

704367 / 23

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

MR01

Particulars of a charge



Companies House



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

A fee is be payable w
Please see 'How to pay'



A928LH2B

A05 04/04/2020 #245

COMPANIES HOUSE

A91T95LK

A07 28/03/2020 #212

COMPANIES HOUSE

☒ **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**
You may not use this for
register a charge where
instrument. Use form M

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 04501464

Company name in full WM & D. J. JAMES DEVELOPMENT
SERVICES LIMITED

0002 For official use

→ **Filing 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 20 03 2020

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 MONMOUTHSHIRE BUILDING SOCIETY

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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Particulars of a charge

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

PLOT 100, HEREFORD ROAD,
MONMOUTH ✓
NP25 3HH

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.

☒ Yes

☐ No

6

Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

☒ Yes Continue

☒ No Go to Section 7 clause 32

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ 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.

☐ Yes

☒ No

8

Trustee statement¹

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.

☐

¹ This statement may be filed after the registration of the charge (use form MR06).

9

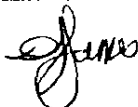
Signature

Please sign the form here.

Signature

Signature

X



X

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	RHIANNON JAMES
Company name	BEHR & CO LAW PRACTICE
Address	HOLLYMOUNT 3 MARKET SQUARE BRYNMAWR
Post town	ERBW VALE
County/Region	BLAENAU GWENT
Postcode	N P 2 3 4 A J
Country	UK
DX	84801 BRYNMAWR
Telephone	01495 310581

**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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 4501464

Charge code: 0450 1464 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 20th March 2020 and created by WM & DJ JAMES DEVELOPMENT SERVICES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th April 2020.

(DX)

Given at Companies House, Cardiff on 8th April 2020



Companies House



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



Monmouthshire
Building Society

LEGAL MORTGAGE

25/03/2020
BLAKE

BLAKE MORGAN LLP
One Central Square
Cardiff CF10 1FS

THIS LEGAL MORTGAGE is dated 20th March 2020

PARTIES:

- (1) WM L D J JAMES DEVELOPMENT SERVICES LTD of Llanwenarth
Barn, Govilon, Abergavenny NP23 9SF (Company No. 04501464)
*[Enter names and addresses of Mortgagor] [and where the Mortgagor is a company or a
limited liability partnership, include the company or partnership number] (the
"Mortgagor"); and*
- (2) MONMOUTHSHIRE BUILDING SOCIETY whose office is at Monmouthshire Building
Society, Monmouthshire House, John Frost Square, Newport, NP20 1PX (the "Society")

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this Mortgage:

"**Agreement for Lease**" means all present and future agreements, contracts, options or undertakings for or in relation to the creation of any estate, interest or right in or over the Property (including, without limitation, in relation to any lease, licence, tenancy or right to occupy whether on a fixed term or periodic basis).

"**Business**" means the trade or business carried on by the Mortgagor at the Property.

"**Charged Property**" means the property, assets, debts, rights and undertaking charged to the Society by this Mortgage and includes any part of them or interest in them.

"**Company**" includes any body corporate.

"**Conditions**" means the Society's Mortgage Conditions 2014.

"**Full Title Guarantee**" has the meaning ascribed by the Law of Property (Miscellaneous Provisions) Act 1994

"**Property**" means the freehold, leasehold or commonhold property referred to in of the Schedule and any part or parts of it and including all rights attached or appurtenant to it and all buildings, fixtures, fittings, plant and machinery from time to time situated on it and belonging to the Mortgagor.

"**Receiver**" means a receiver appointed under this Mortgage.

"**Rental Income**" means the gross rents, licence fees and other moneys receivable now or at any time in the future by the Mortgagor in respect of or arising out of any lease of the Property or any agreement for lease or otherwise without limitation derived by the Mortgagor from the Property or otherwise paid to or received by the Mortgagor in respect of the Property.

