00295223

In accordance with Sections 859A and 859J of the Companies Act 2006.

MR01
Particulars of a charge

Companies House

Go online to file this information
www.gov.uk/companieshouse

A fee is be payable with this form
Please see 'How to pay'

FRIDAY

A91QP3LF
A03 27/03/2020 #255
COMPANIES HOUSE

✓ **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**
You may not use this form register a charge where t instrument. Use form MR

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

For official use 0016

Company number	0 1 9 8 2 8 7 3
Company name in full	The Woodland Trust ✓

→ **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	d1 d9 m0 m3 y2 y0 y2 y0 ✓

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	WILLIAM MEREDITH PRICE ✓
Name	JUDITH ANN BUTLER ✓
Name	ELIZABETH MARY DYER ✓
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.

MR01
Particulars of a charge

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.

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.

Brief description

Land adjoining Preswylfa Farm, Cimla, Neath comprising 29 acres or thereabouts registered at HM Land Registry under title number CYM39780

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 ❶

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.

☐

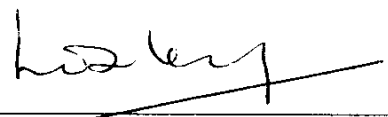
❶ This statement may be filed after the registration of the charge (use form MR06).

9 Signature

Please sign the form here.

Signature

Signature

X  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: LUCY WIGGINS

Company name: LOXLEY SOLICITORS LIMITED

Address: Langford Mill, Kingswood

Post town: Wotton under Edge

County/Region: Gloucestershire

Postcode: G L 1 2 8 R L

Country:

DX:

Telephone: 01453 391888

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 £23 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.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

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

FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 1982873

Charge code: 0198 2873 0016

The Registrar of Companies for England and Wales hereby certifies that a charge dated 19th March 2020 and created by WOODLAND TRUST(THE) was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 27th March 2020.

Given at Companies House, Cardiff on 30th March 2020

Companies House

THE OFFICIAL SEAL OF THE REGISTRAR OF COMPANIES

Loxley

Loxley
25.3.20

DEED OF CHARGE

THIS DEED OF CHARGE is made the 19 March 2020 2020

(1) **WILLIAM MEREDITH PRICE** of Owls Lodge, 8A Dynevor Avenue, Neath SA10 7AG **JUDITH ANN BUTLER** of 15 Ffrwd Vale, Neath SA10 7BA **ELIZABETH MARY DYER** of 36 Castle Drive, Cimla, Neath SA11 3UY ("The Chargee") which expression shall where the context so admits include persons deriving title under the Chargee or entitled to redeem the security

(2) **THE WOODLAND TRUST** (registered charity number 294344) Kempton Way, Grantham, Lincolnshire NG31 6LL ("the Chargor") which expression shall where the context admits include persons deriving title under the Chargor or for the time being entitled to the benefit of this Charge

WHEREAS

1. By a Transfer dated 14th August 2012 and made between the Chargor (1) and William John Leyshon (2) ("the Transfer") the Property described in the Schedule hereto ("the Property") was transferred by the Chargee to William John Leyshon.

2. By a Transfer dated the 19th day of March 2020 and made between William John Leyshon (1) and the Chargor (2) the Property has been transferred subject to clause 11 of the Transfer and the undertaking contained in clause 11 of the Transfer shall be transferred to the Chargor and the Chargee shall be paid on the occasion therein mentioned a further sum of money whether it is a payment to be made by the Chargor or by anyone or more of the Chargors successors in title.

3. By the Transfer it was agreed that a Deed of Charge should be executed in order to secure payment to the Chargee

4. By the Transfer it was provided that William John Leyshon would secure that the Chargee enters into a new Charge with the Chargor in respect of the property disposed of and a Deed of Covenant to perform the obligations and provisions in the Transfer which remain to be performed at the date thereof so far as they relate to the property disposed of.

