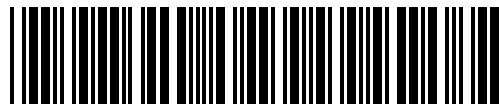




**Registration of a Charge**

Company Name: **CDC BESPOKE PROPERTIES LTD**

Company Number: **03398560**



Received for filing in Electronic Format on the: **20/01/2022**

XAW28BNE

**Details of Charge**

Date of creation: **12/01/2022**

Charge code: **0339 8560 0023**

Persons entitled: **KEYSTONE PROPERTY FINANCE LIMITED**

Brief description: **AS A CONTINUING SECURITY FOR THE PAYMENT AND DISCHARGE OF THE SECURED LIABILITIES, THE BORROWER WITH FULL TITLE GUARANTEE CHARGES TO THE LENDER A FIRST LEGAL MORTGAGE OVER LAND AT TIMBERDINE BARNES, ST PETERS DRIVE, WORCESTER, WR5 3UW AS REGISTERED UNDER TITLE WR127602; AND A FIRST FIXED CHARGE. FOR MORE DETAILS PLEASE REFER TO THE INSTRUMENT.**

**Contains negative pledge.**

**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

**Authentication of Instrument**

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **TWM SOLICITORS LLP (GUILDFORD)**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 3398560

Charge code: 0339 8560 0023

The Registrar of Companies for England and Wales hereby certifies that a charge dated 12th January 2022 and created by CDC BESPOKE PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 20th January 2022 .

Given at Companies House, Cardiff on 21st January 2022

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



**Companies House**



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

## MORTGAGE DEED



TWM

Account No: 720099940

DATE: 12/01/2022
<p>THE BORROWER(S):</p> <p>CDC Bespoke Properties Limited Ltd</p> <p>incorporated and registered in England and Wales with company number 03398560 whose registered office is at</p> <p>4 The Business Quarter, Eco Park Road, Ludlow, Shropshire, SY8 1FD</p>
<p>THE COMPANY:</p> <p>Keystone Property Finance Limited whose registered office is at 17 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4UA and its successors and assigns including any legal and equitable assignee, of this Deed whether by way of absolute assignment or by way of security only and those deriving title under it or them.</p>
<p>THE PROPERTY: Timberdine Barns, St Peters Drive, Worcester, WR5 3UW</p>
<p>TITLE NO: WR127602</p>

1. The Borrower(s)
  - i. acknowledge(s) receipt of the Loan
  - ii. with full title guarantee, charge(s) the Property by way of first legal mortgage such that the continuing security shall extend to and include the Borrower(s)' beneficial interest in the Property or in the proceeds of sale, with secured amount as defined in the Mortgage Conditions 2018
2. This Deed
  - i. incorporates the Mortgage Conditions 2018 and the Borrower(s) acknowledge(s) receipt of a copy thereof
  - ii. is also made for securing (but the Company is not obliged to make) further advances (including re-advances)
3. The Borrower(s) and the Company hereby apply to the Chief Land Registrar to enter on the Register a restriction that:
  - a. No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated (date) in favour of the Company referred to in the charges register.

EXECUTED AS A DEED BY THE BORROWER(S), ACTING BY A DIRECTOR, IN THE PRESENCE OF THE WITNESS(ES) NAMED BELOW:

SIGNATURE(S):	WITNESS(ES) (Signature, name (In capitals) and address, each signature to be separately witnessed.
	
	WILLIAM BEN CADBURY
	8 SANDSOME WALK
	WORCESTER
	WR1 1LW

Form of Charge filed at HM Land Registry under reference MD1546B