"**Secured Liabilities**" means all monies, obligations and liabilities whether principal, interest or otherwise which may now or at any time in the future be due or owing or incurred by the Mortgagor to the Society (whether actual or contingent and whether incurred alone or jointly

with another as principal, guarantor, surety or otherwise and in whatever name or style) together with interest, charges and other expenses.

1.2 **Interpretation**

In this Mortgage:

- (a) references to Clauses and Schedules are to clauses of and schedules to this Mortgage;
- (b) references to any provisions of this Mortgage or to any other document or agreement are references to those provisions or that document or agreement as is in force for the time being and as amended, varied, supplemented, substituted, replaced or novated from time to time;
- (c) words in the singular are to include the plural and words in the plural are to include the singular;
- (d) references to a person include references to a corporation, firm, company, partnership, joint venture, unincorporated body of persons, individual or any state or any agency of a state, whether or not a separate legal entity;
- (e) references to any person include any person who takes over any of the original person's rights or liabilities under this Mortgage;
- (f) references to any statutory provision include that statutory provision as amended, supplemented, re-enacted or replaced from time to time (whether before or after the date of this Mortgage);
- (g) Clause headings are for ease of reference only and are not to affect the interpretation of this Mortgage;
- (h) where the "Mortgagor" consists of two or more parties:
 - (i) such expression shall in this Mortgage mean and include such two or more parties and each of them or (as the case may require) any of them;
 - (ii) all covenants, charges, agreements and undertakings expressed or implied on the part of the Mortgagor in this Mortgage shall be deemed to be joint and several covenants, charges, agreements and undertakings by such parties. This means that all the Mortgagors are responsible for all Secured Liabilities and all promises made to the Society under this Charge not just a part or proportion of them;
 - (iii) each shall be bound even if any other of them intended or expressed to be bound by this Mortgage shall not be so bound; and
 - (iv) the Society may release or discharge any one or more of them from all or any liability or obligation under this Mortgage or may make any agreement with any such person without by such action releasing any other or others of them or otherwise prejudicing any of its rights under this Mortgage or otherwise.

2. COVENANT TO PAY

- 2.1 The Mortgagor covenants with the Society that the Mortgagor will pay to the Society or discharge all Secured Liabilities on the due date or dates for payment or discharge or, in the absence of an agreed or specified due date, immediately on demand by the Society.

3. SECURITY

- 3.1 The Mortgagor charges to the Society as continuing security and by Full Title Guarantee for the payment and discharge of the Secured Liabilities:

3.1.1 by way of first legal mortgage the Property;

3.1.2 by way of assignment, the Rental Income and the benefit to the Mortgagor of all other rights and claims to which the Mortgagor is now or may in the future become entitled in relation to the Property including but not limited to all rights and claims of the Mortgagor against all persons who now are or have been or may become lessees, sublessees, licensees or occupiers of the Property and all guarantors and sureties for the obligations of such persons;

3.1.3 by way of assignment

- (a) the benefit of all guarantees, warranties and representations given or made by and any rights or remedies against all or any professional advisers now or at any time engaged by the Mortgagor in relation to the Charged Property and the manufacturers, suppliers or installers of all plant, machinery, fixtures, fittings and other items now or from time to time in the buildings erected or to be erected on the Charged Property and any other person, firm or company now or from time to time under a contract with or under a duty to the Mortgagor and the benefit of all sums recovered in any proceedings against all or any of such persons;
- (b) the benefit of all Agreements for Lease, all the proceeds of any claim, award or judgment arising out of any Agreement for Lease and all sums paid or payable to the Mortgagor under or for any Agreement for Lease;
- (c) all right, title and interest of the Mortgagor in and to all payments made under any and all present and future insurance policies for the Charged Property;

3.1.4 by way of fixed charge:

