

712635/13

In accordance with
Sections 859A and
859J of the Companies
Act 2006

MR01

Particulars of a charge



Companies House

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

You can use the WebFiling service to file this form online
Please go to www.companieshouse.gov.uk

☒ **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 the
instrument Use form MR08



A58S26TM

A24

09/06/2016

#90

COMPANIES HOUSE

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 the form is 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**

THURSDAY

1 Company details

Company number 1 0 1 2 0 7 6 4

Company name in full Boathouse Twickenham Limited ✓

For official use

→ **Filing 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 5 0 5 2 0 1 6 ✓

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 Vennture (One) Limited ✓

Name

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	
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
	The Boathouse, Ranelagh Drive, Twickenham TW1 1QX	
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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	6	Floating charge
	Is the instrument expressed to contain a floating charge? Please tick the appropriate box <input type="checkbox"/> Yes Continue <input checked="" type="checkbox"/> No Go to Section 7 Is the floating charge expressed to cover all the property and undertaking of the company? <input type="checkbox"/> 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 <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	8	Trustee statement ¹
	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 <input type="checkbox"/>	¹ This statement may be filed after the registration of the charge (use form MR06)
	9	Signature
Signature	Please sign the form here 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 Karen Milne

Company name Wise Geary Commercial Solicitors

Address The Courtyard

Chapel Lane

Bodicote

Post town Banbury

County/Region Oxfordshire

Postcode O X 1 5 4 D B

Country

DX 24245 Banbury

Telephone 01295 278500



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 £13 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.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk



FILE COPY

DX

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10120764

Charge code: 1012 0764 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 25th May 2016 and created by BOATHOUSE TWICKENHAM LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 9th June 2016.

Given at Companies House, Cardiff on 16th June 2016



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

Land Registry

Legal charge of a registered estate

CH1

This form should be accompanied by either Form AP1 or Form FR1

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 217(1) of the Land Registration Rules 2003 and includes, among others, solicitor, licensed conveyancer and fellow of the Institute of Legal Executives

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

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

1	Title number(s) of the property MX180251
2	Property The Boathouse Ranelagh Drive Twickenham TW1 1QE
3	Date 25 May 2016
4	Borrower Boathouse Twickenham Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix 10120764 <u>For overseas companies</u> (a) Territory of incorporation (b) Registered number in England and Wales including any prefix
5	Lender for entry in the register Vennture (One) Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix 09210807 <u>For overseas companies</u> (a) Territory of incorporation (b) Registered number in England and Wales including any prefix
6	Lender's intended address(es) for service for entry in the register The Courtyard, Chapel Lane, Bodicote, Banbury, Oxon OX15 4DB

WE HEREBY CERTIFY THIS DOCUMENT TO
BE A TRUE AND ACCURATE COPY OF THE

ORIGINAL

Signed

08 06 16

Date

Wise Geary Solicitors,
The Courtyard, Chapel Lane, Bodicote, Banbury
Oxfordshire, OX15 4DB

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

7	<p>The borrower with</p> <p><input checked="" type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p> <p>charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9</p>
8	<p><input type="checkbox"/> The lender is under an obligation to make further advances and applies for the obligation to be entered in the register</p> <p><input checked="" type="checkbox"/> The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate no disposition by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor of the time being of the charge dated <u>25 May</u> 2016 in favour of Vennture (One) Limited referred to in the Charges Register</p>
9	<p>Additional provisions</p> <p>9 1 In this Legal Charge (unless the context requires otherwise) - "Default Notice" means the notice referred to in paragraph 9 6 "Interest" means interest payable on the Loan and Secured Amounts in accordance with the terms of the Loan Agreement "the Loan" means the sum referred to in the Loan Agreement "the Loan Agreement" means an agreement of today's date made between the parties hereto "the Repayment Date" means the date referred to in the Loan Agreement "the Secured Amounts" means all amounts which are payable (in respect of principal interest or otherwise) to the Lender under the Loan Agreement together with all amounts due to the Lender as transferor under the Transfer "the Transfer" means the transfer of the Property of even date made between the Lender as transferor and the Borrower as transferee</p> <p>9 2 The Borrower hereby covenants to -</p> <p>9 2 1 Repay the Loan together with Interest and the other Secured Amounts on the Repayment Date;</p> <p>9 2 2 Further pay the Interest on any of the Loan and Secured Amount not paid on the Repayment Date until payment (whether before or after judgement),</p> <p>9 3 The Borrower shall be permitted to make repayment of the Loan by instalments in accordance with the terms of the Loan Agreement prior to the Repayment Date together with Interest on each installment accrued in accordance with the terms of this Legal Charge and the Loan Agreement,</p> <p>9 4 The security constituted by this Legal Charge shall be immediately enforceable and the power of sale and other powers given by a Section 101 of the Law of Property Act 1925 shall be immediately exercisable at any time after the occurrence of any default or breach of the Borrower's obligations contained in this Legal Charge,</p>

9.5 After the security constituted by this Legal Charge has become enforceable the lender may in its absolute discretion enforce all or any part of the security at the time and in the manner and the terms it thinks fit and take possession of and hold or dispose of all or any part of the property,

9.6.1 The Lender shall be entitled to serve a default notice requiring repayment of the Loan and any Secured Amounts then outstanding upon the occurrence of any event of default,

9.6.2 Upon service of a Default Notice payment of the Loan and any Secured Amounts then outstanding shall immediately be made to the Lender and Interest (both before and after judgement) shall be payable on such sum

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.

10 Execution


Signed as a Deed by the said
BOATHOUSE TWICKENHAM LIMITED
acting by a director

In the presence of -

Witness signature
Name (IN BLOCK CAPITALS)
Address

Signed as a Deed by the said
VENNITURE (ONE) LIMITED
acting by a director

In the presence of

Witness signature 
Name (IN BLOCK CAPITALS) KAREN MILNE
Address LOISE GEARY
THE COURTYARD
CHAPEL LANE
BODICOTE
OXEN OXIS & DB

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

© Crown copyright (ref LR/HO) 07/08