104229/23

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

MR01

Particulars of a charge

Oyez

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

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

TUESDAY
A98AMBØ2
A21 30/06/2020 #183
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 for
You may not use this form to register a charge where there is no instrument. Use form MR08.

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.**

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 *

1 Company details

Company number	0 9 5 5 8 8 5 1
Company name in full	CASSIDY RURAL HOMES LIMITED

2 Charge creation date

Charge creation date	d 1 d 5 m 0 m 6 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	JAMES ARTHUR SEPHTON
Name	ALISON SEPHTON
Name	RICHARD JOHN PARKER
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.

C:\Users\JAN\AppData\Local\EWBS\OMS\0\RAM-SOL01\OMSRAMS\Documents\2178308430.1.pdf

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.

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.

Brief description

Freehold land lying to the north of Common Lane, Corley, Coventry registered with title number WK485290

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**

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 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.

☐

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 S S Newman 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
SGN/824941-4

Company name
Ramsdens Solicitors LLP

Address
OAKLEY HOUSE, 1 HUNGERFORD ROAD,
EDGERTON, HUDDERSFIELD

Post town

County/Region

Postcode H D 3 3 A L

Country

DX 740960 - HUDDERSFIELD 15

Telephone
01484 558066

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

We certify this to be a true copy of the original.

Signed.....Ramsdens 26/6/20

HM Land Registry Legal charge of a registered estate

Ramsdens Solicitors, Huddersfield HD3 3AL

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.	1 Title number(s) of the property: WK485290
Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.	2 Property: freehold land lying to the north of Common Lane, Corley, Coventry
	3 Date: 15TH JUNE 2020
Give full name(s).	4 Borrower: Cassidy Rural Homes Limited
Complete as appropriate where the borrower is a company.	For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix: 09558851 For overseas companies (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
Give full name(s).	5 Lender for entry in the register: James Arthur Sephton, Alison Sephton and Richard John Parker
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.	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:

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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.	6 Lender's intended address(es) for service for entry in the register: Tadpole Barn, Frog Lane, Balsall Common, Coventry, West Midlands, CV7 7FP Norden, Skircoat Green Road, Halifax, HX1 0BJ
Place 'X' in any box that applies. Add any modifications.	7 The borrower with [x] full title guarantee [ ] limited title guarantee charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9
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.	8 [ ] The lender is under an obligation to make further advances and applies for the obligation to be entered in the register [x] The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate: No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated 15th June 2020 in favour of James Arthur Sephton, Alison Sephton and Richard John Parker referred to in the charges register or their conveyancer.
Insert details of the sums to be paid (amount and dates) and so on.	9 Additional provisions The sums referred to in panel 7 are as follows: (a) repayment of all sums of capital due to the Lender pursuant to the terms of a Loan Facility Agreement dated 15th June 2020 made between Cassidy Homes Limited ("the Company") (1) James Arthur Sephton and Alison Sephton and Richard John Parker (2) and James Patrick Frances Cassidy (3) ("the **Loan Agreement**"); (b) all interest payments payable to the Lender pursuant to the Loan Agreement; and (c) any other sums due from the Company to the Lender pursuant to the Loan Agreement.
	10 Execution

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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 8 this document must be signed by the lender or its conveyencer.

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.

EXECUTED as a Deed by **CASSIDY RURAL HOMES LIMITED** acting .....

by a director in the presence of:-

Witness signature :

Witness Name : ALEX NEWBOLD

Witness Address : 31 SOUTH AVENUE, COVENTRY, CV2 4DQ

Witness Occupation : LAND MANAGER

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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FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 9558851

Charge code: 0955 885 1 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 15th June 2020 and created by CASSIDY RURAL HOMES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th June 2020 .

Given at Companies House, Cardiff on 11th July 2020

Companies House

THE OFFICIAL SEAL OF THE REGISTRAR OF COMPANIES