

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 with this form
Please see 'How to pay' on the last page.

☒ **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 there is no
instrument. Use form M

For further information, please
refer to our guidance at:
www.gov.uk/companieshouse

This form **must be delivered to the Registrar for registration**
21 days beginning with the day after the date of creation of the
delivered outside of the 21 days it will be rejected unless it is acc
court order extending the time for delivery.

☒ You **must** enclose a certified copy of the instrument with this for
scanned and placed on the public record. **Do not send the origi**



A35 *A9KLF6Q0* #261
24/12/2020
COMPANIES HOUSE

THURSDAY

1 Company details

Company number 1 2 8 4 0 8 6 9

Company name in full Highview Farm Limited

2 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 1 d 8 m 1 m 2 y 2 y 0 y 2 y 0

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 Maxine Sewell

Name Denise Sewell

Name

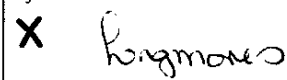

Name

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.

MR01

Particulars of a charge

4	Brief description	
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.	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.
✓	High View Farm, Crouch Lane, Goffs Oak, Cheshunt, Hertfordshire	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
8	Trustee statement ¹	
	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	
Signature	Please sign the form here. Signature 	
	This form must be signed by a person with an interest in the charge.	

MRO1

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	Rachael Spalton
Company name	Longmores Solicitors
Address	24 Castle Street
Post town	Hertford
County/Region	Hertfordshire
Postcode	S G 1 4 1 H P
Country	England
Dx	DX 57900 Hertford
Telephone	01992 300333



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



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12840869

Charge code: 1284 0869 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 18th December 2020 and created by HIGHVIEW FARM LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 24th December 2020.

Dx

Given at Companies House, Cardiff on 26th January 2021



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

HM Land Registry

Legal charge of a registered estate

CH1

This form should be accompanied by either Form AP1 or Form FR1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Give full name(s).

Complete as appropriate where the borrower is a company.

Give full name(s).

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1	Title number(s) of the property: HD133848
2	Property: High View Farm, Crouch Lane, Goffs Oak, Cheshunt, Hertfordshire which is shown edged red on the Plan
3	Date: 18 December 2020
4	Borrower: Highview Farm Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 12840869 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
5	Lender for entry in the register: Maxine Sewell and Denise Sewell <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:

WE HEREBY CERTIFY THAT THIS
COPY IS A TRUE AND ACCURATE
COPY OF THE ORIGINAL

Longmores
LONGMORES
24 CASTLE STREET
HERTFORD
SG14 1HP

23/12/2020

Each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in any box that applies.

Add any modifications.

Place 'X' in the appropriate box(es).

You must set out the wording of the restriction in full.

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.

Insert details of the sums to be paid (amount and dates) and so on.

6 Lender's intended address(es) for service for entry in the register:

Maxine Sewell: High View Farm, Crouch Lane, Goffs Oak, Cheshunt, Hertfordshire, EN7 6TH

Denise Sewell: 1 Burgess Close, Cheshunt, Hertfordshire, EN7 6WP

7 The borrower with

- ☒ full title guarantee
☐ limited title guarantee

charges the property by way of a second legal mortgage as security for the payment of the sums detailed in panel 9

- 8** ☐ The lender is under an obligation to make further advances and applies for the obligation to be entered in the register
☐ The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:

9 Additional provisions

9.1 the following definitions apply in this charge:

Fifth Payment Date: the date of completion of sale of the tenth Unit.

Fourth Payment Date: the date of completion of sale of the ninth Unit.

Permission: means the planning permission with reference 07/18/1039F issued by Broxbourne Borough Council and dated 8 November 2019 or any variation thereto.

Property: the freehold property at High View Farm, Crouch Lane, Goffs Oak, Cheshunt, Hertfordshire which is shown edged red on the Plan and which forms part of the land registered at HM Land Registry with title absolute under title number HD133848.

Second Payment Date: the date of completion of sale of the seventh Unit.

Third Payment Date: the date of completion of sale of the eighth Unit

Unit: a dwelling constructed on the Property pursuant to the Permission.

