



**Registration of a Charge**

Company name: **BYRON ESTATES LTD**

Company number: **10604420**

Received for Electronic Filing: **23/01/2018**



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**Details of Charge**

Date of creation: **12/01/2018**

Charge code: **1060 4420 0003**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **BY WAY OF A FIRST FIXED AND FLOATING CHARGE ON THE PROPERTY KNOWN AS 56 TANYMARIAN ROAD, SWANSEA, SA1 6SP**

**Contains fixed charge(s).**

**Contains floating charge(s) (floating charge covers all the property or undertaking of the company).**

**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:

**LESTER ALDRIDGE LLP**



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

Company number: 10604420

Charge code: 1060 4420 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 12th January 2018 and created by BYRON ESTATES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 23rd January 2018 .

Given at Companies House, Cardiff on 25th January 2018

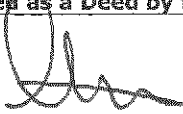
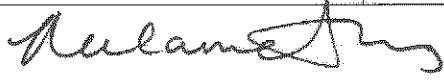
The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



**Companies House**



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES

<b>MORTGAGE DEED (Corporate with Floating Charge)</b>	
<b>Account Number:</b> Y0000008163	<b>Date:</b> 12th January 2018
<b>Lender:</b> Aldermore Bank PLC (and its transferees as described in the Mortgage Conditions) whose registered office is 1st Floor Block B, Western House, Peterborough Business Park, Lynch Wood, Peterborough PE2 6FZ	
<b>Mortgage Conditions:</b> The Aldermore Bank PLC Mortgage Conditions 2011	
<b>Full Name(s) of Chargor(s) :</b> Byron Estates LTD (Company No 10604420) Whose Registered Address is Unit 12 Ashley Trading Estate, Ashley Parade, Bristol BS2 9XS	
<b>Property :</b> 56 Tanymarian Road Swansea SA1 6SP	
<b>Title No:</b> WA101265 <span style="float: right;">(A)</span>	
<ol style="list-style-type: none"> <li>1. This Charge incorporates the Mortgage Conditions copies of which have been received by the Chargor which the Chargor hereby acknowledges.</li> <li>2. The Chargor as legal owner with full title guarantee and as continuing security hereby charges in favour of the Lender as security for the payment and discharge of the secured amount (as defined in the Mortgage Conditions):               <ol style="list-style-type: none"> <li>2.1 by way of first legal mortgage the Property</li> <li>2.2 by way of floating charge all the undertaking and all the property and assets of the Chargor not charged by way of fixed charge.</li> </ol> </li> <li>3. The Chargor as legal owner and with full title guarantee assigns to the Lender as security for the payment and discharge of the secured amount (as defined in the Mortgage Conditions) the goodwill of any business carried on upon the Property from time to time (together with any licences relating to the same under the Licensing Act 2003) subject to redemption upon payment of the secured amount.</li> <li>4. Paragraph 14 of Schedule B1 to the Insolvency Act 1986 applies to the floating charge created under this Charge. This means that, at any time the Lender seeks to enforce this Charge, it may appoint an administrator of the Charge under the Insolvency Act 1986 (and any subsequent amendments or re-enactments thereof).</li> <li>5. This Charge secures further advances but the Lender is not obliged to make further advances.</li> <li>6. The Chargor agrees to pay the secured amount (as defined in the Mortgage Conditions) in accordance with its terms and to comply with the Mortgage Conditions.</li> <li>7. The Chargor 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 Aldermore Bank PLC referred to in the Charges Register".</li> </ol>	
<b>Executed as a Deed by the Chargor acting by:</b>	
Director 	Director/Secretary
Director 	
Name <b>MELANIE KING</b>	
Address <b>1 DOUGLAS CLOSE, DINGSWELL, WELWYN, HERTS AL6 0DT</b>	
<b>Signed as a Deed on behalf of the Chargor a company incorporated in</b>	
by	and
<b>being {a} person{s} who in accordance with the laws of that territory {is}{are} acting under the authority of the Chargor</b>	
Authorised Signatory	Authorised Signatory
<b>Signed as a Deed by</b>	
<b>on behalf of the Lender in the presence of</b>	