

855034/23

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

MR01

Particulars of a charge



Companies House



Go online to file this information
www.gov.uk/companieshouse

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

☒ **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

FRIDAY



A31 *A6G0G6PM* #88
29/09/2017
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 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 1 0 2 3 6 8 5 9

Company name in full PP&R DEVELOPMENTS LTD

2 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 27 09 2017

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 Charter Court Financial Services 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.
	13 Brunswick Parade, Liverpool L22 5PY	
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.	

MRO1

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
T1/1580469

Company name
GWlegal

Address
4th Floor

20 Chapel Street

Post town
Liverpool

County/Region

Postcode
L 3 9 G W

Country

DX
DX 14186 Liverpool 1

Telephone
0345 373 3737



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 or email 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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10236859

Charge code: 1023 6859 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 27th September 2017 and created by PP&R DEVELOPMENTS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 29th September 2017.

Given at Companies House, Cardiff on 9th October 2017



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

I hereby certify that this is a true copy of the original document which I have seen signed this 27 day of September 2017

Mortgage deed

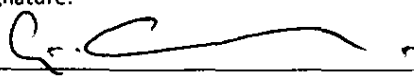

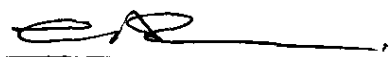

The Lender: Charter Court Financial Services Limited (incorporated in England and Wales with company number 06749498 and having its registered office at 2 Charter Court, Broadlands, Wolverhampton, WV10 6TD and trading as **Precise Mortgages**) together with its transferees, successors and assigns (including any legal or equitable assignee of the mortgage, whether by way of absolute assignment or by way of security only) and including those deriving title under it or them.

This Mortgage Deed is made on the Date between the Borrowers and the Lender. All capitalised terms have the meaning given to them in the Conditions, unless otherwise defined.

Date: 27th September 2017	Application reference number: M1001422386
The Borrowers: PP & R Developments Ltd ('you', 'your') PP & R Developments Ltd.	
The Conditions: Precise Mortgages General Mortgage Conditions 2015 England & Wales	
The Property: 13 Brunswick Parade, Liverpool L22 5PY shown shaded green on the attached plan together with the right for the Lender and its successors and assigns (in common with all other persons entitled to the like right) at all times and for all purposes: (a) to the uninterrupted passage and running of water soil gas electricity telephone and other services from and to the Property through any gutters pipes cables sewers drains watercourses channels and other conducting media now laid or to be laid within the Perpetuity Period (being the period commencing on the date hereof and enduring for eighty years) in over or under the adjoining land now owned by the Borrower under title number see below but excluding the Property (hereinafter referred to as the "Other Land"); and (b) to enter the Other Land for the purposes of (i) laying maintaining replacing and inspecting the said gutters pipes cables sewers drains watercourses channels and other conducting media; and (ii) renewing repairing and inspecting the facing walls of any house garage or other structure which may be built on or near the boundary line of the Property, subject always to making good any damage which may be caused in the exercise of such powers.	
Title number: MS229864 part of MS113172 and part of MS155239	

1. This Mortgage Deed incorporates the Conditions, the terms of the Mortgage Offer and the Tariff of Mortgage Charges and the Borrowers acknowledge receipt of such documents. The Borrowers agree to be bound by the Conditions, the terms of the Mortgage Offer and the Tariff of Mortgage Charges.
2. The Borrowers charge the Property with full title guarantee by way of legal mortgage as continuing security for the Amount Owed and All Other Debt.
3. This Mortgage is made for securing Additional Borrowing and re-advances.
4. The Borrowers and the Lender apply to the Chief Land Registrar for the registration against the registered title of a restriction in the following form: "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 written consent signed by the proprietor for the time being of the charge dated 27.9.17 in favour of Charter Court Financial Services Limited referred to in the charges register."

Signed and delivered as a deed in the presence of witnesses:

Your signatures	Signature, name and address of each witness (the signature of each borrower must be witnessed separately)
Your signature:  Full name: GARY GOODMAN (DIRECTOR)	Witness's signature:  Name: PETER MCHUGH Address: C/O EXCELLO LAW LIMITED ONE DEBY SQUARE, LIVERPOOL, L2 9XX Occupation: SOLICITOR
Your signature:  Full name: LOUISE GOODMAN (DIRECTOR)	Witness's signature:  Name: PETER MCHUGH Address: C/O EXCELLO LAW LIMITED ONE DEBY SQUARE, LIVERPOOL, L2 9XX Occupation: SOLICITOR

Plan No 2

13 Brunswick Parade

Duplicate

MS 229 864
MS 155239 (PART)
MS 113172 (PART)

Warning

The estate development and plot numbering shown hereon are revised or not adhered to official approval of any part of the plan affected thereby will be withdrawn. Developers must provide a new plan or extract of the plan affected for fresh approval where revision or change takes place.

This approval does not confirm that development planning permission has been sought or obtained. Planning permission is dealt with by local planning authorities and not by Land Registry.

Date 5 July 2017

Land Registry

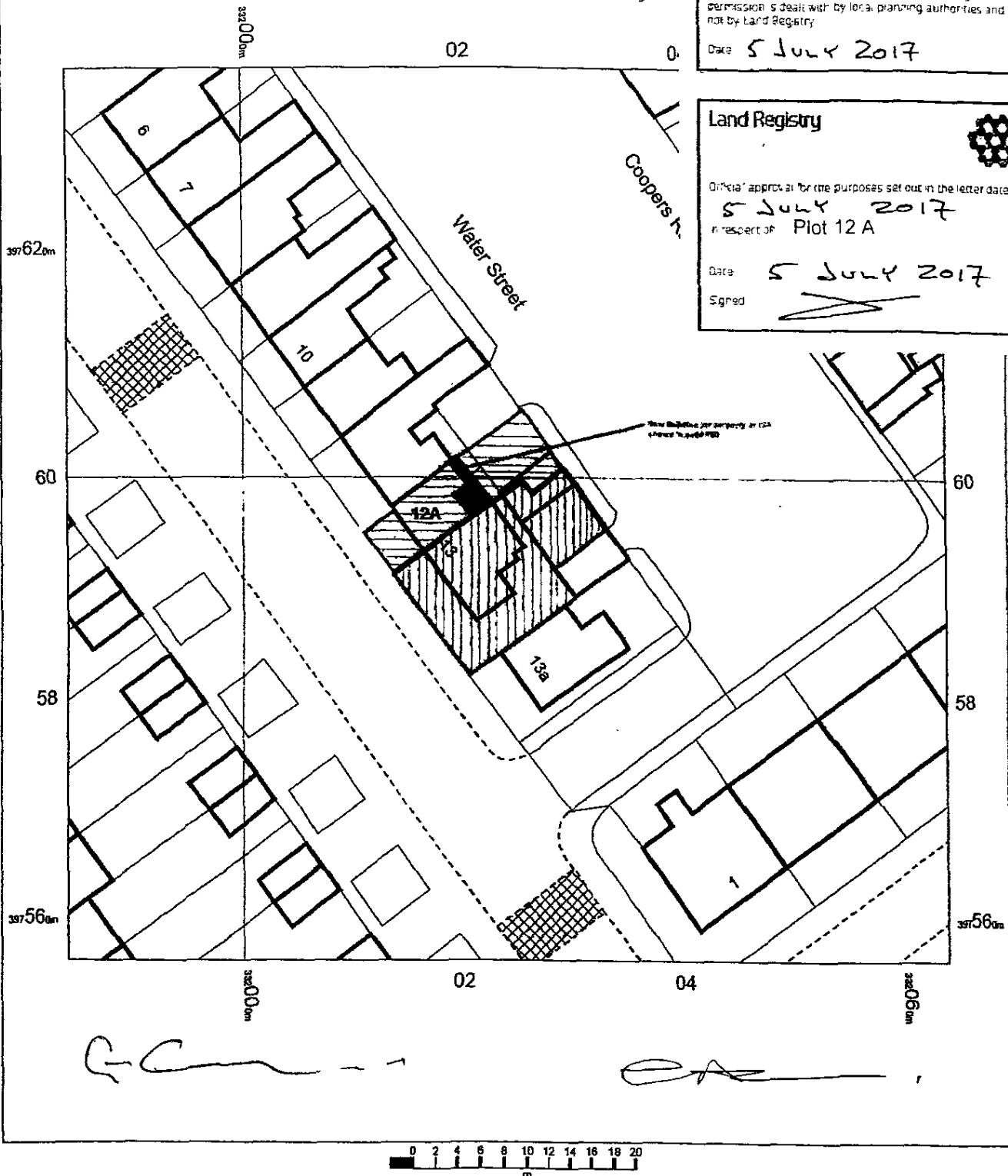


Official approval for the purposes set out in the letter dated 5 July 2017 in respect of Plot 12A

Date 5 July 2017

Signed

[Signature]



OS MasterMap 1250/2500/10000 scale
28 November 2016, ID: BLJT-00579840
www.planningapplicationmaps.co.uk

1:500 scale print at A4, Centre: 332024 E, 397597 N

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