

MR01

Particulars of a charge

Oyez

738305/23



Go online to file this information  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

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

THURSDAY



A10

\*A6E01594\*

31/08/2017

#148

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 for**  
You may not use this form to  
register a charge where there is  
an instrument. Use form MR08.

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 4 6 9 7 8 3 5 ✓  
Company name in full DAVID BOOLER SIPP TRUSTEES LIMITED ✓

For official use  
107  
► **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 2 8 0 8 2 0 1 7 ✓

**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 DAVID KIM SMALLRIDGE ✓

Name JANE ELIZABETH SMALLRIDGE ✓

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**

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 & BUILDINGS ON THE NORTH SIDE OF ICKNIELD WAY  
LETCWORTH GARDEN CITY HERTFORDSHIRE SG6 1JX

✓

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 <sup>1</sup>**

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.

☐

<sup>1</sup> This statement may be filed after the registration of the charge (use form MR06).

9

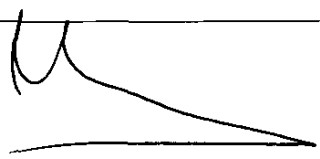
**Signature**

Please sign the form here.

Signature

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

BRUCE LENDRUM

Company name

Brignalls Balderston Warren

Address

Forum Chambers

The Forum

Stevenage

Post town

Hertfordshire

County/Region

Postcode

S G 1 1 E L

Country

DX

Telephone

01438 359311

**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](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto: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](http://www.gov.uk/companieshouse)**



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

Company number: 4697835

Charge code: 0469 7835 0107

The Registrar of Companies for England and Wales hereby certifies that a charge dated 28th August 2017 and created by DAVID BOOLER SIPP TRUSTEES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 31st August 2017.

Given at Companies House, Cardiff on 5th September 2017



Companies House



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES

CH1

# Land Registry Legal charge of a registered estate

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, you can expand any panel in this form. Simply continue typing until complete, then click on another panel to expand the 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.

1 Title number(s) of the property:

HD301275

2 Property:

Land and buildings on the north side of Icknield Way, Letchworth Garden City, Hertfordshire, SG6 1JX

3 Date:

~~8th June 2017~~ 28 AUGUST 2017 WJ NK

4 Borrower:

Stephen Gary Garner & David Booter SIPP Trustees Limited

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix: 04697835

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

5 Lender for entry in the register:

David Kim Smallridge & Jane Elizabeth Smallridge

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

- 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.

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.

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.

WARNING

## 6 Lender's intended address(es) for service for entry in the register:

Linden House, Church Road, Eversholt MK17 9DU

## 7 The borrower with

- ☒ full title guarantee  
☐ limited title guarantee

charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9

- 8 ☐ The lender is under an obligation to make further advances and applies for the obligation to be entered in the register
- ☒ The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:
- 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 certificate signed by the solicitors acting for the Lender that the provisions of the Loan Agreement dated [ 1 ] made between the Lender and the Borrower have been complied with or they do not apply to this disposition.

## 9 Additional provisions

9.1 The Charge referred to in panel 7 is being made pursuant to a Loan Agreement dated [ 1 ] to which the Borrower and the Lender are parties and the Borrower acknowledges that the Property is charged by way of a legal mortgage and security for payment to the Lender of all monies (including interest) covenanted to be paid to the Lender under the Agreement.

9.2 The statutory power of sale and appointing a Receiver in respect of the security hereby created shall in favour of the Purchasers defined in Section 205 of the Law of Property Act 1925 begin to arise and be exercisable immediately upon demand the payment of any monies secured by this Charge.

9.3 For the avoidance of doubt, this Charge will not be discharged by any payment in part until all monies secured before the other Charge had been paid.

## 10 Execution

See continuation sheet

CW MK  
8th June  
2017

- 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.

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# Land Registry

## Continuation sheet for use with application and disposition forms



Before each continuation, state panel to be continued, for example 'Panel 12 continued'.

1	Continued from Form: CH1	Title number(s): HD301275
2		

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance.

Remember to date this deed.

### 12 Execution

Signed as a deed by  
**DAVID KIM SMALLRIDGE**  
in the presence of

Signature:

Signature of witness:

Name (in BLOCK CAPITALS):

Address:

Signed as a deed by  
**JANE ELIZABETH SMALLRIDGE**  
in the presence of

Signature:

Signature of witness:

Name (in BLOCK CAPITALS):

Address:

Signed as a deed by  
**STEPHEN GARY GARNER**  
in the presence of

Signature:

Signature of witness:

Name (in BLOCK CAPITALS):

Address:



aw dk  
Executed as a deed by  
**DAVID BOOLE'S SIPP TRUSTEES LIMITED**  
as the Trustees of SIPP FOCUS DB696 - SGARNER  
in the presence of

Signature of Director:

Signature of [Director][Secretary]:

#### 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.

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Sign and Lock

# Land Registry

## Legal charge of a registered estate

# CH1

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, you can expand any panel in this form. Simply continue typing until complete, then click on another panel to expand the 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.

1 Title number(s) of the property:

HD301275

2 Property:

Land and buildings on the north side of Icknield Way, Letchworth Garden City, Hertfordshire, SG6 1JX

3 Date: ~~8th June 2017~~ 28 AUGUST 2017

4 Borrower:

Stephen Gary Garner & David Booter SIPP Trustees Limited

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix: 04697835

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

5 Lender for entry in the register:

David Kim Smallridge & Jane Elizabeth Smallridge

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

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.

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.

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.

