Companies House

MR01(ef)

Registration of a Charge

Company name: **ALBION HOUSE ESTATES LTD**

Company number: **10460906**

Received for Electronic Filing: **19/04/2021**

XA2PUVK8

Details of Charge

Date of creation: **09/04/2021**

Charge code: **1046 0906 0011**

Persons entitled: **ONESAVINGS BANK PLC**

Brief description: **18 WATFORD STREET SHELTON STOKE-ON-TRENT ST4 2EW - SF124840**

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 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **TAYLOR ROSE MW**

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10460906

Charge code: 1046 0906 0011

The Registrar of Companies for England and Wales hereby certifies that a charge dated 9th April 2021 and created by ALBION HOUSE ESTATES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 19th April 2021 .

Given at Companies House, Cardiff on 20th April 2021

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

KentReliance

Mortgage Deed

Date: 09/04/2021 Advance: £64,706.00 (Receipt of which is acknowledged)

The Borrower: Albion House Estates Ltd

The Bank: OneSavings Bank plc registered in England and Wales (company number 7312896) whose registered office is Reliance House, Sun Pier, Chatham, Kent ME4 4ET, trading as Kent Reliance Banking Services, Kent Reliance and krbs.

The Property: 18 Watford Street
Stoke-On-Trent
ST4 2EW

Land Registry Title Number: SF124840

1. This Mortgage incorporates the OneSavings Bank plc Mortgage Conditions dated March 2016, a copy of which has been supplied to the Borrower.
2. The Borrower with full title guarantee and as a continuing security for the payment or discharge of all monies payable to the Bank by the Borrower:
   - **a)** charges the Property to the Bank by way of first legal mortgage;
   - **b)** assigns absolutely to the Bank the benefit of all:
     - **(i)** rights and claims of the Borrower now or at any time against tenants or occupiers of the Property or their guarantors;
     - **(ii)** rights and claims of the Borrower now or at any time against managing agents, professional advisors, suppliers or contractors in relation to the Property; and
     - **(iii)** guarantees, insurances or compensation monies now or at any time relating to any of the Property.
3. This Mortgage secures further advances but does not oblige the Bank to make them.
4. The Borrower hereby applies to the Chief Land Registrar for the registration against the registered title to the Property of a restriction 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 the proprietor for the time being of the charge dated _____/_____/_____ in favour of OneSavings Bank plc referred to in the charges register."

WHERE THE BORROWER IS AN INDIVIDUAL OR INDIVIDUALS

SIGNED as a deed by the Borrower(s) in the presence of the witness (each signature to be separately witnessed)

Signature(s):	Witness signature, **name (in BLOCK CAPITALS)**, and address:

WHERE THE BORROWER IS A COMPANY

EXECUTED as a deed by the Borrower acting by a Director of the Borrower in the presence of the witness

Signature of Director:

Witness signature, **name (in BLOCK CAPITALS)**, and address:

1711 Carden Road
Leigh on Sea, SS9 2SW

Name of Director (printed):

TINA BENN

Name of Witness (printed):

ROY DABY

Signature of Director:

Witness signature, **name (in BLOCK CAPITALS)**, and address:

1711 Carden Road
Leigh on Sea, SS9 2SW

Name of Director (printed):

SIMON WOOLLEY

Name of Witness (printed):

ROY DABY

Signature of Director:

Witness signature, **name (in BLOCK CAPITALS)**, and address:

Name of Director (printed):

Name of Witness (printed):

Signature of Director:

Witness signature, **name (in BLOCK CAPITALS)**, and address:

Name of Director (printed):

Name of Witness (printed):

Form of charge filed at Land Registry under reference MD1294R

krbs, Kent Reliance Banking Services and Kent Reliance are trading names of OneSavings Bank plc.
Registered in England and Wales (company number 7312896). Registered office: Reliance House, Sun Pier, Chatham, Kent, ME4 4ET.
OneSavings Bank plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (registered number 530504).