



Registration of a Charge

Company name: **WARWICKSHIRE WILDLIFE TRUST LTD**

Company number: **00585247**

Received for Electronic Filing: **06/04/2017**



X63SNCZE

Details of Charge

Date of creation: **31/03/2017**

Charge code: **0058 5247 0002**

Persons entitled: **THE TRUSTEES OF THE NATIONAL HERITAGE MEMORIAL FUND**

Brief description: **ALL THAT FREEHOLD PROPERTY DEFINED AS THE FURTHER PROPERTY AND KNOWN AS BUBBENHALL WOOD AND WOOD FARM AS COMPRISED IN A TRANSFER OF EVEN DATE HERewith MADE BETWEEN (1) SMITHS CONCRETE LIMITED AND (2) THE CHARGOR AS SHOWN COLOURED BLUE AND LABELLED 'A', 'B', 'C', 'D' AND 'E' ON THE PLAN ATTACHED TO THE CHARGE BEING PART OF THE REGISTERED TITLE NUMBER WK325113 AND FOR THE AVOIDANCE OF DOUBT THE FURTHER PROPERTY COMPRISES THE WHOLE OF TITLE NUMBER WK325113 EXCEPT FOR THE SOUTHERN PARCEL SHOWN FOR IDENTIFICATION PURPOSES HATCHED GREEN ON THE PLAN ATTACHED TO THE CHARGE.**

Chargor acting as a bare trustee for the property.

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: **WRIGHT HASSALL LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 585247

Charge code: 0058 5247 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 31st March 2017 and created by WARWICKSHIRE WILDLIFE TRUST LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 6th April 2017 .

Given at Companies House, Cardiff on 7th April 2017

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**

Supplementary Legal Charge

Dated 31 March 2017

THE TRUSTEES OF THE NATIONAL HERITAGE MEMORIAL FUND (1)

WARWICKSHIRE WILDLIFE TRUST LIMITED (2)

Dated 31 March 2017

Between

- (1) **THE TRUSTEES OF THE NATIONAL HERITAGE MEMORIAL FUND** of 7 Holbein Place, London, SW1W 8NR (and where the context admits its respective successors in title and permitted assigns) (the **NHMF**); and
- (2) **WARWICKSHIRE WILDLIFE TRUST LIMITED** (registered company number 585247 and registered charity number 209200) whose registered office is at Brandon Marsh Nature Centre Brandon Lane Coventry West Midlands CV3 3GW (the **Chargor**).

Recitals

This Charge is supplemental to a Legal Charge dated 23 December 2015 between NHMF and the Chargor (the **Principal Deed**).

1 Definitions

In this Charge words and expressions defined or referred to in the Principal Deed shall have the same meanings and the following definition applies:

Further Property means the freehold property described in Schedule 1 (*Further Property*).

2 Security

The Chargor with full title guarantee charges by way of legal mortgage the Further Property to NHMF as a continuing security for the payment or discharge when due of the Secured Obligations.

3 Security to be included in Principal Deed

For the purposes of this Charge and the Principal Deed and with effect from the date of this Charge:

- 3.1 All references in the Principal Deed to the security constituted or created by or pursuant to the Principal Deed shall be deemed to include the security constituted or created by or pursuant to this Charge.
- 3.2 All the covenants, provisions and conditions contained, referred to or incorporated in the Principal Deed shall apply to this Charge (with any necessary changes, including that references to "this Charge" shall be construed as references to this Charge) and to the Further Property as if the same were repeated in full in this Charge.

4 Further assurance

The parties apply to the Chief Land Registrar to enter on the Register of Title to the Property the following restriction:

"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 31 March 2017 in favour of the Trustees of the National Heritage Memorial Fund referred to in the Charges Register or their conveyancer".

5 Continuing Legal Charge

The Principal Deed shall continue in full force and effect as supplemented by this Charge.

6 Charities Act 2011

- 6.1 The Further Property is held by (or in trust for) the Chargor, a non-exempt charity, and this Charge is not one falling within Section 124(9) of the Charities Act 2011, so that the restrictions imposed by Section 124 of that Act apply.
- 6.2 The restrictions on disposition imposed by section 117 of the Charities Act 2011 also apply to the Property (subject to Section 117(3) of that Act).
- 6.3 The directors of the Chargor, being the persons who have the general control and management of its administration, certify that they have power under its trusts to effect this Charge and that they have obtained and considered such advice as is mentioned in Section 124(2) of the said Act.
- 6.4 The certificate set out in the preceding clause is given on behalf of the directors by two of their number (under an authority conferred on them under Section 333 of the Charities Act 2011) through the execution by those two directors of this deed on behalf of the Chargor.

7 Governing Law

This Charge and the Principal Deed, and any dispute or claim (including non-contractual disputes or claims) arising out of or in connection with either of them or their subject matter or formation, shall be governed by and construed in accordance with the law of England and Wales.

IN WITNESS whereof the Chargor has executed this instrument as a deed on the date first before written.

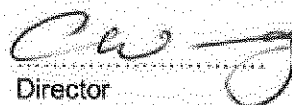
Schedule 1 – Further Property

Description

All that freehold property known as Bubbenhall Wood and Wood Farm as comprised in a transfer of even date herewith made between (1) Smiths Concrete Limited and (2) the Chargor as shown coloured blue and labelled 'A', 'B', 'C', 'D' and 'E' on the attached plan being part of registered title number WK325113 and for the avoidance of doubt the Further Property comprises the whole of title number WK325113 EXCEPT FOR the southern parcel shown for identification purposes hatched green on the attached plan.

Land Registry
Title Number
(to be allocated)

EXECUTED AS A DEED by
WARWICKSHIRE WILDLIFE TRUST
LIMITED acting by
two directors



Director
print name:



Director
print name:

