



**Registration of a Charge**

Company name: **J SPENCER PROPERTIES LIMITED**

Company number: **12406927**



X98AQJHT

Received for Electronic Filing: **30/06/2020**

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**Details of Charge**

Date of creation: **25/06/2020**

Charge code: **1240 6927 0004**

Persons entitled: **THE MORTGAGE WORKS (UK) PLC**

Brief description: **FREEHOLD LAND KNOWN AS 44 SPARKES CLOSE BROMLEY BR2 9GE  
AND REGISTERED AT THE LAND REGISTRY UNDER TITLE NUMBER  
SGL655953**

**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: **TONY CLARKE**



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

Company number: 12406927

Charge code: 1240 6927 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 25th June 2020 and created by J SPENCER PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th June 2020 .

Given at Companies House, Cardiff on 1st July 2020

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**

## Standard BTL Mortgage Deed

<b>Date:</b> 25th June 2020	
<b>Company:</b> The Mortgage Works (UK) plc Registered in England, Registered Number 02222856 Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW	
<b>Mortgage Conditions:</b> The Company's Standard BTL Mortgage Conditions 2018	
<b>Borrower:</b> J. Spencer Properties Limited (6 No 12406927)	
<b>Property:</b> 44 Sparkes Close Bromley BR2 9GE	<b>Title No:</b> SGL 655953

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.

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

)  
)

Witness signature :

Printed Name :

Address :

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

)  
)

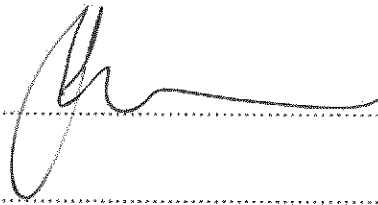
Witness signature :


Printed Name :

Address :

**COMPANIES:**

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

)  Director  
) Director/Secretary

Witness	Signature	
	Name (in BLOCK CAPITALS)	SIMON INNES
	Address	423 CROFTON ROAD LOCKSBOTTOM KENT BR6 8NL

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  
BORROWER acting by two designated  
members or by a designated member  
in the presence of a witness:

) ..... LLP member  
) ..... LLP member

Witness	Signature	
	Name (in BLOCK CAPITALS)	
	Address	