

MR04

Statement of satisfaction in full or in part of a charge

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 statement of satisfaction in full
or in part of a mortgage or charge
against a company.

✗ **What this form is NOT for**
You may not use this form to
register a statement of satisfac
in full or in part of a mortgage
charge against an LLP. Use fo
LL MR04.

THURSDAY



A24

A6ZUL58P

15/02/2018

#114

COMPANIES HOUSE

1 Company details

Company number 0 2 2 6 5 5 7 9

Company name in full STOKES-ON-TRENT REGENERATION LIMITED

→ 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

When was the charge created?

→ Before 06/04/2013. Complete Part A and Part C

→ On or after 06/04/2013. Complete Part B and Part C

Part A Charges created before 06/04/2013

A1 Charge creation date

Please give the date of creation of the charge.

Charge creation date d 0 d 6 m 0 m 1 y 2 y 0 y 0 y 9

A2 Charge number

Please give the charge number. This can be found on the certificate.

Charge number* 7

A3 Description of instrument (if any)

Please give a description of the instrument (if any) by which the charge is
created or evidenced.

Instrument description LEGAL CHARGE

Continuation page

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

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A4

Short particulars of the property or undertaking charged

Please give the short particulars of the property or undertaking charged.

Short particulars

SEE SCHEDULES 2&3 TO THE M395 ATTACHED.

Continuation page

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

Part B Charges created on or after 06/04/2013

B1

Charge code

Please give the charge code. This can be found on the certificate.

Charge code **1**

- -

1 Charge code

This is the unique reference code allocated by the registrar.

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Part C To be completed for all charges

C1

Satisfaction

I confirm that the debt for the charge as described has been paid or satisfied.
Please tick the appropriate box.

☒ In full

☐ In part

C2

Details of the person delivering this statement and their interest in the charge

Please give the name of the person delivering this statement

Name

MAYER BROWN INTERNATIONAL LLP

Please give the address of the person delivering this statement

Building name/number

201 BISHOPSGATE

Street

Post town

LONDON

County/Region

Postcode

E C 2 M 3 A F

Please give the person's interest in the charge (e.g. chargor/chargee etc).

Person's interest in
the charge

CHARGOR'S COUNSEL

C3

Signature

Please sign the form here.

Signature

Signature

X Mayer Brown International LLP

X

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**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 **LYNETTE EDWIN**Company name **Mayer Brown International LLP**Address **201 Bishopsgate**Post town **London**

County/Region

Postcode **E C 2 M 3 A F**

Country

DX **DX 556 London and City**Telephone **020 3130 3000****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.

Part A Charges created before 06/04/2013

- ☐ You have given the charge date.
☐ You have given the charge number (if appropriate)
☐ You have completed the Description of instrument and Short particulars in Sections A3 and A4.

Part B Charges created on or after 06/04/2013

- ☐ You have given the charge code.

Part C To be completed for all charges

- ☐ You have ticked the appropriate box in Section C1.
☐ You have given the details of the person delivering this statement in Section C2.
☐ You have signed the form.

**Important information**

Please note that all information on this form will appear on the public record.

**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

SCHEDULE 2 TO M395

Short particulars of the property mortgaged or charged

The Mortgagor with full title guarantee charges by way of legal mortgage the Mortgaged Property (as set out in Schedule 3 hereof) with the payment or discharge of all moneys and liabilities covenanted to be paid or discharged by the Mortgagor but the covenants by the Mortgagor implied by the section 28(1) of the Land Registration Act 1925 are not to be implied.

During the continuance of this security and subject to the terms of the Facility Agreement (the "Facility Agreement" means the facility agreement made between St Modwen Properties plc and the Bank dated 7 February 2008 in relation to a £75,000,000 revolving credit facility), no statutory or other power of granting or agreeing to grant or of accepting or agreeing to accept surrenders of leases or tenancies of the Mortgaged Property or any part thereof shall be capable of being exercised by the Mortgagor without the previous consent in writing of the Bank nor shall section 93 of the Law of Property Act 1925 dealing with the consolidation of mortgages apply to this security.

The statutory powers of sale leasing and accepting surrenders exercisable by the Bank hereunder are hereby extended so as to authorise the Bank whether in its own name or in that of the Mortgagor to grant a lease or leases of the whole or any part or parts of the Mortgaged Property with such rights relating to other parts thereof and containing such covenants on the part of the Mortgagor and generally on such terms and conditions (including the payment of money to a lessee or tenant on a surrender) and whether or not at a premium as the Bank in its absolute discretion shall think fit.

This security shall (subject to the provisions of clause 19(b) of the Charge) be a continuing security to the Bank notwithstanding any settlement of account or other matter or thing whatsoever and shall not prejudice or affect any security which may have been created by any deposit of title deeds or other documents which may have been made with the Bank prior to the execution hereof relating to the Mortgaged Property or to any other property or any other security which the Bank may now or at any time hereafter hold in respect of the moneys hereby secured or any of them or any part thereof respectively.

SCHEDULE 3 TO M395

The Mortgaged Property

Property	Title Number
Freehold land known as Staffordshire House and land at Berry Hill Road, Stoke on Trent.	SF387750 and SF429874.