- (a) all the goodwill of the Business; and
 - (b) the full benefit of all contracts entered into by or with the Mortgagor for the Business;
- 3.2 Where the Mortgagor is a company or a limited liability partnership, the Mortgagor charges to the Society as continuing security for the payment and discharge of the Secured Liabilities by way of floating charge all moveable plant, machinery, implements, utensils, furniture and equipment now or from time to time placed on or used in or about the Property and belonging to the Mortgagor.
- 3.3 The Society may by notice in writing to the Mortgagor convert the floating charge contained in clause 3.2 into a fixed charge as regards any Charged Property specified in such notice at

any time after this Mortgage becomes enforceable. If without the prior written consent of the Society the Mortgagor charges, pledges or otherwise encumbers (whether by way of fixed or floating security) any of the Charged Property subject to a floating charge under this Mortgage or attempts to do so or if any person levies or attempts to levy any distress, execution, sequestration or other process against any of the Charged Property, the charge created under this Deed over such property or assets shall automatically without notice operate and have effect as a fixed charge instantly such event occurs.

- 3.4 The Mortgagor shall promptly on demand and at its own cost execute and do all such assurances, acts and things including without limitation execute all transfers, conveyances, assignments and assurances of the Charged Property and give all notices, orders and directions which the Society may require for perfecting or protecting this Mortgage or the priority of this Mortgage or for facilitating the realisation of the Charged Property or the exercise of any of the rights vested in the Society or any Receiver.

4. REGISTERED LAND

Where the Property comprises registered land, the Mortgagor applies to the Chief Land Registrar for a restriction in the following terms to be entered on the register of the Mortgagor's title to the Property:

"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 [date] in favour of Monmouthshire Building Society referred to in the charges register."

5. CONDITIONS

- 5.1 The Mortgagor confirms that it has received a copy of the Conditions.
- 5.2 All the provisions of the Conditions shall be deemed to apply to this Mortgage as though were set out here in full.

This Mortgage has been executed as a deed by the Mortgagor and is intended to be and is delivered on the date stated above.

THE SCHEDULE

The Property

All that freehold / leasehold* land known as **PLOT 100 Hereford Road, Monmouth .NP25 3HH**

* as registered at the Land Registry under Title Number

*

* as comprised in

[include parties and date of conveyance/transfer or lease where property is unregistered]

* Delete as relevant

Mortgagor (where an individual)

SIGNED AS A DEED by

)

)

in the presence of:

)

Name of Witness
(IN BLOCK CAPITALS)

Address of Witness

Signature of Witness

SIGNED AS A DEED by

)

)

in the presence of:

)

Name of Witness
(IN BLOCK CAPITALS)

Address of Witness

Signature of Witness

SIGNED AS A DEED by

)

)

in the presence of:

)

Name of Witness
(IN BLOCK CAPITALS)

Address of Witness

Signature of Witness

SIGNED AS A DEED by

in the presence of:

Name of Witness
(IN BLOCK CAPITALS)
Address of Witness

Signature of Witness

Solicitor's confirmation *[to be provided where the Mortgagor is an individual, and is not the Borrower]*

I confirm that I am a solicitor and that I have explained the nature, content and effect of this Mortgage to _____ before he/she/they signed this Mortgage and he/she/they informed me that he/she/they fully understood the same.

Solicitor's signature

Full Name


Address

Mortgagor (where a company or other corporate entity)

EXECUTED AS A DEED by **WM & DJ**
JAMES DEVELOPMENT SERVICES LIMITED
acting by its

Director

Director/Secretary


J. James

OR

EXECUTED as a DEED by)
LIMITED)
acting by its Director)
in the presence of) Director _____

Name of Witness _____
(IN BLOCK CAPITALS)
Address of Witness _____

Signature of Witness _____

Mortgagor (where a limited liability partnership)

EXECUTED AS A DEED by)
acting by two members)
Signature of Member _____
Signature of Member _____

OR

EXECUTED as a DEED by)
acting by a Member)
in the presence of) Signature of Member _____

Name of Witness _____
(IN BLOCK CAPITALS)
Address of Witness _____

Signature of Witness _____

LegalMD(07/15-2)