

MR01

Particulars of a charge



Companies House



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

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

☒ **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.

FRIDAY



BCVIMUEP

B23

26/01/2024

#47

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 0 2 8 1 6 4 2 9

Company name in full LIDL GREAT BRITAIN LIMITED

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 d 1 d 7 m 0 m 1 y 2 y 0 y 2 y 4

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 NATIONAL HIGHWAYS LIMITED

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.

MR01

Particulars of a charge

| | | |
|-------------------|--|---|
| 4 | Brief description | |
| 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. |
| | LAND LYING TO THE SOUTH OF QUEENBOROUGH ROAD, MINSTER ON SEA, SHEERNESS, ME12 3RJ | |
| 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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| 6 | Floating charge | |
| | Is the instrument expressed to contain a floating charge? Please tick the appropriate box. <input type="checkbox"/> Yes Continue <input checked="" type="checkbox"/> No Go to Section 7 Is the floating charge expressed to cover all the property and undertaking of the company? <input type="checkbox"/> 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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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. <input type="checkbox"/> | ^① This statement may be filed after the registration of the charge (use form MR06). |
| 9 | Signature | |
| Signature | Please sign the form here. | |
| | Signature  | |
| | 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

GILLIAN LEWIS

Company name

DAVITT JONES BOULD

Address

12-14 THE CRESCENT,

Post town

TAUNTON

County/Region

SOMERSET

Postcode

T A 1 4 E B

Country

ENGLAND

DX

32129 TAUNTON

Telephone

01823 279279



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

Land Registry
Legal charge of a registered estate

We hereby certify this to be a true copy of the original
Devitt Jones Bould
12-14 The Crescent
Taunton, TA1 4EB

Signed Devitt Jones Bould

CH1

Dated 25/01/2024

This form should be accompanied by either Form AP1 or Form FR1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Give full name(s).

Complete as appropriate where the borrower is a company.

Give full name(s).

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

| | |
|---|---|
| 1 | Title number(s) of the property: TT151891 |
| 2 | Property: Land lying to the south of Queenborough Road, Minster on Sea, Sheerness ME12 3RJ |
| 3 | Date: <u>17 JANUARY 2024</u> 2023 |
| 4 | Borrower: Lidl Great Britain Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 02816429 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix: |
| 5 | Lender for entry in the register: National Highways Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 09346363 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix: |
| 6 | Lender's intended address(es) for service for entry in the register: The Company Secretary, Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ and care of National Property Management and Disposal, Ash House, Falcon Road, Sowton, Exeter EX2 7LB and of propertymanagement@highwaysengland.co.uk |

Place 'X' in any box that applies.

Add any modifications.

Place 'X' in the appropriate box(es).

You must set out the wording of the restriction in full.

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.

Insert details of the sums to be paid (amount and dates) and so on.

| | |
|---|--|
| 7 | <p>The borrower with</p> <p><input checked="" type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p> <p>charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9.</p> |
| 8 | <p><input checked="" type="checkbox"/> The lender is under an obligation to make further advances and applies for the obligation to be entered in the register</p> <p><input checked="" type="checkbox"/> The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:</p> <p>"No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated <u>17 JANUARY 2024</u> in favour of National Highways Limited referred to in the Charges Register or its conveyancer."</p> |
| 9 | <p>Additional provisions</p> <p>(i) The Charge referred to in Panel 7 is made pursuant to the deed of covenant ("Deed of Covenant") dated 21 December 2023 and to which the Borrower and the Lender are parties and the Borrower acknowledges that the Property is charged by way of legal mortgage as security for the repayment to the Lender of all moneys (including interest) covenanted to be paid to the Lender under the Deed of Covenant and which may be owing from time to time by the Borrower to the Lender and in respect of which the Borrower has covenanted in the Deed of Covenant that the Lender shall be paid on the occasion of any trigger event as referred to in the transfer dated 24 February 2023 made between (1) National Highways Limited and (2) Anabel Roe, Paul Norris Johnson and Stephen Charles Batt ("Transfer") the additional moneys as therein mentioned and overage as therein mentioned.</p> <p>(ii) The Borrower HEREBY COVENANTS with the Lender to pay to the Lender all such moneys as the Lender shall be entitled to under the terms of the Deed of Covenant.</p> <p>(iii) The statutory powers of sale and of appointing a Receiver in respect of the security hereby created shall be in favour of a purchaser as defined by and in section 205 of the Law of Property Act 1925 be deemed to arise and be exercisable immediately upon the execution thereof.</p> <p>(iv) The Borrower shall not have any power to dispose of the Property without the consent in writing of the Lender (and for the purposes of this clause "dispose of" shall be construed in accordance with the Transfer) subject however to the covenants on the part of the Lender contained in the Transfer.</p> <p>(v) For the avoidance of doubt this Charge shall not be discharged by any payment within the Clawback Period (as defined in the Transfer) but shall continue to apply until the Clawback Period has expired and all moneys secured by this Charge have been paid.</p> |

The borrower must execute this charge as a deed using the space opposite. If there is more than one borrower, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If a note of an obligation to make further advances has been applied for in panel 8 this document must be signed by the lender or its conveyancer.

