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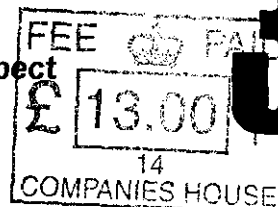
COMPANIES FORM No. 395

021066/26

## Particulars of a mortgage or charge

# 395

A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge.



CHFP025

Please do not  
write in  
this margin

Please complete  
legibly, preferably  
in black type, or  
bold block lettering

\*insert full name  
of Company

Pursuant to section 395 of the Companies Act 1985

To the Registrar of Companies  
(Address overleaf - Note 6)

For official use

Company number

[2111]

05428184

Name of company

\* WATES LINDEN (CUCKFIELD) LIMITED (the "Company")

Date of creation of the charge

05 SEPTEMBER 2006

Description of the instrument (if any) creating or evidencing the charge (note 2)

DEBENTURE (the "Debenture")

Amount secured by the mortgage or charge

All or any money and liabilities which shall from time to time (and whether on or at any time after demand) be due, owing or incurred in whatsoever manner to BoS by the Company, whether actually or contingently, solely or jointly and whether as principal or surety (or guarantor or cautioner), including any money and liabilities of the Company to a third party which have been assigned or novated to or otherwise vested in BoS and including interest, discount, commission and other lawful charges or expenses which BoS may in the course of its business charge or incur in respect of any of those matters or for keeping the Company's account, and so that interest shall be computed and compounded according to the usual BoS rates and practice (or otherwise agreed in writing) after as well as before any demand made or judgment or decree obtained under or in relation to the Debenture (the "Secured Liabilities").

For a list of definitions please see continuation sheet 1.

Names and addresses of the mortgagees or persons entitled to the charge

THE GOVERNOR AND COMPANY OF THE BANK OF SCOTLAND, THE MOUND, EDINBURGH  
("BoS")

Postcode EH1 1YZ

Presentor's name address and  
reference (if any):

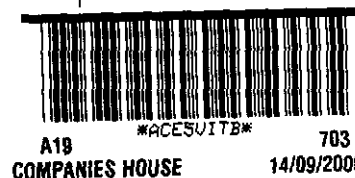
MacLay Murray & Spens LLP  
One London Wall  
London  
EC2Y 5AB

KXK/CMV/SMK/BAN/13/2733

Time critical reference

For official Use (02/00)  
Mortgage Section

Post room



Short particulars of all the property mortgaged or charged

Please see continuation sheet 1.

Please do not  
write in  
this margin

**Please complete  
legibly, preferably  
in black type, or  
bold block  
lettering**

Particulars as to commission allowance or discount (note 3)

NIL.

A fee is payable  
to Companies  
House in  
respect of each  
register entry  
for a mortgage  
or charge.  
(See Note 5)

Signed

*Maureen Murray, Spens W*

Date 12 September 2006

On behalf of ~~XXXXXX~~ [mortgagee/chargee] †

† delete as  
appropriate

Notes

- 1 The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the Registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage", or "Legal charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his;
  - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
  - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional,for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.
- 5 A fee of £13 is payable to Companies House in respect of each register entry for a mortgage or charge. Cheques and Postal Orders must be made payable to **Companies House**.
- 6 The address of the Registrar of Companies is: Companies House, Crown Way, Cardiff CF14 3UZ

## **Continuation sheet 1**

To the Registrar of Companies

Name of company

Company number

Wates Linden (Cuckfield) Limited

05428184

Wates Linden (Cuckfield) Limited (the "Company")

