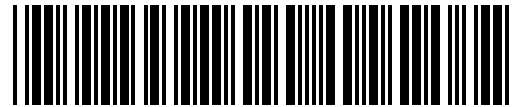




Registration of a Charge

Company Name: **LATCHFORD CONSTRUCTION SERVICES LIMITED**

Company Number: **07130565**



Received for filing in Electronic Format on the: **16/02/2023**

XBXH5JLE

Details of Charge

Date of creation: **07/02/2023**

Charge code: **0713 0565 0001**

Persons entitled: **TRUSTEES OF TERRIERS FARM SUPPLIES LIMITED PENSION AND ASSURANCE SCHEME**

Brief description: **5 BLACKLANDS CLOSE SAFFRON WALDEN ESSEX CB11 4BX**

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: **JANE ALLEN**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 7130565

Charge code: 0713 0565 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 7th February 2023 and created by LATCHFORD CONSTRUCTION SERVICES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 16th February 2023 .

Given at Companies House, Cardiff on 20th February 2023

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**

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: EX84394
2	Property: 5 Blacklands Close, Saffron Walden, Essex, CB11 4BX
3	Date: 7 FEBRUARY 2023
4	Borrower: Latchford Construction Services Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 07130565 <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: Peter Edward Arthur Latchford, Lynda Margaret Latchford, Mark Edward Latchford and Mark Norman Denley (as trustees of Terriers Farm Supplies Limited Pension and Assurance Scheme) <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:

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:

The Cart Lodge, Yardley Hall, Walden Road, Thaxted, CM3 2RQ

7 The borrower with

- ☒ 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

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:

No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by Peter Edward Arthur Latchford, Lynda Margaret Latchford, Mark Edward Latchford and Mark Norman Denley (as trustees of Terriers Farm Supplies Limited Pension and Assurance Scheme) of The Cart Lodge, Yardley Hall, Walden Road, Thaxted, CM3 2RQ or their conveyancer.

9 Additional provisions

9.1 The Borrower hereby charges its entire legal and beneficial interest in the Property to the Lender as security for all monies outstanding from time to time pursuant to a loan agreement ~~of even date~~ made between the Lender (1) and the Borrower (2) ('the Loan Agreement')

9.2 The power of sale and other powers conferred by section 101 of the Law of Property Act 1925 (as varied or extended by this deed) shall be immediately exercisable at any time after the security constituted by this deed has become enforceable after an event of default has occurred as set out in the Loan Agreement.

9.3 Section 103 of the Law of Property Act 1925 does not apply to the security constituted by this deed.

9.4 The Lender has neither of the following rights:

9.4.1 to take physical possession of the Property; and

9.4.2 to bring an action for possession of the Property.

9.5 Neither the Trustees nor the Scheme Administrator nor any provider of administration services to the Scheme shall have any personal liability whatsoever to any person or body with whom the Trustees or the Scheme Administrator or any provider of the administration services to the Scheme may enter into any contract, deed or other transaction for the purposes of the Scheme and the liability of the Trustees and the Scheme Administrator and any provider of administration services to the Scheme to any such persons or bodies shall be limited to the assets of the Scheme which are available and readily realisable by them.

TJ dated 8th July 2022

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 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 Latchford Construction)
Services Limited)
acting by a director)
in the presence of:)





Witness signature:

Witness name:

Barry Ingston

Witness occupation:

Roofers

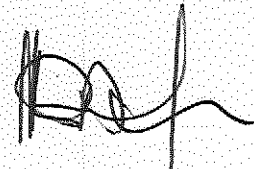
Witness address:

82 LINGFIELD ROAD

STOVING

SG1 5SN

Signed as a DEED)
by Peter Edward Arthur)
Latchford)
acting by a director)
in the presence of:)





Witness signature:

Witness name:

Barry Ingston

Witness occupation:

Roofers

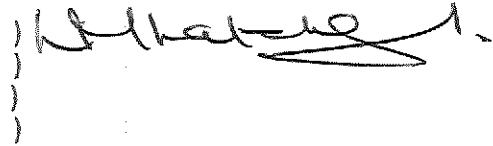
Witness address:

82 LINGFIELD ROAD

STOVING

SG1 5SN

Signed as a DEED
by Lynda Margaret
Latchford
in the presence of:



Witness signature:



Witness name:

Barry Ingham

Witness occupation:

ROOFER

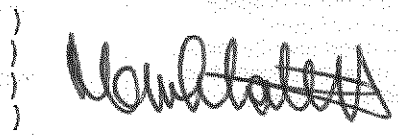
Witness address:

82 LINGFIELD ROAD

STEVENAGE

SG1 5SN

Signed as a DEED
by Mark Edward
Latchford
in the presence of:



Witness signature:



Witness name:

Barry Ingham

Witness occupation:

ROOFER

Witness address:

82 LINGFIELD ROAD

STEVENAGE

SG1 5SN

Signed as a DEED
by Mark Norman
Denley
in the presence of:



Witness signature:



Witness name:

NIGEL GANNON

Witness occupation:

ADMINISTRATOR

Witness address:

18 SUFFOLK CLOSE

ELY

CB6 3EW

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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