



Registration of a Charge

Company name: **PORTMAN FINANCE LIMITED**

Company number: **05397019**



X72M2KPL

Received for Electronic Filing: **27/03/2018**

Details of Charge

Date of creation: **19/03/2018**

Charge code: **0539 7019 0004**

Persons entitled: **NAOMI HARTNELL**

Brief description: **OWLS BARN, SOPLEY, CHRISTCHURCH BH23 7AZ AND ADJOINING
LAND ON THE NORTH SIDE OF OWLS BARN, SOPLEY, CHRISTCHURCH
BH23 7AZ**

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: **SA LAW LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 5397019

Charge code: 0539 7019 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 19th March 2018 and created by PORTMAN FINANCE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 27th March 2018 .

Given at Companies House, Cardiff on 28th March 2018

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

Sub-Mortgage
HM Land Registry
(Land Registration Act 2002)

Title Number(s): HP445878 and HP533008

Property Description: Owls Barn, Sopley, Christchurch BH23 7AZ and adjoining land on the north side of Owls Barn, Sopley, Christchurch BH23 7AZ

Dated: 19 MARCH 2018

Parties:

- (1) **PORTMAN FINANCE LIMITED** (Company Number 05397019) whose registered office is at 97 High Road, Broxbourne, Hertfordshire EN10 7BN (the "Company"); and
- (2) **NAOMI HARTNELL** of Cherry House, 9 Oakridge Avenue, Radlett, Hertfordshire WD7 8EN (the "Sub-Mortgagee")

WHEREAS

The Company has advanced a loan facility of £239,200 (the "Facility") to Ronald Lakey and Elizabeth Marguerite Lakey both of Owls Barn Farm, Derriitt Lane, Christchurch BH23 7AZ (the "Borrower") upon the terms of a facility letter dated 22nd January 2018 from the Company to the Borrower (the "Facility Letter"). Payment of the Facility by the Borrower is secured by a Legal Charge, reference to which is set out in the Schedule hereto (the "Charge").

The Sub-Mortgagee has advanced a loan facility of £170,000.00 to the Company upon terms contained in a letter dated 8th February 2018 from the Company to the Sub-Mortgagee ("Agreement Letter"), and the Company acknowledges receipt of such sum prior to the date hereof.

NOW THIS DEED WITNESSES:

1. The Company with full title guarantee charges with the payment of all monies and liabilities owing or incurred to the Sub-Mortgagee by the Company under the Agreement Letter ("Secured Sum") the Charge and the indebtedness secured thereby.
2. The Company shall have complete and exclusive power and authority to protect or enforce the Charge.
3. The Company hereby represents and warrants to the Sub-Mortgagee and acknowledges that the Sub-Mortgagee has relied on such representation in entering into the Agreement Letter and this Sub-Mortgage that the Facility Letter and the Charge respectively constitute valid and enforceable obligations in accordance with their respective terms and tenors and that the Charge is a valid and enforceable security.
4. The Company hereby covenants with the Sub-Mortgagee that the Company will not assign transfer or hold on trust for another the Charge or the benefit thereof without the prior consent in writing of the Sub-Mortgagee.

5. The Company will procure the placing of a restriction in the Charges Register of the above titles in the following terms:

"No disposition of the registered charge dated 19 March 2018 in favour of Portman Finance Limited by the proprietor of that registered charge is to be registered without the written consent by the proprietor for the time being of the sub-charge dated 19 March 2018 in favour of Naomi Hartnell referred to in the Charges Register."

6. Upon realisation of the Charge or repayment of the Facility, the indebtedness owed to the Sub-Mortgagee by the Company secured under this Deed shall rank in priority with indebtedness due to the Company under the Charge to the extent that upon repayment of the Facility, or upon sale of the security, redemption proceeds or sale proceeds shall be applied in the following order:

- Sale costs and expenses
- The Sub-Mortgagee's capital, interest and expenses
- The Company's capital, interest and expenses

7. The Sub-Mortgagee shall discharge its Sub-Mortgage upon repayment of the Secured Sum.


THE SCHEDULE

A Legal Mortgage dated 19 March 2018 made between (1) Ronald Lakey and Elizabeth Marguerite Lakey and (2) the Company relating to the freehold property known as Owls Barn, Sopley, Christchurch BH23 7AZ and adjoining land on the north side of Owls Barn, Sopley, Christchurch BH23 7AZ registered at the Land Registry under Title Numbers HP445878 and HP533008.

EXECUTED as a DEED by

PORTMAN FINANCE LIMITED acting by

its Director:



Director

in the presence of:

Signature of Witness.....J Thompson.....

Name (IN BLOCK CAPITALS) JESSIE THOMPSON

Address 97 High Road
Braxbourne
Herts
EN10 7BN


SIGNED as a DEED by

NAOMI HARTNELL

A handwritten signature in dark ink, appearing to read 'Naomi Hartnell', written over a horizontal dotted line.

in the presence of:

Signature of Witness.....

A handwritten signature in dark ink, appearing to read 'Peter Hayes', written over a horizontal dotted line.

Name (IN BLOCK CAPITALS)

Address

Peter Hayes
48 Watling Street
Radlett, Herts. WD7 7NN
Solicitor