### **Short particulars of all the property charged:**

- 1.1 The Company with full title guarantee hereby charges to BoS as a continuing security for the payment or discharge of the Secured Liabilities:-
- 1.1.1 by way of legal mortgage all estates or interests in the freehold and leasehold property described in the schedule to the Debenture (see note below) together with all present and future buildings, and fixtures (including trade and tenant's fixtures), which are at any time on or attached to the property;
  - 1.1.2 by way of fixed charge:-
    - 1.1.2.1 all estates or interests in any freehold or leasehold property belonging to the Company now or at any time after the date of the Debenture (other than any property charged in terms of Clause 1.1.1 above) together with all buildings, and fixtures (including trade and tenant's fixtures) which are at any time on or attached to the property;
    - 1.1.2.2 all present and future interests of the Company in or over land or the proceeds of sale of it and all present and future licences of the Company to enter upon or use land;
    - 1.1.2.3 the benefit of all other agreements relating to which the Company is or may become party or otherwise entitled;
    - 1.1.2.4 all plant and machinery of the Company now or in the future attached to property which is charged by the foregoing provisions of this clause 1.1;
    - 1.1.2.5 all present and future stocks, shares and other securities owned (at law or in equity) by the Company and all rights, money or property of a capital nature at any time accruing or offered in relation to them, whether by way of bonus, consolidation, conversion, exchange, option, preference, return of capital or otherwise;
    - 1.1.2.6 all rights, money or property of an income nature at any time accruing or payable in relation to the stocks, shares and other securities charged by clause 1.1.2.5, whether by way of dividend, distribution, interest or otherwise;
    - 1.1.2.7 all rights and interests in and claims under all insurance contracts or policies now or in the future held by or insuring to the benefit of the Company which

relate to Fixed Charge Assets (including all money payable under such contracts and policies;

- 1.1.2.8 all rights and interest and claims under all other insurance or assurance contracts of policies now or in the future held by or insuring to the benefit of the Company (including all money payable under them.)
- 1.1.2.9 all patents, utility models, registered and unregistered trade and service marks, rights in passing off, copyright, registered and unregistered rights in designs and database rights in each case now or in the future held by the Company (whether alone or jointly with others) anywhere in the world and including any extensions and renewals of, and any application thereof, such rights;
- 1.1.2.9.1 the benefit of all agreements and licences now or in the future entered into or enjoyed by the Company relating to the use or exploitation by or on behalf of the Company in any part of the world of any such rights as are referred to in clause 1.1.2.9 but owned by others;
- 1.1.2.10 all the Company's rights now or in the future in relation to trade secrets, confidential information and know how in any part of the world.
- 1.1.2.11 all present and future book debts of the Company;
- 1.1.2.12 all other present and future debts or monetary claims of the Company against third parties (excluding those charged under clause 1.1.2.7 or 1.1.2.8 or arising on fluctuating accounts with other Group Companies);
- 1.1.2.13 the benefit of all warranties, instruments, guarantees, charges, pledges, and other security and all other rights and remedies available to the Company in respect of any Fixed Charge Assets;
- 1.1.2.14 all present and future bank accounts, cash at bank and credit balances of the Company (excluding those arising on fluctuating accounts) with any bank or other person whatsoever and all rights relating or attaching to them (including the right to interest); and
- 1.1.2.15 all rights, money or property accruing or payable to the Company now or in the future under or by virtue of a Fixed Charge Asset except to the extent that such rights, money or property are for the time being effectively charged by fixed charge under the foregoing provisions of this clause 1.1;
- 1.1.3 by way of floating charge all the Assets not effectively otherwise mortgaged, charged or assigned by this Clause 1, (including, without limitation, any immovable property of the Company in Scotland and any Assets in Scotland falling within any of the types mentioned in clause 1.1.2).
- 1.2 The Company with full title guarantee hereby assigns as a continuing security for the payment or discharge of the Secured Liabilities in favour of BoS (subject to the right of the Company to require the re-assignment of it upon payment or discharge in full of the Secured Liabilities):
  - 1.2.1.1 all the right, title and interest of the Company in and to any interest rate hedging agreements now or in the future entered into with any person; and
  - 1.2.1.2 (insofar as they are capable of being assigned by way of security) all the right, title

and interest of the Company in and to any agreement to which the Company is a party except to the extent that it is subject to any fixed charge created under any other provisions of the Debenture;

