



**Registration of a Charge**

Company Name: **DAVID BOOLER SIPP TRUSTEES LIMITED**

Company Number: **04697835**



Received for filing in Electronic Format on the: **20/12/2023**

XCISGAZ4

**Details of Charge**

Date of creation: **19/12/2023**

Charge code: **0469 7835 0131**

Persons entitled: **RICHARD BLUNT LIMITED**

Brief description: **BY WAY OF LEGAL CHARGE ALL LEGAL INTEREST IN THE FREEHOLD LAND KNOWN AS OR BEING ST HELEN'S HOUSE, KING STREET, DERBY DE1 3EE AND LAND IMMEDIATELY APPURTENANT TO IT, COMPRISED IN AND SHOWN EDGED RED ON THE PLAN ANNEXED TO A TRANSFER OF 19 DECEMBER AND MADE BETWEEN (1) RICHARD BLUNT LIMITED AND (2) CITY PROPERTIES (DERBY) LIMITED, AND JEFFREY HANDLEY, NICOLA JANE COLLETT AND DAVID BOOLER TRUSTEES LIMITED AS TRUSTEES OF THE AZERO INVESTMENTS RETIREMENT BENEFITS SCHEME, AND DAVID BOOLER SIPP TRUSTEES LIMITED AND JAMES THOMSON AS TRUSTEES OF THE SIPP FOCUS DB971 - J THOMSON**

**Contains fixed charge(s).**

**Chargor acting as a bare trustee for the property.**

**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 SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC**

**COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION  
FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL  
INSTRUMENT.**

Certified by:

**KNIGHTS**



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

Company number: 4697835

Charge code: 0469 7835 0131

The Registrar of Companies for England and Wales hereby certifies that a charge dated 19th December 2023 and created by DAVID BOOLER SIPP TRUSTEES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 20th December 2023 .

Given at Companies House, Cardiff on 23rd December 2023

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**

# HM Land Registry

## Legal charge of a registered estate

# CH1

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.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

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.

Enter the overseas entity ID issued by Companies House for the borrower pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

1	Title number(s) of the property:  DY498734
2	Property: St Helen's House, King Street, Derby DE1 3EE and land immediately appurtenant to it, comprised in and shown edged red on the plan annexed to a Transfer of the same date as this deed and made between (1) the Lender and (2) the Borrower.
3	Date: 19 December 2023
4	<p>Borrower: City Properties (Derby) Limited, and Jeffrey Handley, Nicola Jane Collett and David Booter Trustees Limited as trustees of the Azero Investments Retirement Benefits Scheme, and David Booter SIPP Trustees Limited and James Thomson as trustees of the SIPP Focus DB971 – J Thomson</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:  City Properties (Derby) Limited: 04445550 David Booter Trustees Limited: 04209387 David Booter SIPP Trustees Limited: 04697835</p> <p><u>For overseas entities</u> (a) Territory of incorporation or formation:  (b) Overseas entity ID issued by Companies House, including any prefix:  (c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:</p>

Give full name(s).

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with HM 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 email 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.

5 Lender for entry in the register:

Richard Blunt Limited

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:  
05466188

For overseas companies

(a) Territory of incorporation:

(b) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

6 Lender's intended address(es) for service for entry in the register:  
Clifton Hall, Clifton Campville, Tamworth B79 0BE

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:

9 Additional provisions

(a) This legal charge is supplemental to a Contract dated 2023 and made between (1) the Lender and (2) the Borrower and is intended to be a security for the payment of the monies payable by the Borrower in respect of Car Parking Area 1 and Car Parking Area 2 by virtue of that Contract.

(b) The Borrower will pay to the Lender the sum of £150,000.00 on or prior to 19 June 2025.

(c) On payment of all monies payable by the Borrower to the Lender by virtue of the said Contract, the Lender will supply an appropriate discharge of this legal charge.

**Limitation of liability**

Notwithstanding any provision to the contrary contained herein or at all, the liability of David Booter Trustees Limited shall not be

personal but shall be limited to the extent of the assets for the time being of the Azero Investments Retirement Benefits Scheme ("the scheme") and further David Booler Trustees Limited shall have no such liability after the company ceases to be the Independent Trustee of the scheme.

Notwithstanding any provision to the contrary contained herein or at all, the liability of David Booler SIPP Trustees Limited shall not be personal but shall be limited to the extent of the assets for the time being of the SIPP Focus DB971 – J Thomson ("the scheme") and further David Booler SIPP Trustees Limited shall have no such liability after the company ceases to be the Independent Trustee of the scheme.

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.

Examples of the correct form of execution are set out in [practice guide 8: execution of deeds](#).

Execution as a deed usually means that a witness must also sign, and add their name and address.

## 10 Execution

Executed as a deed by  
Richard Blunt Limited  
acting by a director  
in the presence of:

.....  
Director

Signature of witness: .....

Name of witness: .....

Address: .....

Executed as a deed by  
City Properties (Derby) Limited  
acting by two directors

.....  
Director

Signed as a deed by  
Jeffrey Handley  
as trustee  
in the presence of:

Signature of witness: .....

Name of witness: .....

Address: .....

.....  
LAURA GRAY

Signed as a deed by  
Nicola Jane Collett  
as trustee  
in the presence of:

[Redacted Signature]

Signature of witness:

[Redacted Signature]

Name of witness:

LAURA GRAY

Address:

[Redacted Address]

Executed as a Deed by  
David Booler Trustees Limited  
as trustee  
acting by two authorised signatories

[Redacted Signature]

Authorised Signatory

[Redacted Signature]

Authorised Signatory

Executed as a Deed by  
David Booler SIPP Trustees Limited  
as trustee  
acting by two authorised signatories

[Redacted Signature]

Authorised Signatory

[Redacted Signature]

Authorised Signatory

Signed as a deed by  
James Thomson  
as trustee  
in the presence of:

[Redacted Signature]

Signature of witness:

[Redacted Signature]

Name of witness:

LAURA GRAY

Address:

[Redacted Address]

**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.

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