

MR01

Particulars of a charge

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Laserform

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

You can use the WebFiling service to file this form online
Please go to www.companieshouse.gov.uk

☒ **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 the
instrument Use form MR08

WEDNESDAY



A27 *A3G3X14R* #200
10/09/2014
COMPANIES HOUSE

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**

1 Company details

Company number 00614864
Company name in full Countryside Properties (UK) Limited

1060 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 *

2 Charge creation date

Charge creation date 03/09/2014

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 Lloyds Bank plc as security agent for the Secured Parties (the
Security Agent)

Name

Name

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

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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

Brief description

The leasehold land known as Block 5 (Numbers 37-45) Goresbrook Village, Dagenham, Essex demised under a lease between (1) London Borough of Barking and Dagenham and (2) Countryside Properties (UK) Limited

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

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 Addikhan Goddard LLP 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 DESMB/13845-2136

Company name Addleshaw Goddard LLP

Address Milton Gate

60 Chiswell Street

Post town London

County/Region

Postcode E C L Y 4 A G

Country United Kingdom

DX 47 London

Telephone 020 7606 8855

**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 £13 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.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 614864

Charge code. 0061 4864 1060

The Registrar of Companies for England and Wales hereby certifies that a charge dated 3rd September 2014 and created by COUNTRYSIDE PROPERTIES (UK) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 10th September 2014

Dx

Given at Companies House, Cardiff on 12th September 2014



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

DATED 3 September 2014

COUNTRYSIDE PROPERTIES (UK) LIMITED
AS CHARGOR

IN FAVOUR OF

LLOYDS BANK PLC
AS SECURITY AGENT

LEGAL CHARGE
RELATING TO
BLOCK 5 (NUMBERS 37-45) GORESBROOK VILLAGE, DAGENHAM,
ESSEX

WE HEREBY CERTIFY THAT THIS IS
A TRUE COPY (AS REDACTED) OF
THE ORIGINAL

Addleshaw Goddard LLP

DATE 7/9/2014
ADDLESHAW GODDARD LLP

THIS MORTGAGE is dated 3 September 2014 and made between

- (1) **COUNTRYSIDE PROPERTIES (UK) LIMITED** (Company Number 00614864) as chargor whose registered office is at Countryside House The Drive Brentwood Essex CM13 3AT (the "Chargor"), and
- (2) **LLOYDS BANK PLC** as security agent for the Secured Parties (the "Security Agent")

Background

- (A) The Chargor has entered into the Debenture as security for the Secured Obligations
- (B) The Chargor enters into this Mortgage pursuant to Clause 5.3 (*Future Material Real Property and Land Creditor Security*) of the Debenture
- (C) The Security Agent and the Chargor intend this document to take effect as a deed (even though the Security Agent only executes it under hand)
- (D) The Security Agent holds the benefit of this Mortgage for the Secured Parties on the terms of the Finance Documents

1 Interpretation

1.1 Definitions

In this Mortgage

"**Debenture**" means the security agreement dated 4th June 2014 and made between, among others, the Chargor and the Security Agent

"**Mortgaged Property**" means all of the Chargor's right, title and interest from time to time in and to any freehold or leasehold property in England and Wales and other real property anywhere else in the world, in each case, as described in the Schedule (*Details of Mortgaged Property*), all Fixtures from time to time on that property, and all Related Rights

1.2 Defined Terms

Unless this Mortgage provides otherwise or the context otherwise requires, a term which is defined (or expressed to be subject to a particular construction) in the Debenture shall have the same meaning (or be subject to the same construction) in this Mortgage

1.3 Designation

This Deed is supplemental to the Debenture and is a Finance Document

2 Legal Mortgage

The Chargor with full title guarantee and as security for the payment of all Secured Obligations, charges in favour of the Security Agent, by way of first legal mortgage all of the Mortgaged Property

3 The Land Registry

The Chargor shall

- (a) apply to the Land Registry for first registration of the Mortgaged Property (where the Mortgaged Property is capable of being registered at the Land Registry and is not already so registered) and for registration of it as proprietor of the Mortgaged Property,
- (b) apply to the Land Registry to register the Security created by Clause 2 (*Legal Mortgage*),
- (c) apply to the Land Registry requesting
 - (i) a restriction in the form specified by the Security Agent, and
 - (ii) the obligation to make further advances,to be entered on the register of the title to the Mortgaged Property in respect of the Security created by Clause 2 (*Legal Mortgage*),
- (d) pay all applicable registration fees,
- (e) deal with any requisitions by the Land Registry relating to the Mortgaged Property and keep the Security Agent informed as to the progress of any such application for registration, the nature of any such requisitions and its response,

or, if the Security Agent gives notice to the Chargor that the Security Agent will submit the relevant forms to the Land Registry, the Chargor shall promptly provide the Security Agent with all duly completed forms reasonably requested by the Security Agent and all applicable registration fees

4 Incorporation of other Terms

The provisions of the Debenture shall be deemed to be incorporated in this Mortgage as if set out in full in this Mortgage, *mutatis mutandis*, except that

- (a) references to "this Deed" shall be construed as references to this Mortgage,
- (b) Clause 5.1 of the Debenture shall be construed as if "Material Real Property" were replaced with "Mortgaged Property"

- (c) references to "the Chargors" or each or any of them should be construed as references to the Chargor, and
- (d) Clauses 2 (*Security Interests*), 27 (*Counterparts*) and 28 (*Governing Law*) of the Debenture shall not be deemed to be incorporated in this Mortgage

5 Governing Law

This Mortgage and any non-contractual obligations arising out of or in connection with it are governed by English law

6 Counterparts and Effectiveness

6.1 Counterparts

This Mortgage may be executed in any number of counterparts, and this has the same effect as if the signatures on the counterparts were on a single copy of this Mortgage

6.2 Effectiveness

This Mortgage shall take effect and be delivered as a deed on the date on which it is stated to be made

In Witness Whereof this Mortgage has been executed as a deed by the Chargor and has been signed on behalf of the Security Agent

Schedule (to Form of Legal Mortgage)

Details of Mortgaged Property

Description	Tenure (freehold/lease hold)	Title Number (registered land)
All that land known as Block 5 (Numbers 37-45) Goresbrook Village, Dagenham, Essex demised under a lease between (1) London Borough of Barking and Dagenham and (2) Countryside Properties (UK) Limited dated	Leasehold	To be registered

EXECUTED AS A DEED by
COUNTRYSIDE PROPERTIES (UK)
LIMITED acting by

Director

Director/Secretary

Signed by
LLOYDS BANK PLC for and on its behalf)
by its duly authorised Officer)

Signature of witness

Name of witness (in BLOCK CAPITALS)

Address of witness

Occupation of witness