



**Registration of a Charge**

Company name: **REDGROVE LTD**

Company number: **03846283**

Received for Electronic Filing: **23/04/2020**



---

**Details of Charge**

Date of creation: **22/04/2020**

Charge code: **0384 6283 0033**

Persons entitled: **SHAWBROOK BANK LIMITED**

Brief description: **LEASEHOLD PROPERTY KNOWN AS 142 SYDNEY ROAD, LONDON, N10 2RN BEING ALL OF THE LAND AND BUILDINGS IN TITLE AGL91520 INCLUDING ALL BUILDINGS, FIXTURES AND FITTINGS, THE RELATED RIGHTS AND THE GOODWILL.**

**Contains fixed charge(s).**

**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:

**PURE LAW LLP**



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

Company number: 3846283

Charge code: 0384 6283 0033

The Registrar of Companies for England and Wales hereby certifies that a charge dated 22nd April 2020 and created by REDGROVE LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 23rd April 2020 .

Given at Companies House, Cardiff on 24th April 2020

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

**Charge given by a corporate (England and Wales) - Full recourse**

**Borrower:** Redgrove Ltd - 03846283 - 68 Bruce Grove, London, N17 6UZ

**Mortgagor:** Redgrove Ltd - 03846283 - 68 Bruce Grove, London, N17 6UZ

**Lender:** Shawbrook Bank Limited  
Lutea House  
Warley Hill Business Park  
The Drive  
Brentwood  
Essex CM13 3BE  
(registered in England and Wales number: 388466)

**The Property:** (1) 142 Sydney Road, London, N10 2RN and as more particularly described at the Land Registry: 142 Sydney Road, Muswell Hill (N10 2RN)

**Title Number:** The whole of the following Title Number(s)  
(1) AGL91520

**Class of Title:** (1) Leasehold Title Absolute

1. **By THIS DEED of LEGAL CHARGE**, dated 22nd APRIL 2020
- The Mortgagor charges with full title guarantee and as a continuing security:-
- (a) the Property described above by way of legal mortgage; and
  - (b) the Related Rights and the goodwill of any business conducted from the Property by way of fixed charge,
- with the payment and discharge of:
- (i) all monies now or at any time due, owing or payable in any manner whatsoever to the Lender from the person or persons named above as Borrower whether actually or contingently and whether solely or jointly with one or more persons and whether as a borrower or a mortgagor or a guarantor or in any other capacity and including, without limitation, all sums due and payable under any Loan Agreement now or at any time made between the Lender and the Borrower; and
  - (ii) all costs, charges and expenses incurred by the Lender in connection with the preservation, protection or enforcement of the Lender's rights and interests under this Charge.
2. To the extent not validly and effectively charged by way of legal mortgage pursuant to Clause 1, the Mortgagor charges by way of fixed charge any and all of its present and future rights, title and interest in the Property with the payment and discharge of the matters referred to in clause 1(i) and (ii).
3. This Charge is made for securing further advances although the Lender is not, as at the date of this Charge, obliged to make any further advances.
4. The Mortgagor applies to the Chief Land Registrar to enter the following restriction in the Proprietorship Register of Property:

"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 [ ] in favour of Shawbrook Bank Limited referred to in the charges register".

5. This Charge is granted by the Mortgagor to the Lender on the Shawbrook Bank Limited Commercial Mortgage Terms and Conditions (17/02/2020) ("**Terms and Conditions**") which are hereby incorporated into this Charge and the Mortgagor agrees to those Terms and Conditions as subsequently amended, supplemented and/or varied from time to time.

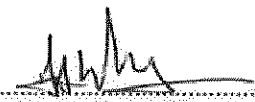
**THIS CHARGE** has been executed as a deed on the date written on the first page of this Charge.

EXECUTION PAGE


WARNING:

THIS IS AN IMPORTANT LEGAL DOCUMENT. YOUR PROPERTY IS AT RISK IF PAYMENTS ARE NOT MADE TO THE LENDER WHEN DUE, OR IF THERE IS SOME OTHER TERMINATION EVENT, IN ACCORDANCE WITH THE TERMS OF THIS DOCUMENT. YOU SHOULD CONSIDER TAKING INDEPENDENT LEGAL ADVICE FROM A SOLICITOR BEFORE YOU SIGN THIS CHARGE DEED.

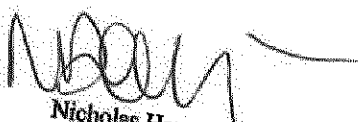
**Mortgagor**  
**EXECUTED AS A DEED** by  
Redgrove Ltd acting by  
**John Anthony Wray** a director:

  
.....  
(Director signature)

in the presence of:

<b>Witness:</b>	 ..... (signature of witness)
<b>Name:</b>	..... <b>JULIET THOMAS</b> ..... (block capitals)
<b>Address:</b>	..... <b>6 ROSEANNA LODGE</b> ..... ..... <b>50 VILLAGE ROAD</b> ..... ..... <b>ENFIELD, EN1 2BT</b> .....

**Lender**  
Signed by  
**Shawbrook Bank Limited**  
acting by its attorney

  
**Nicholas Hayes**  
**Solicitor**  
**Pure Law LLP**  
**Jubilee House, 3 The Drive**  
**Brentwood, Essex, CM13 3FR**