



Registration of a Charge

Company Name: **AVE -RYEDALE LTD**

Company Number: **13605769**



XAVOXY96

Received for filing in Electronic Format on the: **14/01/2022**

Details of Charge

Date of creation: **13/01/2022**

Charge code: **1360 5769 0001**

Persons entitled: **CUMBERLAND BUILDING SOCIETY**

Brief description: **APARTMENT 4.04 RYEDALE HOUSE, 60 PICCADILLY, YORK, YO1 9NX**

Contains negative pledge.

Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

Authentication of Instrument

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **MATTHEW PARR**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13605769

Charge code: 1360 5769 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 13th January 2022 and created by AVE -RYEDALE LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 14th January 2022 .

Given at Companies House, Cardiff on 18th January 2022

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**

MORTGAGE DEED

Account No: 71326183	Date: 13th January 2022
Society: CUMBERLAND BUILDING SOCIETY (the "Society") of Cumberland House, Cooper Way, Parkhouse, Carlisle CA3 0JF	
Mortgage Conditions: The Society's Commercial Mortgage Conditions 2006	
Offer: The Society's Offer of a Commercial Mortgage addressed to the Borrower and dated 25 October 2021	
Borrower: Ave-Ryedale Ltd (Company Registration Number: 13605769) Address: 7 Bell Yard, London WC2A 2JR	
Property: Apartment 4.04 Ryedale House, 60 Piccadilly, York, YO1 9NX Title Number:	

1. This Deed incorporates the Mortgage Conditions and the Offer, copies of which have been received by the Borrower.
2. This Deed secures further loans but does not oblige the Society to make them.
3. The Borrower with full title guarantee charges the Property, and all the Borrower's respective interests in the Property and its proceeds of sale, by way of legal mortgage and as a continuing security for the payment of all moneys payable by the Borrower to the Society under this Deed, the Mortgage Conditions and the Offer.
4. (a) In this clause "Regulated Agreement" means a regulated agreement within the meaning of the Consumer Credit Act 1974 and "Regulated Mortgage Contract" means a regulated mortgage contract as defined by Article 61 of the Financial Services and Markets Act 2000 (Regulated Activities) Order 2001.

(b) This Deed does not secure any moneys or liabilities owed under an agreement which is a Regulated Agreement or a Regulated Mortgage Contract (either on its own or by the combined effect of the agreement and this Deed) unless it is referred to as security in the agreement.
5. The Borrower applies to the Chief Land Registrar to register a restriction that 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 Mortgage.

Executed ~~Stamp~~ as a deed by the Borrower in the presence of the Witness.

Borrower:	Witness (signature, name and address) Each signature should be separately witnessed
Alistair Whetton (Director) AWB [Redacted]	Witness signature [Redacted] Witness name [Redacted] Witness address JULIE SALVIN 42 MANOR MEATH York, YO23 3UR

