ORDERED THAT

The Claimant do deliver an Office Copy of the Order to the Registrar of the Companies

AND THIS ORDER is without prejudice to the rights of any person acquired during the period between the date of the creation of the said the Legal Charge dated 4th July 2019 and made between Ellis & Hughes Property Limited of the one part and The Mortgage Works (UK) Plc of the other part of certain land and property known as 14 Orchard Drive, West Felton, Oswestry, Shropshire, SY11 4LX to secure payment of the sum of £75,000.00 and interest and the date of its actual registration

Dated: 09 March 2020

To: Garner Canning Solicitors
DX 15058
Coleshill

Ref: PW.ELL055/001



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 9955702

Charge code: 0995 5702 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 4th July 2019 and created by ELLIS & HUGHES PROPERTY LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th March 2020.

D+

Given at Companies House, Cardiff on 19th March 2020




Companies House



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

Standard BTL Mortgage Deed

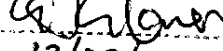
Date: 04-07-2019	
Company: The Mortgage Works (UK) plc Registered in England, Registered Number 02222856 Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW	
Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2018	
Borrower: Ellis & Hughes Limited PROPERTY LTD	
Property: 14 Orchard Drive, West Felton, Oswestry, Shropshire SY11 4LX	Title No: SL81802

1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.
2. The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions);
 - 2.1 by way of first legal mortgage the Property.
 - 2.2 by way of first fixed charge all proceeds of any insurances effected in respect of the Property.
 - 2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.
 - 2.4 by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full).
 - 2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property.
 - 2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions.
3. This Charge secures further advances.
4. The Borrower hereby applies to the Registrar to enter the following restriction against the title(s) above referred to:
"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions.

IN WITNESS whereof this Charge has been executed as a deed and is intended to be and is delivered on the above date.

GARNER & CO. SOLICITORS
CLINTON PLACE, 100, MARKET STREET
COLCHESTER, C1 1 1 1

WITNESSES TO THE SIGNATURE OF THE BORROWER
THE SIGNATURE OF THE BORROWER IS A TRUE COPY OF THE ORIGINAL

SIGNED 
13/03/20

SIGNED as a deed by the) BORROWER in the presence of:-

Witness signature : L. Nicholson

Printed Name : L. Nicholson

Address : NATAL, QUARRY RD, GUN CREEK
WARRAWEE, NSW 2207

SIGNED as a deed by the) BORROWER in the presence of:-

Witness signature :

Printed Name :

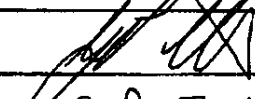
Address :

COMPANIES:

EXECUTED as a Deed by the) Director

BORROWER acting by a director and its secretary or two directors or by a
director in the presence of a witness:

Director/Secretary

Witness L. Nicholson L. NICHOLSON	Signature	
	Name (in BLOCK CAPITALS)	G. P. ELLIS
	Address	PLAS OFFA, Chapel Lane, Trefonen, Oswestry, Shropshire SH10 4DX

Executed as a deed by a company
Incorporated in acting by who, in accordance
with the laws of that territory, [is][are] acting
under the authority of the company.

Signature in the name of the company

Signature of

Authorised [signatory][signatories]

Executed as a deed by affixing the common
seal of the BORROWER in the presence of:

Director:

Director/Secretary:


LLPS:

EXECUTED as a Deed by the) LLP member

BORROWER acting by two designated members or by a designated member

In the presence of a witness:

LLP member

Witness L. Nicholson	Signature	
	Name (in BLOCK CAPITALS)	A. R. HUGHES
	Address	ADWYNT, THE CROSS, WEST FELTON, N. OSWOSTRY, SH10 4DX