NOW THIS DEED WITNESSETH as follows:-

1. **Covenant to Pay Planning Enhancement Overage**
In consideration of the Transfer the Chargor HEREBY COVENANTS with the Chargee to pay to the Chargee all such moneys under the terms of the Transfer which are therein described as the Planning Enhancement Overage

2. **Legal Charge**
In consideration as aforesaid the Chargor with full title guarantee HEREBY CHARGES BY WAY OF LEGAL MORTGAGE ALL THAT the Property with the payment to the Chargee of all the said moneys hereinbefore covenanted to be paid

3. **Priority**
The Chargee acknowledges that any interest which it might have under this Charge will always be ranked behind any mortgage or legal charge taken up by the Chargor in relation to any development carried out by the Chargor on the property to enable a Mortgagee of the Property or any part thereof to obtain a first mortgage thereof such first mortgage having priority over this Charge to the extent to be agreed

4. **Release**
The Chargor shall release this security as provided in the Transfer.

5. **Assignment**
This Charge is not capable of assignment by either party

6. **Charities Act 2011**
(a) The Property is held by The Woodland Trust in trust for The Woodland Trust, 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

(b) The charity trustees of the charity being the persons who have the general control and management of its administration certify that:-

i. They have the power under the provisions establishing the charity and regulating its purpose and administration to effect this deed; and

ii. They have obtained and considered such advice as is mentioned in section 124(2) of the Charities Act 2011

IN WITNESS whereof the parties hereto have executed this deed the day and year first before written

THE SCHEDULE

Land adjoining Preswylfa Farm, Cimla, Neath comprising 59 acres or thereabouts registered at H.M. Land Registry under Title number CYM39780

EXECUTED as a Deed by)
WILLIAM MEREDITH PRICE)
in the presence of:-)

Witness Signature:-

PRINT NAME:-

Address:-

Post Code:-

EXECUTED as a Deed by)
JUDITH ANN BUTLER)
in the presence of:-)

Witness Signature:-

PRINT NAME:-

Address:-

Post Code:-

EXECUTED as a Deed by)
ELIZABETH MARY DYER)
in the presence of:-)

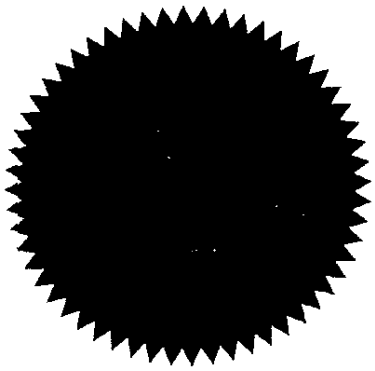
Witness Signature:-

PRINT NAME:-

Address:-

Post Code:-

EXECUTED as a Deed by)
THE WOODLAND TRUST)
acting by)



.....
Director

.....
Secretary

DEED OF CHARGE

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THE SCHEDULE

Land adjoining Preswylfa Farm, Cimla, Neath comprising 59 acres or thereabouts registered at H.M. Land Registry under Title number CYM39780

EXECUTED as a Deed by)
SARA ELIZABETH LLEWELLYN)
JONES As Attorney for WILLIAM)
MEREDITH PRICE in the presence of:-)

Witness Signature:- C.R. Court

PRINT NAME:- CAROLINE RUTH COURT

Address:- 2 Church Place,
Neath

Post Code:- SA11 3LL
Secretary

EXECUTED as a Deed by)
JUDITH ANN BUTLER)
in the presence of:-)

Witness Signature:- C. R. Court

PRINT NAME:- CAROLINE RUTH COURT

Address:- 2 Church Place,
Neath

Post Code:- SA11 3LL
Secretary.

EXECUTED as a Deed by)
ELIZABETH MARY DYER)
in the presence of:-)

Witness Signature:-

PRINT NAME:- D. L. FISHLOCK

Address:- 16, Ffrwd Vale
Neath

Post Code:- SA10 7BA.

EXECUTED as a Deed by)
THE WOODLAND TRUST)
acting by)

.....
Director

.....
Secretary