**WARNING**

**6 Lender's intended address(es) for service for entry in the register:**

Linden House, Church Road, Eversholt MK17 9DU

**7 The borrower with**

- ☒ full title guarantee  
☐ limited title guarantee

charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9

- 8** ☐ The lender is under an obligation to make further advances and applies for the obligation to be entered in the register  
☒ The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:

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 certificate signed by the solicitors acting for the Lender that the provisions of the Loan Agreement dated [ / ] made between the Lender and the Borrower have been complied with or they do not apply to this disposition.

8 June 2017

**9 Additional provisions**

9.1 The Charge referred to in panel 7 is being made pursuant to a Loan Agreement dated [ / ] 8<sup>th</sup> June 2017 to which the Borrower and the Lender are parties and the Borrower acknowledges that the Property is charged by way of a legal mortgage and security for payment to the Lender of all monies (including interest) covenanted to be paid to the Lender under the Agreement.

9.2 The statutory power of sale and appointing a Receiver in respect of the security hereby created shall in favour of the Purchasers defined in Section 205 of the Law of Property Act 1925 begin to arise and be exercisable immediately upon demand the payment of any monies secured by this Charge.

9.3 For the avoidance of doubt, this Charge will not be discharged by any payment in part until all monies secured before the other Charge had been paid.

**10 Execution**

See continuation sheet

*[Signature]*

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.

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Land Registry  
Continuation sheet for use with  
application and disposition forms

CS

Before each continuation, state panel to be continued, for example 'Panel 12 continued'.

1 Continued from Form: CH1 Title number(s): HD301275

2

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance.

Remember to date this deed.

12 Execution

Signed as a deed by  
**DAVID KIM SMALLRIDGE**  
in the presence of

Signature:

Signature of witness:

Name (in BLOCK CAPITALS):

Address:

Signed as a deed by  
**JANE ELIZABETH SMALLRIDGE**  
in the presence of

Signature:

Signature of witness:

Name (in BLOCK CAPITALS):

Address:

Signed as a deed by  
**STEPHEN GARY GARNER**  
in the presence of



Signature:

Signature of witness:

Name (in BLOCK CAPITALS): **AT. NICKELS**

Address:

*Forum Chambers  
The Forum  
Stevenage Herts.*

Executed as a deed by  
**DAVID BOOLER SIPP TRUSTEES LIMITED**  
**as the Trustees of SIPP FOCUS DB696 - SGARNER**  
in the presence of

Signature of Director:

Signature of [Director][Secretary]:

#### WARNING

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Sign and Lock

# Land Registry

## Legal charge of a registered estate

# CH1

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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.

1 Title number(s) of the property:

HD301275

2 Property:

Land and buildings on the north side of Icknield Way, Letchworth Garden City, Hertfordshire, SG6 1JX.

3 Date: 28 August 2017

4 Borrower:

Stephen Gary Garner & David Boole TSIPP Trustees Limited

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix: 04697835

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

5 Lender for entry in the register:

David Kim Smallridge & Jane Elizabeth Smallridge

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

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**6 Lender's intended address(es) for service for entry in the register.**

Linden House, Church Road, Eversholt MK17 9DU

**7 The borrower with**

- ☒ full title guarantee  
☐ limited title guarantee

charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9

- 8** ☐ The lender is under an obligation to make further advances and applies for the obligation to be entered in the register
- ☒ The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:
- 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 certificate signed by the solicitors acting for the Lender that the provisions of the Loan Agreement dated [8 June 2017] made between the Lender and the Borrower have been complied with or they do not apply to this disposition.

**9 Additional provisions**

9.1 The Charge referred to in panel 7 is being made pursuant to a Loan Agreement dated 8 June 2017 to which the Borrower and the Lender are parties and the Borrower acknowledges that the Property is charged by way of a legal mortgage and security for payment to the Lender of all monies (including interest) covenanted to be paid to the Lender under the Agreement.

9.2 The statutory power of sale and appointing a Receiver in respect of the security hereby created shall in favour of the Purchasers defined in Section 205 of the Law of Property Act 1925 begin to arise and be exercisable immediately upon demand the payment of any monies secured by this Charge.

9.3 For the avoidance of doubt, this Charge will not be discharged by any payment in part until all monies secured before the other Charge had been paid.

**10 Execution**

See continuation sheet

WARNING



---

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# Land Registry

## Continuation sheet for use with application and disposition forms

# CS

Before each continuation, state panel to be continued, for example 'Panel 12 continued'.

1	Continued from Form: CH1 Title number(s): HD301275
2	

The transferor must execute this transfer as a deed using the space opposite. If there is more than one transferor, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If the transfer contains transferee's covenants or declarations or contains an application by the transferee (such as for a restriction), it must also be executed by the transferee.

If there is more than one transferee and panel 10 has been completed, each transferee must also execute this transfer to comply with the requirements in section 53(1)(b) of the Law of Property Act 1925 relating to the declaration of a trust of land. Please refer to Joint property ownership and practice guide 24: private trusts of land for further guidance.

Remember to date this deed.

### 12 Execution

Signed as a deed by  
**DAVID KIM SMALLRIDGE**  
in the presence of

Signature: 

Signature of witness: 

Name (in BLOCK CAPITALS): **LYNNE GRIFFIN**

Address: **OLD MILL BARN  
LOWER GRESHAM  
NORFOLK NR11 8RB**

Signed as a deed by  
**JANE ELIZABETH SMALLRIDGE**  
in the presence of

Signature: **J. E. Smallridge**

Signature of witness: **J. L. Henderson**

Name (in BLOCK CAPITALS): **JUDY HENDERSON**

Address: **APPLE LOFT BARN,  
HONING, N. WASSHAM, NR28 9BW**

Signed as a deed by  
**STEPHEN GARY GARNER**  
in the presence of

Signature:

Signature of witness:

Name (in BLOCK CAPITALS):

Address: