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COMPANIES FORM No. 395

395

Please do not  
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Particulars of a mortgage or charge

Pursuant to section 395 of the Companies Act 1985

Please complete  
legibly, preferably  
in black type or  
bold block  
lettering

\*Insert full name  
of company

To the Registrar of Companies

For official use Company number

Name of company

1 1 1 1 1 1 1 1

758764

\* A. & J. MUCKLOW (PROPERTIES) LIMITED (the "Company")

Date of creation of the charge

24th April, 1992

Description of the instrument (if any) creating or evidencing the charge (note 2)

First Supplemental Trust Deed dated 24th April, 1992 (the "First Supplemental Trust Deed") made between A. & J. Mucklow Group plc ("Mucklow"), the Company and The Law Debenture Trust Corporation

Amount secured by the mortgage or charge

The principal of and interest on the Further Stock and all other moneys intended to be secured by the First Supplemental Trust Deed and any other trust deed supplemental to the Principal Trust Deed.

due from A. & J. Mucklow Group plc.

First Supplemental Trust Deed as my own Trust Deed Supplemental to the Principal T.D.

Names and addresses of the mortgagees or persons entitled to the charge

THE LAW DEBENTURE TRUST CORPORATION p.l.c., Princes House, 95 Gresham Street, London as Trustee for the holders of the Stock

Postcode

EC2V 7LY

Presentor's name, address and reference (if any):

ALLEN & OVERY,  
9 Cheapside,  
London EC2V 6AD.

(PC/SWT/JD)

For official use  
Mortgage section

Post room



Short particulars of all the property mortgaged or charged

(A) Charges by way of a first legal mortgage over:-

1. Part of Horsham Trading Estate, Redkilyn Way, Redkilyn Close, Horsham, Sussex

Freehold land known as Units 1 and 2, Redkilyn Close, Horsham, Sussex registered at H.M. Land Registry with title absolute under title number WSX146435

2. Monkton Park Trading Estate, Monkton Lane, Farnham, Surrey

All that leasehold property known as Unit 1 Farnham Trading Estate, Monkton Lane, Farnham, Surrey demised by a Lease dated 20th December, 1988 made between Waverley Borough Council (1) and A. & J. Mucklow & Co. Limited (2) registered at H.M. Land Registry under title number SY595947 with title absolute

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Please complete legibly, preferably in black type or bold block lettering

Particulars as to commission allowance or discount (note 3)

Nil

Signed

*Allen & Overy*

Date

6<sup>th</sup>

May, 1992

On behalf of ~~company/mortgagee/chargee~~ the Trustee

\*Delete as appropriate

Notes

1. The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
2. A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal charge", etc, as the case may be, should be given.
3. In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his:
  - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
  - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
4. If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.

**Particulars of a mortgage or charge  
(continued)**Continuation sheet No. 1.  
to Forms Nos 395 and 410 (Scot)

Company number

758764

Name of company

A. &amp; J. MUCKLOW (PROPERTIES)

Limited\*

Description of the instrument creating or evidencing the mortgage or charge (continued) (note 2)

p.l.c. (the "Trustee") and constituting and securing £30,000,000 11 1/2 per cent. First Mortgage Debenture Stock 2014 of Mucklow (the "Further Stock") supplemental to a Trust Deed dated 30th June, 1989 (the "Principal Trust Deed") also made between Mucklow, the Company and the Trustee and also constituting and securing £30,000,000 11 1/2 per cent. First Mortgage Debenture Stock 2014 of Mucklow (the "Original Stock").

Amount due or owing on the mortgage or charge (continued)

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Names, addresses and descriptions of the mortgagees or persons entitled to the charge (continued)

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3. Kelvin Way Trading Estate, Kelvin Way, West Bromwich

Firstly all that freehold land together with the buildings thereon being part of the Kelvin Way Trading Estate situate on the south side of Kelvin Way, West Bromwich registered at H.M. Land Registry with title absolute under title number SF27060 and secondly all that leasehold land together with the buildings erected thereon being the remaining part of the Kelvin Way Trading Estate situate on the south side of Kelvin Way, West Bromwich and registered with leasehold title absolute under title number WM172868

4. St. Andrew's Trading Estate, Birmingham

Freehold land and buildings on the north west side of Great Barr Street known as St. Andrews Trading Estate, Great Barr Road, Bordesley, Birmingham registered at H.M. Land Registry with title absolute under title number WM257515

5. Duddeston Mill Trading Estate, Duddeston Mill Road, Saltley, Birmingham

All that freehold land and buildings thereon known as Duddeston Mill Trading Estate, Duddeston Mill Road, Saltley, Birmingham registered at H.M. Land Registry with title absolute under title number WM218807

6. Bull Ring Trading Estate, High Street, Deritend, Birmingham

All that freehold land and buildings thereon known as Bull Ring Trading Estate, High Street, Deritend, Birmingham registered at H.M. Land Registry with title absolute under title number WM258031

7. Forward Park Trading Estate Corporation Street/Bagot Street, Birmingham

All that freehold property known as Forward Park Trading Estate, Corporation Street/Bagot Street, Birmingham registered at H.M. Land Registry with absolute title under title number WM375335

8. Bordesley Trading Estate, Saltley, Birmingham

All that freehold land and buildings known as Bordesley Trading Estate on the east side of Bordesley Green Road and College Road, Saltley, Birmingham registered at H.M. Land Registry with title absolute under title number WM208889

9. Prospect Road, Halesowen

All that freehold land comprising land and buildings on the north east side of Prospect Road, Halesowen, West Midlands registered at H.M. Land Registry with title absolute under title number WM316008

10. Coleshill Industrial Estate, Station Road, Coleshill

All that freehold land and buildings thereon known as Coleshill Industrial Estate, Station Road, Coleshill, Warwickshire being the whole of the land conveyed by a Conveyance dated 5th May 1977 and made between Alfred Walker and Son Limited (1) Rayda Investment Properties Limited (2) Plattcourt Limited (3) Walker Homes

(Coleshill) Limited (4) and Barrs Industrial Limited (5) in the course of registration at H.M. Land Registry under title number WK3\_5808

11. Dukes Gate, 2 and 4 Acton Lane, Chiswick and land adjoining and 14a Chiswick Road, Chiswick, London

All that freehold land and buildings thereon known as 2 and 4 Acton Lane, Chiswick and land adjoining and 14a Chiswick Road, Chiswick, London registered at H.M. Land Registry with title absolute under title number NGL439105

12. Premises comprising land on the west and south sides of Crompton Way, Crawley, West Sussex

All that freehold land comprising land on the west and south sides of Crompton Way, Crawley, West Sussex registered at H.M. Land Registry with title absolute under title number WSX111781

13. The Cloisters, George Road, Edgbaston

All that leasehold land known as 11/12 George Road, Edgbaston, Birmingham and now known as "The Cloisters" registered at H.M. Land Registry with leasehold title absolute under title number WM381304

and any other of its property or assets which may be comprised in the Specific Security (as defined below) together in each case with all buildings and erections and fixtures (including tenants' and trade fixtures) and fixed plant and machinery for the time being thereon belonging to the Company and all improvements and additions thereto.

Such charges by way of first legal mortgage rank *pari passu* with the charges by way of first legal mortgage over the aforesaid properties and other property and assets created by the Company in the Principal Trust Deed.

- (B) A charge by way of first floating charge over its undertaking and all its property (including property comprised in the Specific Security), assets and rights, present and future, wheresoever situate, including any uncalled capital.

Such charge by way of first floating charge ranks *pari passu* with the charge by way of first floating charge created by the Company in the Principal Trust Deed.

As used above, "Specific Security" means the freehold and leasehold properties expressed to be charged by way of first legal mortgage or first fixed charge in favour of the Trustee and all other freehold, leasehold, heritable or other immovable property situated in the United Kingdom and all short gilts, moneys and investments representing moneys which at any time shall or ought pursuant to any provision of the Principal Trust Deed or any trust deed supplemental thereto to be charged in favour of, or held by, the Trustee by way of first legal mortgage for the payment of the principal moneys, premium (if any) and interest on the Original Stock, the Further Stock and any other debenture stock constituted and secured by any trust deed supplemental to the Principal Trust Deed and all other moneys intended to be secured by the Principal Trust Deed and any trust deed supplemental thereto.

FILE COPY



CERTIFICATE OF THE REGISTRATION  
OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

I hereby certify that a mortgage or charge dated the 24th APRIL 1992  
and created by A. & J. MUCKLOW (PROPERTIES) LIMITED

for securing all moneys due or to become due from A & J MUCKLOW GROUP PLC  
to THE LAW DEBENTURE TRUST CORPORATION PLC AS TRUSTEE FOR HOLDERS OF THE  
STOCK UNDER THE TERMS OF THE FIRST SUPPLEMENTAL TRUST DEED AND ANY OTHER  
TRUST DEED SUPPLEMENTAL TO THE PRINCIPAL TRUST DEED

was registered pursuant to Chapter i Part XII of the Companies Act  
1985, on the 7th MAY 1992

Given under my hand at the Companies Registration Office,  
Cardiff the 13th MAY 1992

No. 758764

A handwritten signature in cursive script, reading 'A.P. Goddard'.

A.P. GODDARD

an authorised officer

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