

MG01

Particulars of a mortgage or charge

13/24/35

Oyez

A fee is payable with this form.

We will not accept this form unless you send the correct fee
Please see 'How to pay' on the last page



What this form is for

You may use this form to register
particulars of a mortgage or charge
in England and Wales or Northern
Ireland



What this form is NOT for

You cannot use this form to
register particulars of a charge for a
company. To do this, please
use form MG01s

FRIDAY



A02

A250B61R

05/04/2013

#124

COMPANIES HOUSE

1

Company details

Company number

0 0 8 9 2 8 3 2

Company name in full

ST MODWEN DEVELOPMENTS LIMITED

For official use

1 4 7

Filing in this form

Please complete in typescript or in
bold black capitals

All fields are mandatory unless
specified or indicated by *

2

Date of creation of charge

Date of creation

2 2 / 0 3 / 2 0 1 3

3

Description

Description

Please give a description of the instrument (if any) creating or evidencing the
charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge'

A legal charge dated 22 March 2013 and made between (1) the Mortgagor (2)
St Modwen Properties Plc as debtor (the "**Debtor**") and (3) National
Westminster Bank Plc as the bank (the "**Bank**") (the "**Legal Charge**")

4

Amount secured

Amount secured

Please give us details of the amount secured by the mortgage or charge

All the Debtor's obligations to the Bank of any
kind (whether present or future actual or
contingent and whether incurred alone or jointly
with another) together with the Bank's charges and
commission Interest and Expenses (the "**Debtor's
Obligations**")

"**Charged Assets**" means the assets charged by clause
1.2 in section 6 of this form MG01;

See continuation page

Continuation page

Please use a continuation page if
you need to enter more details

MG01

Particulars of a mortgage or charge

5 Mortgagee(s) or person(s) entitled to the charge (if any)

Please give the name and address of the mortgagee(s) or person(s) entitled to the charge

Continuation page

Please use a continuation page if you need to enter more details

Name National Westminster Bank PLC

Address 135 Bishopsgate

London

Postcode E C 2 M 3 U R

Name

Address

Postcode

6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

Continuation page

Please use a continuation page if you need to enter more details

Short particulars

- 1 As a continuing security for the discharge on demand of the Debtor's Obligations and with full title guarantee the Mortgagor charged to the Bank:
 - 1.1 **Legal Charge** by way of legal mortgage of all legal interests and otherwise by way of fixed charge the Property (to the full extent of the Mortgagor's interest in the Property or its proceeds of sale); and
 - 1 2 **Fixed Charge** by way of fixed charge.
 - 1 2 1 all the plant machinery and fixtures and fittings of the Mortgagor at the date of the Legal Charge and in the future at the Property;
 - 1 2.2 all furniture furnishings equipment tools and other chattels of the Mortgagor at the date of the Legal Charge and in the future at the Property and not regularly disposed of in the ordinary course of business,
 - 1.2.3 the proceeds of any insurance from time to time affecting the Property or other assets charged by this clause;
 - 1.2.4 the benefit of any interest rate swap or other agreement with the Bank or any third party for protecting or hedging the Mortgagor's liability to pay interest to the Bank any time,
 - 1.2 5 all funds standing to the credit of the Mortgagor from time to time on any account with the Bank; and
 - 1 2 6 the benefit of all contracts appointments warranties and other documents to which the Mortgagor is a party relating to any development of the Property and all rights and claims under or associated with the same.

MG01

Particulars of a mortgage or charge

7 Particulars as to commission, allowance or discount (if any)

Please insert the amount or rate percent of any commission, allowance or discount paid or made either directly or indirectly by the company to any person on consideration of his

- subscribing or agreeing to subscribe, whether absolutely or conditionally, or
- procuring or agreeing to procure subscriptions, whether absolute or conditional,

for any debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered

Commission allowance or discount

Nil

8 Delivery of instrument

You must deliver the original instrument (if any) creating or evidencing the charge and these prescribed particulars to the Registrar of Companies within 21 days after the date of creation of the charge (section 860). If the property is situated and the charge was created outside the United Kingdom (UK), you must deliver the information to the Registrar within 21 days after the date on which the instrument could have been received in the UK in the normal course of post and assuming you had posted it promptly (section 870).

We will accept a verified copy of the instrument creating the charge where the property charged is situated and the charge was created outside the UK (section 866). The company or the person who has delivered the copy to the Registrar must verify it to be a correct copy and sign it. Where a body corporate gives the verification, an officer of that body must sign it. We will also accept a verified copy where section 867(2) applies (property situated in another part of UK).

9 Signature

Please sign the form here

Signature

Signature

X *Stephania Harwood* X

This form must be signed by a person with an interest in the registration of the charge

MG01

Particulars of a mortgage or 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 and will establish where we return the original documents. The contact information you give will be visible to searchers of the public record.

Contact name

Company name

Stephenson Harwood LLP

Address

1 Finsbury Circus

London

Post town

County/Region

Postcode

E C 2 M 7 S H

Country

DX

DX 64, Chancery Lane

Telephone

020 7329 4422



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 the original deed with this form
- ☐ You have entered the date the charge was created
- ☐ You have supplied the description of the instrument
- ☐ You have given details of the amount secured by the mortgagee or chargee
- ☐ You have given details of the mortgagee(s) or person(s) entitled to the charge
- ☐ You have entered the short particulars of all the property mortgaged or charged
- ☐ You have signed the form
- ☐ You have enclosed the correct fee



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.

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

4

Amount secured

Please give us details of the amount secured by the mortgage or charge

Amount secured

"**Expenses**" means all expenses (on a full indemnity basis) incurred by the Bank or any Receiver at any time in connection with the Property the Charged Assets or the Debtor's Obligations or in taking or perfecting the Legal Charge or in preserving defending or enforcing the security created by the Legal Charge or in exercising any power under the Legal Charge or otherwise with interest from the date they are incurred;

"**Interests**" means the interest at the rate(s) charged to the Debtor by the Bank from time to time;

"**Property**" means 20-22 (even), Cauldwell Street, Bedford MK42 9AD registered with Title Number BD243474;

"**Receiver**" means a receiver or receiver and manager or administrative receiver of the whole or any part of the Charged Assets

MG01 - continuation page

Particulars of a mortgage or charge



5 Mortgagee(s) or person(s) entitled to the charge

Please give the name and address of the mortgagee(s) or person(s) entitled to the charge

Name	
Address	
Postcode	
Name	
Address	
Postcode	
Name	
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Postcode	
Name	
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Name	
Address	
Postcode	



FILE COPY

**CERTIFICATE OF THE REGISTRATION
OF A MORTGAGE OR CHARGE**

Pursuant to section 869(5) & (6) of the Companies Act 2006

COMPANY NO. 892832
CHARGE NO. 147

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 22
MARCH 2013 AND CREATED BY ST. MODWEN DEVELOPMENTS
LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME
DUE FROM ST MODWEN PROPERTIES PLC TO NATIONAL
WESTMINSTER BANK PLC ON ANY ACCOUNT WHATSOEVER
WAS REGISTERED PURSUANT TO CHAPTER 1 PART 25 OF THE
COMPANIES ACT 2006 ON THE 5 APRIL 2013

GIVEN AT COMPANIES HOUSE, CARDIFF THE 11 APRIL 2013