9.2 the Borrower shall pay the following sums to the Lender on the dates specified below:

- (a) The sum of £200,000 on the Second Payment Date
(b) The sum of £300,000 on the Third Payment Date
(c) The sum of £400,000 on the Fourth Payment Date
(d) The sum of £300,000 on the Fifth Payment Date; and
(e) The sum of £200,000 on the Fifth Payment Date to cover interest on the deferred payments secured by this second legal charge.
(all sums exclusive of VAT)

9.3 the Borrower consents to a restriction being entered on the title to the Property in the following form:

"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by Maxine Sewell or Denise Sewell both of 108 Lea Foris Road, Rosedale Way, Cheshunt or their personal representatives or their conveyancer"

9.4 the Lender acknowledges that their charge ranks behind that of E-Money Capital Limited

9.5 the Lender hereby covenants to provide a signed and completed DS3 to the Borrower in relation to any Unit which is sold within 5 working days of a request for the same and if applicable receipt of payment of the relevant sums secured and due under this charge.

9.6 The Lender hereby covenants to provide to the Borrower a signed and completed DS1 within 5 working days of receipt of the final payment secured under this charge.

The borrower must execute this charge as a deed using the space opposite. If there is more than one borrower, all must execute. Forms of execution are given in Schedule 3 to the Land Registration Rules 2003. If a note of an obligation to make further advances has been applied for in panel 8 this document must be signed by the lender or its conveyancer.

Examples of the correct form of execution are set out in practice guide 8: execution of deeds. Execution as a deed usually means that a witness must also sign, and add their name and address.

10 Execution

Executed as a Deed by
Maxine Sewell
in the presence of

.....
Witness Signature:

Witness Name:

Witness Address:

Executed as a Deed by
Denise Sewell
in the presence of

.....
Witness Signature:

Witness Name:

Witness Address:

Executed as a deed by
Highview Farm Limited acting by
Andrew Morrison a director in
the presence of

Witness Signature: 

Witness Name:

Witness Address: Ellison's Solicitors
115 New London Road
Cheshunt
DA11 0AT

WARNING

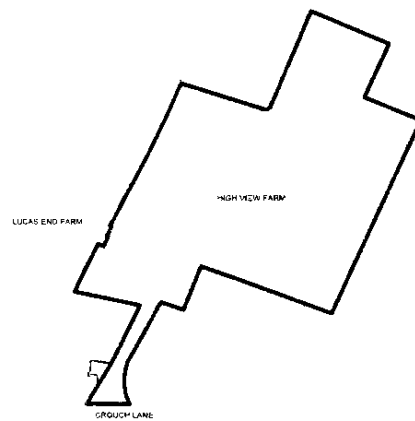
If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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Earth bund



revision	date	notes	project	drawing title:		
			High View Farm Golfs Oak. EN7 6TH	Land Registry Plan		
			client			
			Joe Griffin			
<div>Douglas and King</div> <div>148-150 Curtain Road London EC2A 3AR t + 44 (020) 7613 1395 info@douglasandking.com www.douglasandking.com</div>				scale	date	INFORMATION
				drawing no		
				1:2500@A4	November 2019	
				GOF1 SK JUL 1		

By Douglas and King Ltd

This form should be accompanied by either Form AP1 or Form FR1.

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more than that is provided for in a panel, and your affairs allow, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Conveyancer is a term used in this form. It is defined in rule 2.1.14, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

For information on how HM Land Registry processes your personal information, see our [privacy notice](#).

Lender (omit if not yet registered)

Insert address including postcode (if any) or other description of the property, for example land adjoining 2 Acacia Avenue.

Give full name(s).

Complete as appropriate where the borrower is a company.

Give full name(s).

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1	Title number(s) of the property: H0113845
2	Property: High View Farm, Crouch Lane, Goffs Oak, Cheshunt, Hertfordshire which is shown edged red on the Plan
3	Date: 15 December 2020
4	Borrower: Highview Farm Limited For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix: 12840869 For overseas companies (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
5	Lender for entry in the register: Maxine Sewell and Denise Sewell For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix: For overseas companies (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:

WE HEREBY CERTIFY THAT THIS
COPY IS A TRUE AND ACCURATE
COPY OF THE ORIGINAL

Longmores 23/12/2020

LONGMORES
24 CASTLE STREET
HERTFORD
SG14 1HP

Each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in any box that applies.

Add any modifications.

Place 'X' in the appropriate box(es).

You must set out the wording of the restriction in full.

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.

Insert details of the sums to be paid (amount and dates) and so on.

6	<p>Lender's intended address(es) for service for entry in the register:</p> <p>Maxine Sewell: High View Farm, Crouch Lane, Goffs Oak, Cheshunt, Hertfordshire, EN7 6TH</p> <p>Denise Sewell: 1 Burgess Close, Cheshunt, Hertfordshire, EN7 6WP</p>
7	<p>The borrower with</p> <p><input checked="" type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p> <p>charges the property by way of a second legal mortgage as security for the payment of the sums detailed in panel 9</p>
8	<p><input type="checkbox"/> The lender is under an obligation to make further advances and applies for the obligation to be entered in the register</p> <p><input type="checkbox"/> The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:</p>
9	<p>Additional provisions</p> <p>9.1 the following definitions apply in this charge:</p> <p>Fifth Payment Date: the date of completion of sale of the tenth Unit.</p> <p>Fourth Payment Date: the date of completion of sale of the ninth Unit.</p> <p>Permission: means the planning permission with reference 07/18/1039F issued by Broxbourne Borough Council and dated 8 November 2019 or any variation thereto.</p> <p>Property: the freehold property at High View Farm, Crouch Lane, Goffs Oak, Cheshunt, Hertfordshire which is shown edged red on the Plan and which forms part of the land registered at HM Land Registry with title absolute under title number HD133848.</p> <p>Second Payment Date: the date of completion of sale of the seventh Unit.</p> <p>Third Payment Date: the date of completion of sale of the eighth Unit</p> <p>Unit: a dwelling constructed on the Property pursuant to the Permission.</p> <p>9.2 the Borrower shall pay the following sums to the Lender on the dates specified below:</p> <p>(a) The sum of £200,000 on the Second Payment Date</p> <p>(b) The sum of £300,000 on the Third Payment Date</p> <p>(c) The sum of £400,000 on the Fourth Payment Date</p> <p>(d) The sum of £300,000 on the Fifth Payment Date; and</p> <p>(e) The sum of £200,000 on the Fifth Payment Date to cover interest on the deferred payments secured by this second legal charge.</p> <p>(all sums exclusive of VAT)</p>

2.3 The Borrower consents to a restriction being entered on the title to the Property in the following form:

"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by Martin Sewell or Denise Sewell both of 108 West Fords Road, Rosebush Way, Chesham, or their personal representatives or their conveyancer."

2.4 The Lender acknowledges that their charge ranks behind that of E-Money Capital Limited.

2.5 The Lender hereby covenants to provide a signed and completed DS3 to the Borrower in relation to any Unit which is sold within 5 working days of a request for the same and receipt of payment of the relevant sums secured and due under this charge.

2.6 The Lender hereby covenants to provide to the Borrower a signed and completed DS1 within 5 working days of receipt of the final payment secured under this charge.

The borrower must execute this charge as a deed using the space opposite. If there is more than one borrower, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If a note of an obligation to make further advances has been applied for in panel 6 this document must be signed by the lender or its conveyancer.

Examples of the correct form of execution are set out in practice guide 8: execution of deeds. Execution as a deed usually means that a witness must also sign, and add their name and address.

10 Execution

Executed as a Deed by
Martin Sewell

M Sewell

in the presence of:

C S Heath

Witness Signature:

Witness Name: C S HEATH

Witness Address: 1 BULLOCKS CLOSE EN7GWP

Executed as a Deed by
Denise Sewell

D Sewell

in the presence of:

C S Heath

Witness Signature:

Witness Name: C S HEATH

Witness Address: 1 BULLOCKS CLOSE EN7GWP

Executed as a deed by
Highview Farm Limited acting by
Andrew Morrison a director in
the presence of:

Witness Signature:

Witness Name:

Witness Address:

Formatted: Not Highlight

WARNING

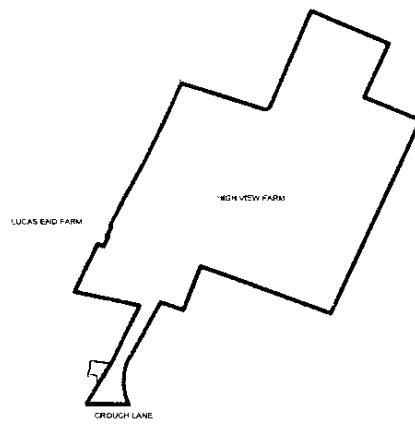
If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

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Earth bund



revision	date	notes	project:	drawing title:		
			High View Farm	Land Registry Plan		
			Goffs Oak, EN7 6TH			
			client:			
			Joe Griffin			
Douglas and King 148-150 Curtain Road London EC2A 3AR t + 44 (020) 7613 1395 info@douglasandking.com www.douglasandking.com				scale	date	INFORMATION
				1:2500@A4	November 2019	
				drawing no		
GOFF 3K 001						