10 Execution

**EXECUTED as a DEED by
LIDL GREAT BRITAIN
LIMITED acting by a
director in the presence of:**

Director


Witness signature

Name
(in block capitals)

Address

Occupation

**EXECUTED as a DEED by affixing the
COMMON SEAL of
NATIONAL HIGHWAYS LIMITED:**


Director or Authorised Signatory



 
Director or Company Secretary or Authorised Signatory

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

We hereby certify this to be a true copy of the original.
Davitt Jones Bould
12-14 The Crescent
Taunton, TA1 4EB

Land Registry

Legal charge of a registered estate

Signed *Davitt Jones Bould*

CH1

Dated *25/01/2024*

This form should be accompanied by either Form AP1 or Form FR1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Give full name(s).

Complete as appropriate where the borrower is a company.

Give full name(s).

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

| | |
|---|--|
| 1 | Title number(s) of the property: TT151891 |
| 2 | Property: <i>lying to the south of Queenborough Road, Munster a Sea</i> Land adjacent to Neatscourt Cottages, Sheerness ME12 3RJ |
| 3 | Date: <i>17 JANUARY 2023 2024</i> |
| 4 | Borrower: Lidl Great Britain Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 02816429 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix: |
| 5 | Lender for entry in the register: National Highways Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 09346363 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix: |
| 6 | Lender's intended address(es) for service for entry in the register: The Company Secretary, Bridge House, 1 Walnut Tree Close, Guildford GU1 4LZ and care of National Property Management and Disposal, Ash House, Falcon Road, Sowton, Exeter EX2 7LB and of National PMD@nationalhighways.co.uk |

propertymanagement@highwaysengland.co.uk

Place 'X' in any box that applies.

Add any modifications.

Place 'X' in the appropriate box(es).

You must set out the wording of the restriction in full.

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.

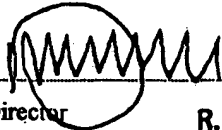
Insert details of the sums to be paid (amount and dates) and so on.

| | |
|---|---|
| 7 | <p>The borrower with</p> <p><input checked="" type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p> <p>charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9.</p> |
| 8 | <p><input checked="" type="checkbox"/> The lender is under an obligation to make further advances and applies for the obligation to be entered in the register</p> <p><input checked="" type="checkbox"/> The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:</p> <p>"No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated ^{17 January} 2023 ²⁰²⁴ in favour of National Highways Limited referred to in the Charges Register or its conveyancer."</p> |
| 9 | <p>Additional provisions</p> <p><i>dated 21 December 2023</i></p> <p>(i) The Charge referred to in Panel 7 is made pursuant to the deed of covenant ("Deed of Covenant") bearing even date herewith and to which the Borrower and the Lender are parties and the Borrower acknowledges that the Property is charged by way of legal mortgage as security for the repayment to the Lender of all moneys (including interest) covenanted to be paid to the Lender under the Deed of Covenant and which may be owing from time to time by the Borrower to the Lender and in respect of which the Borrower has covenanted in the Deed of Covenant that the Lender shall be paid on the occasion of any trigger event as referred to in the transfer dated 24 February 2023 made between (1) National Highways Limited and (2) Anable Roe, Paul Norris Johnson and Stephen Charles Batt ("Transfer") the additional moneys as therein mentioned and overage as therein mentioned.</p> <p>(ii) The Borrower HEREBY COVENANTS with the Lender to pay to the Lender all such moneys as the Lender shall be entitled to under the terms of the Deed of Covenant.</p> <p>(iii) The statutory powers of sale and of appointing a Receiver in respect of the security hereby created shall be in favour of a purchaser as defined by and in section 205 of the Law of Property Act 1925 be deemed to arise and be exercisable immediately upon the execution thereof.</p> <p>(iv) The Borrower shall not have any power to dispose of the Property without the consent in writing of the Lender (and for the purposes of this clause "dispose of" shall be construed in accordance with the Transfer) subject however to the covenants on the part of the Lender contained in the Transfer.</p> <p>(v) For the avoidance of doubt this Charge shall not be discharged by any payment within the Clawback Period (as defined in the Transfer) but shall continue to apply until the Clawback Period has expired and all moneys secured by this Charge have been paid.</p> |

The borrower must execute this charge as a deed using the space opposite. If there is more than one borrower, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If a note of an obligation to make further advances has been applied for in panel 8 this document must be signed by the lender or its conveyancer.

10 Execution

**EXECUTED as a DEED by
LIDL GREAT BRITAIN
LIMITED acting by a
director in the presence of:**



Director **R. TAYLOR**

Witness signature



Name
(in block capitals)

G. BARCLAY

Address

**Lidl GB
Lidl House
14 Kingston Road
Surbiton KT5 9NU**

Occupation

PROPERTY DIRECTOR

**EXECUTED as a DEED by affixing the
COMMON SEAL of
NATIONAL HIGHWAYS LIMITED:**

.....
Director or Authorised Signatory

.....
Director or Company Secretary or Authorised Signatory

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 2816429

Charge code: 0281 642 9 0048

The Registrar of Companies for England and Wales hereby certifies that a charge dated 17th January 2024 and created by LIDL GREAT BRITAIN LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 26th January 2024 .

Given at Companies House, Cardiff on 2nd February 2024



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**