- 1.3 Any mortgage, fixed charge or other fixed security created by the Company in favour of **BoS** shall have priority over the floating charge created by the Debenture, except insofar as **BoS** shall declare otherwise whether at or after the time of creation of such fixed security.
- 1.4 The Company will not without the prior written consent of **BoS**:-
  - 1.4.1 create or attempt to create or permit to subsist any right in security, mortgage, charge, lien (other than a lien arising in the ordinary course of business by operation of law) or any encumbrance, trust agreement, declaration of trust or trust arising by operation of law over all or any Assets (except in favour of **BoS**); or
  - 1.4.2 sell, transfer, assign, factor, lease or otherwise dispose of or part with possession in any way of all or any of its Assets (other than in terms of a Permitted Disposal); or
  - 1.4.3 in any way dispose of the equity of redemption of any such Asset or any interest in any such Asset.

## 2 Continuing Security

This security will be a continuing security for the Secured Liabilities notwithstanding any intermediate payment or settlement of all or any part of the Secured Liabilities or other matter or thing whatsoever and will be without prejudice and in addition to any other right, remedy or security of whatever sort which **BoS** may hold at any time for the Secured Liabilities or any other obligation whatsoever and will not be affected by any release, reassignment or discharge of such other right remedy or security.

### Definitions and Interpretations:

**"Assets"** means the whole of the property (including uncalled capital) which is or may be from time to time comprised in the property and undertaking of the Company;

**"Development"** means the development of 44 private apartments, townhouses and detached houses and 19 affordable apartments and townhouses on the Property.

**"Financial Appraisal and Development Programme"** means the analysis of costs and outline budget for the Development acceptable to **BoS** and including comprehensive building cost estimates (including contingencies), build programmes, cash flows, sales forecasts, payment projections and profit projections, and the same may be amended from time to time with the prior written approval of **BoS**.

**"Fixed Charge Asset"** means an Asset for the time being comprised within a mortgage, fixed charge or assignment by way of security created by clause 1.1, 1.2, 1.3 or (with effect from the date of its creation) any security created pursuant to clause 1.11;

**"Group"** means the Company and each of its Subsidiaries and **"Group Company"** shall be construed accordingly;

**“Intellectual Property Rights”** means patents, patent applications, trade marks, community trade marks, service marks, trade names, brand names, registered designs, copyright and all other industrial and intellectual property rights;

**“Permitted Disposal”** means:

- (a) the disposal of stock on an arm’s length basis in the ordinary course of trading;
- (b) disposals of obsolete or redundant assets which are no longer required for the business of any Group Company;
- (c) disposals of assets (other than any shares, freehold or leasehold properties, heritable or leased properties in Scotland, Intellectual Property Rights, debtors or any trade or business) in exchange for replacement assets comparable or superior as to type, value and quality;
- (d) disposals of assets if the higher of the sale price and the market value of the assets disposed of (whether by a single transaction or a series of transactions) when taken together with all other disposals in any financial year (other than those under paragraphs (a), (b) or (c) above) made by the Group is not in total more than £50,000; and
- (e) a disposal of each of the 44 open market apartments, townhouses and detached houses and each of the 19 affordable apartments on the Property after completion of each unit under the Development, the net sale proceeds of each such disposal to be not less than the sales projections set out in the Financial Development and Appraisal Programme.

Note: There is no property described in the schedule to the Debenture.

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## CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

COMPANY No. 05428184

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEBENTURE DATED THE 5th SEPTEMBER 2006 AND CREATED BY WATES LINDEN (CUCKFIELD) LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO THE GOVERNOR AND COMPANY OF THE BANK OF SCOTLAND ON ANY ACCOUNT WHATSOEVER WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 14th SEPTEMBER 2006.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 18th SEPTEMBER 2006 .

*PDW*



*Companies House*

— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES