109674/23

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 be payable with this
Please see 'How to pay' on the l

THURSDAY

A9H0JM60
A17 12/11/2020 #64
COMPANIES HOUSE

✓ **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 there is instrument. Use form MR08.

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.**

For official use

→ **Filling in this form**
Please complete in typescript or in bold black capitals.

All fields are mandatory unless specified or indicated by *

1 Company details

Company number	1 1 1 3 7 0 2 1
Company name in full	Hospitality Un Limited

2 Charge creation date

Charge creation date	d 1 d 0 m 1 m 1 y 2 y 0 y 2 y 0

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	Hall & Woodhouse 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

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.

Brief description

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.

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.

☑ **Yes**

☐ **No**

6 Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

☐ **Yes** Continue

☑ **No** Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ **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.

☐ **Yes**

☑ **No**

8 Trustee statement ❶

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.

☐

❶ This statement may be filed after the registration of the charge (use form MR06).

9 Signature

Please sign the form here.

Signature

Signature

X Blanchs Baily LLP X

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: Jenny Netherton

Company name: Blanchards Bailey LLP

Address: Bunbury House

Stour Park

Post town: Blandford Forum

County/Region: Dorset

Postcode: D T 1 1 9 L Q

Country:

DX:

Telephone: 01258 483590

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

Blanchards Bailey
Law for Life

Bill of Sale dated 10 November **2020.**

Between

(1) **Hospitality Un Limited** (Company Registration No 11137021 whose registered office is Verulam House, 1 Cropmead, Crewkerne, Somerset TA18 7HQ ("the Borrower"); and

(2) **Hall & Woodhouse Limited** (Company Registration No 57696) whose registered office is The Brewery, Blandford St Mary, Dorset DT11 9LS ("the Lender")

Background

The Borrower has asked to borrow money solely for the purposes of the business carried on by the Borrowers at The Greyhound, Staple Fitzpaine, Taunton, Somerset TA3 5SP and the Lender has agreed to lend the money on the terms set out in this Bill of Sale.

Witnesses that in consideration of the sum of **£121,101.23** now paid to the Borrower by the Lender (receipt of which the Borrower hereby acknowledges) the Borrower hereby assigns to the Lender its assigns and successors in title all and singular the several chattels and things specifically described in the schedule annexed hereto ("the Goods") by way of security for the payment of the sum of **£121,101.23** ("the Principal Sum") and interest at the rate of **25%** a year ("the Specified Rate").

And the Borrower further agrees and declares as follows:-

1. **Payment**

The Borrower will pay to the Lender the Principal Sum by **364** equal weekly payments of **£371.46 over 104 weeks and £317.19 over 260 weeks** the first such payment to be made on **3 April 2020** and each subsequent payment on the Friday of each succeeding week together with monthly interest at the Specified Rate. In default of payment of any instalment the Borrower will pay interest on the amount of the unpaid instalment at the Specified Rate from the date when that instalment became due until it is paid

2. **Insurance**

The Borrower will at all times during the continuance of the security:

2.1. Keep the Goods insured against loss or damage by fire with a reputable insurer in the sum of **£121,101.23** in the joint names of himself and the Lender; and

2.2. Pay all premiums necessary for effecting and keeping up such insurance; and

2.3. On demand in writing produce and if required deliver to the Lender the policy or policies of such insurance and the receipt for every such payment;

In default of any or all of which at any time the Lender will be entitled (but not obliged) to insure and keep insured the Goods in the sum of **£121,101.23** and the costs and expenses incurred by the Lender for this purpose together with interest thereon at the rate of **25%** per year ("the Default Rate") shall on demand be repaid to it by the Borrower and until such repayment shall be a charge upon the Goods

WE CERTIFY THAT THIS IS A TRUE AND COMPLETE COPY OF THE ORIGINAL DOCUMENT
.....BLANCHARDS BAILEY LLP
Blanchards Bailey 4/11/2020

BLANCHARDS BAILEY LLP
SOLICITORS
BUNBURY HOUSE
STOUR PARK
BLANDFORD FORUM
DORSET DT11 9LQ

3. **Rent and Receipts**

The Borrower will at all times during the continuance of this security:

3.1. Pay the rent, rates and taxes in respect of the premises upon or in which for the time being the Goods may be; and

3.2. Keep the Goods from being distrained for rent rates or taxes or from being taken under any execution; and

3.3. On demand in writing produce to the Lender or his authorised agents the receipts of such rent rates and taxes.

The Lender is entitled (but not obliged) to pay and discharge all rent rates taxes assessments and outgoings that at any time during the subsistence of the security may be or become due assessed or payable in respect of the premises upon or in which for the time being the Goods may be. All the costs and expenses thereby incurred by the Lender together with interest thereon at the Default Rate shall on demand be repaid to it by the Borrower and until such repayment shall be a charge upon the Goods.

4. **Not to allow execution etc or to remove the Goods without consent**

The Borrower will not:

4.1. permit or suffer any distress or execution to be levied upon the Goods or become bankrupt; or

4.2. remove the Goods from the premises where they now are (or from where with the consent of the Lender they may have been removed) except for the purpose of effecting necessary repairs to them without the prior consent in writing of the Lender.

5. **Repair and replacement of the Goods**

The Borrower will keep the Goods in good and substantial repair and condition and will replace such of them as may be destroyed or worn out with other goods of equal value and any goods so substituted shall be included in this security. The Lender is entitled (but not obliged) from time to time and at all reasonable times during the continuance of this security to enter on the premises where the Goods may for the time being be and to view and inspect the Goods and take inventories of them.

6. **Seizure**

If the Borrower:-

6.1. defaults in payment of the Principal Sum or any part of it or of the interest on it at the times appointed for payment respectively or in the performance of any covenant or agreement contained in this Bill of Sale and necessary for maintaining the security; or

6.2. becomes a bankrupt or suffers the Goods to be distrained for rent rates or taxes; or

6.3. fraudulently either removes the Goods or suffers the Goods to be removed from the premises upon or in which the Goods may be; or

6.4. does not without reasonable excuse upon demand in writing by the Lender produce to the Lender the last receipts for rent rates and taxes;

or if execution shall during the continuance of the security have been levied against the goods of the Borrower under any judgment at law then and in any such case the Lender its servants or agents shall be entitled without previous notice to the Borrower to seize and take possession of any of the Goods in whatever place or places they may happen to be.

7. **Seizure and sale**

If the Lender becomes entitled to seize the Goods the Lender or the Lender's agents may enter and remain upon any premises where the Goods may be and if necessary break open doors and windows in order to obtain admission and after the expiration of five clear days from the day of seizure may sell the Goods by public auction or private contract on or off the premises.

8. **Proceeds of sale**

The Lender shall be entitled out of the proceeds of any such sale to retain the Principal Sum or so much of it as may remain unpaid and the interest then due together with the sum charged upon the Goods under clauses 2 and 3 above and all other costs charges payments and expenses incurred made or sustained in:

8.1. entering upon the premises;

8.2. discharging any distress execution or other encumbrance on the Goods or any of them;

8.3. seizing taking retaining and keeping possession of the Goods or any of them:

8.4. effecting the carriage removal warehousing valuing or sale including the cost of inventories catalogues and advertising of the Goods or any of them; and

8.5. maintaining and defending its rights.

And after payment of the Principal Sum and interest and such costs, charges, payments, expenses and incumbrances as described above shall pay over the surplus (if any) of the proceeds of such sale to the Borrower.

9. **Defeasance of security on satisfaction**

Upon payment by the Borrower of the Principal Sum and interest and of the sums costs charges payments and expenses specified in clauses 7 or 8 above this security shall be void.

10. **Further assurances**

The Borrower and every other person claiming by or through the Borrower any interest in the Goods will at all times at the cost of the Borrower execute and do all such assurances and things as may be lawfully required by the Lender for further and better assuring the Goods to the Lender and for enabling it to obtain possession of them.

11. **Definition**

The expression "the Goods" includes all and any of the chattels assigned under this Bill of Sale.

12. **Causes of Seizure**

PROVIDED ALWAYS that the chattels assigned shall not be liable to seizure or to be taken possession of by the Lender for any cause other than those specified in S7 of the Bills of Sale Act (1878) Amendment Act 1882.

In witness whereof the Borrower has hereunto set his/her hand on the first date mentioned above

Signed as a deed by the said **Hospitality Un Limited Acting By Jan-Willem Van Schagen**

.....
Director

in the presence of:
Witness Signature:

.....

Witness Name: NICHOLAS JOHN SELLICK

Witness Address: LOVENS FARM NTH NEWTON
BRIDGWATER SOMERSET TA7 0BD

Occupation: BUSINESS DEVELOPMENT PARTNER.

AN INVENTORY OF

TRADE FIXTURES, FITTINGS

FURNITURE AND EQUIPMENT

At

THE GREYHOUND INN

STAPLE FITZPAINE

TAUNTON

SOMERSET

TA3 5SP

The Property of:
Hall & Woodhouse Limited

Sold to:

Date:
01st August 2018

G M Chippindall MA FAVLP
Mark Chippindall & Associates Ltd

Licensed and Leisure Property Consultants

Tel: 07798 743634

TRADE DESCRIPTIONS ACT 1968

The description afforded the items enumerated in the foregoing inventory are intended for identification purposes only

SUPPLY OF GOODS (IMPLIED TERMS) ACT 1973
SALE OF GOODS ACT 1979 (as amended 1994)
SUPPLY OF GOODS AND SERVICES ACT 1982

Attention is drawn to the fact that items in the inventory are second-hand and may be of little or no value. This has been taken into account in arriving at the overall price which is based on the customary going-concern basis.

Whilst all items of a working or functional nature are given a cursory examination in order to assess their basic condition, your valuer is not qualified to undertake a detailed examination of the operational nature or condition of such items and cannot warrant that they are in sound working order. It is assumed for the purposes of the inventory valuation that they are sound and functioning correctly. On the day of the changeover items will have been tested to ascertain that they work in basic form. No responsibility can attach to Mark Chippindall & Associates Limited if such items subsequently fail. Should you wish to commission for any items to be examined by a qualified engineer it is recommended that this examination is undertaken before transfer of the inventory and your valuer be advised of the outcome prior to settlement of valuation figures.

ELECTRICITY AT WORK REGULATIONS 1989
GAS (installation and use) REGULATIONS 1994

It is the Licensee's responsibility to properly maintain their electrical and gas equipment and to make sure it is safe for all those who may use it. Mark Chippindall & Associates Limited offer no such warranty. The inclusion of such items within this inventory does not imply that they conform to current safety standards.

CONSUMER PROTECTION ACT 1987

The Act and the regulations made under it require that new or second-hand electrical equipment, gas appliances and upholstered furniture supplied in the course of a trade of business are safe and conform to relevant safety standards.

The inclusion in this inventory of any such item does not infer that they comply with the Act or regulations.

CHILDREN'S PLAY EQUIPMENT

The description of play equipment in the foregoing inventory are NOT intended to imply a guarantee or warranty concerning the current structural condition or standard of installation within the meaning of the prevailing Environmental Health Regulations. Whilst every care has been exercised in cursorily inspecting such equipment it has not been the subject of any formal safety checks and has been (if) valued on an as seen basis. No account has been taken of the standard or condition of those parts of its structure and installation, whether visible or concealed, that cannot be readily inspected at close quarters or without excavation.

REGULATORY REFORM (FIRE SAFETY) ORDER 2005

As the deemed 'Responsible Person' it is imperative that you carry out and keep under review your own up to date fire risk assessment for any inspection that may be made by the Fire Officer or any other Enforcing Authority. We stress that we cannot give either implied or actual warranty that the present arrangements will comply with existing or future fire safety legislation or recommendations of the Fire Officer or any other Enforcing Authority. The inventory contents are listed and assessed on the basis that the existing arrangements are satisfactory for the purpose of their intended use.

NOTE

In accordance with customary practice the valuation of the inventory contents is undertaken on a global price basis and therefore individual items are not separately priced within the inventory schedule that is subsequently released for documentation purposes to the instructing client.

An inventory is a depreciating asset.

The inventory and valuation is for the use only of the instructing client and no liability is accepted by Mark Chippindall & Associates Ltd to any third parties for the whole or any part of the inventory.

MAIN ENTRANCE TO BARS

Vacuum style door closer

Coco fibre door mat as laid

Five various security type locks to doors

Plastic Fire Alarm Notice

Two framed Trade free-standing notice boards

Ceiling mounted Emergency light fitting and tube

Hanging lantern style electric light fitting bulb with metal and glass shade

MAIN BAR (LEFT)

Two 90cm square extending light stained oak top tables on twin bulbous pillar and stretcher supports

105cm by 45cm brown Formica top table on ornate metal framed support

75cm diameter circular stained hardwood top Poseur style table on ornate metal stand

Three stained wood framed standard chairs with brown vinyl button back upholstery to seat and back

Two similar ditto armchairs (with loose cushions)

Stained lathe back brown vinyl seat upholstered chair

Five tall wood framed spindle back counter chairs

140cm floral design upholstered loose cushion board (to Brewery fixed window seat)

120cm stained wood framed cut and panelled bench seat

120cm matching floral loose bench cushion (to above)

Two scatter cushions to above

75cm metal and glass bound log burning stove as fitted and installed with flue (to fireplace)

Wood and metal bound barrel stool

Two security locks to side Exit door

Black metal decorative Knight fireside companion set

9 litre water type Fire Extinguisher (serviced 11/17)

Memorabilia L-R:

Hanging glazed ware spirit keg

Metal framed planter/bucket and contents

Wooden carved ship ornament on plinth

Wood framed and glazed picture: Knight on Horse

Wood framed and glazed tapestry: Biblical Scene

Wood framed and glazed triplet prints of: Coloured Cartoon Scenes

Wood framed and glazed print: Highland Stag

Wood framed and glazed colour print: Jockey on Racehorse

Set of two wood framed glazed colour prints: Epsom

To the Corners of England

Wood framed and glazed cartoon colour print: The Young Man of the Day

Wood framed and glazed four colour prints of: Hunting Scenes

Some 45 items of various ornaments to (four) shelving units in this area to include: bottles, sets of books, plaques, lanterns, plates, tankards, jars etc.

Hogarth framed miniature black and white print (to the above shelving units)

Wood framed wall clock (not working)

Wood and copper framed long handled bed warmer (to fireplace)

Pair of plinth mounted Antlers' Horns (to fireplace)

Plinth mounted Stags Head (to wall)

Wax single candlestick holder (to partition shelf)

Upright floor standing black metal candlestick holder

Hanging electric lantern style light fitting bulb and shade (not connected)

Three twin wooden wall mounted electric light fittings bulbs and candlewick shades (bulbs gone)

Two single ditto ditto as above (one broken)

Ceiling mounted Emergency light fitting and tube

MAIN BAR AREA (ADJACENT)

The floral patterned Axminster carpet with underlay as laid to close cover (approx. 42 sq. m.)

Naplock edging strips to above

240cm brown leather upholstered wood framed twin settee

90cm matching leather armchair

Three upholstered scatter cushions to above

120cm by 60cm dark stained hardwood top table on ornamental black painted metal frame

Two 120cm by 75cm pine Farmhouse style tables on individual carved leg frames

90cm by 180cm pine top Farmhouse style table on individual carved leg supports

180cm by 70cm antique pine top Farmhouse style table on individual straight leg supports

85cm by 117cm antique pine top Farmhouse style table on individual carved leg supports

55cm diameter stained mahogany circular top table on Britannia painted metal frame

Wood and leather framed electric table lamp

130cm wood framed panel back bench seat

Loose matching upholstered padded seat to above

A scatter cushion to above

Two wood and metal bound barrel floor standing ornaments

Sixteen dark stained various back matching seat upholstered chairs

Two matching armchairs

Fireplace (1)

60cm twin Lion mounted metal fire grate

A hanging style lantern ornament

Two wood and metal bound ornamental barrels

Wood and copper long handled bed warmer

Two glazed china candlestick holders

Two ornate long stemmed decorative glasses

90cm by 70cm gilt ornate framed wall mirror

Fireplace (2)

90cm metal fire grate with part back plate

Metal coal hod

Set of Fireside implements

110cm by 80cm ornate carved gilt framed mirror, over

Handled brass and copper jug

Memorabilia, prints L-R:

Wood framed glazed and mounted colour print: Gone Away

Wood framed glazed and mounted colour print: Highland Scene

Wood framed glazed and mounted colour print: The Earth

Wood framed glazed and mounted rectangular colour print: Meeting at Cover

Wood framed glazed and mounted rectangular colour print: Full Cry

Wood framed glazed and mounted triple colour print: Hunting Scenes

Wood framed glazed and mounted colour print: The Hunt of Thomas Hills etc.

Wood framed glazed and mounted colour twin print: Hunting Scenes

Wood framed glazed and mounted colour print: Royal Mail Coach

Wood framed glazed and mounted colour print: Scene: A Park etc.

To alcove:

Wood framed glazed and mounted black and white photo: Scholastic Souvenirs

Wood framed glazed and mounted colour print: Tennis Game

Wood framed glazed and mounted black and white photo: Old Bushmills Distillery

Wood framed glazed and mounted colour print: The Craven Heifer

Gilt framed black and white photo: Man, Horse and Cart

Gilt framed black and white photo: Family Resting in the Countryside

To walls:

Wood framed glazed and mounted notice: Garden Supplement

Wood framed glazed and mounted notice: Milton Syer

Wood framed glazed and mounted colour print: Thomas Hills etc.

Wood framed glazed and mounted colour print: The Crowded Streets

Wood framed glazed and mounted colour print: The Art of Riding

Two riding hats

Mahogany framed oval mirror

Wood framed glazed and mounted black and white photo: Officer in First World War Uniform

Wood framed glazed and mounted colour cartoon: The Bus Conductor

Wood framed glazed and mounted colour print: JJ Kelly Wicket Keeper

Wood framed glazed and mounted colour print: The Milk Maid by A. String

Wood framed glazed and mounted engraving: March

Wood framed glazed and mounted cricketers colour print: Tailor 1905

Wood framed glazed and mounted colour cartoon print: Fores's Hunting Sketches

Wood framed glazed and mounted twin colour sporting prints: Boxing

Two Wood framed glazed and mounted colour prints: Salmon

Wood framed glazed and mounted colour print: Colman's Mustard

Wood framed glazed and mounted black and white photo: Farmer with Donkey and Cart

Two wood framed mounted Fish block prints

Wood framed glazed and mounted black and white photo: Fisherman with Catch

Wood framed glazed and mounted twin colour print: Victorian Gentleman and Lady

Wood framed glazed and mounted colour print: Salmon

Set of two Wood framed glazed and mounted colour prints: Fish

Gilt framed glazed and mounted miniature colour print: Lady with Produce

Two framed glazed and mounted colour prints: The Mail Coach in a Flood;

The Meet

Wood framed glazed and mounted colour prints: Various Fishing Flies

Wood framed glazed and mounted black and white photo: Edwardian Young Man

Wood framed glazed and mounted colour print: Going to Cover

Two 40cm metal and glass framed display cases of Imitation Fish (in lobby to Function Room)

A collection of approximately 106 ornaments to shelving in this bar to include: Decorative plates, bottles, tankards, pitchers, jugs, lantern, tins, jars and two loudspeakers

Hanging enclosed metal and glass lantern style electric light fitting with bulb and shade

Wooden plinth mounted: Boar's Head

Wall mounted glazed pottery Spirit keg

Ansonia wooden wall clock (not working)

Wooden agricultural rake (to ceiling)

Chalk notice board: The Greyhound Gourmets etc.

Light stained wooden hat and coat stand

Wooden magazine holder

Twin statuette of Gods on plinth

To wall recess:

Two glazed ware spirit kegs

Decorative china planter with dried flower display

Metal framed and glass dried flower display

Nine twin electric light fittings bulbs and candlewick shades

Two ceiling mounted Emergency light fittings and tubes

MIDDLE FLAGSTONE BAR

150cm by 90cm Farmhouse style stained plank top table on square leg frame

Four 120cm by 75cm stripped pine top tables on individual carved leg frames

135cm by 75cm stripped pine top table on individual carved leg frame

120cm dark stained shaped elbow end panel back settle

Matching padded cushion to above

A scatter cushion to above

1.7m fixed pine bench seat with loose foam filled cushion

1.5m stained and panelled elbow end bench seat with loose foam filled cushion

Memorabilia L-R:

Large wooden framed divided menu chalking board

Wooden framed relief advert: Anglesey Duck Shooting

Wooden framed and glazed colour print: Woodcock Shooting

A wooden framed and glazed colour Spy cartoon: The Judge;

Wood framed print: Heart of the Lake

Wooden framed coloured advert: Ransomed Lawnmowers

Gilt framed and glazed colour print: Epsom

Gilt framed and glazed colour print: Snob is Beat

Gilt framed and glazed colour print: Tally Ho and Away!

Gilt framed and glazed colour print: Ascot Heath Races

Wooden notice: Toilets

Wooden cased pendulum wall clock (not working)

Gilt framed and glazed photo: Pensioners

Wooden and gilt framed bevelled edged wall mirror

Two metal and glass pyramidal candlestick holders

Four miniature pottery bottles

Wooden framed and glazed collection of three colour prints: Cottage Scenes

Wood framed and glazed: Legal Indenture

Collection of five ornaments to recess over door

T-shaped door closer

Door notice: Pull

Two gilt framed oil paintings: Landscape Scenes

Two framed and glazed colour prints: Fruit in Bowls

Wooden framed and glazed colour print: Cornered, Snookered and Undefeated

Carved wooden framed oval bevel edged mirror (damaged)

Two miniature framed and glazed colour prints: City Scenes

Wood framed and glazed colour print: Melton

Wooden framed and glazed colour print: Betwixt the Hills

Oval wood framed mirror

Metal planter with dried fruit display (to window sill)

Wood framed and glazed colour print: A Peaceful Backwater

Set of three wood framed glazed and mounted colour prints: Hunting

Framed glazed and mounted colour print: Court Scene

Two wood framed glazed and mounted multiple miniature prints: Horses

Metal curtain pole and ring

Length of patterned fabric curtain piece and ties

Collection of approximately 26 ornaments to shelving in this area to include: books, decorative plates, bottles, jugs, jars, bed warmer, biscuit tins, and two loudspeakers

Wall hanging metal bird cage

Twelve farmhouse style pine ladder back chairs with rush mat seats

Twelve cushions and ties to above

Four various wood framed upholstered seat chairs

Six wall mounted twin electric light fittings bulbs and shades (bulbs gone)

Ceiling mounted Emergency light fitting and tube

Wall mounted Emergency boxed Exit sign

IN FLAGSTONE BAR

The floral patterned carpeting as laid with underlay to close cover (approx. 23 sq. m.)

Naplock edging strips to above

160cm by 80cm treated pine top Farmhouse style table on stout individual leg supports

160cm by 75cm stripped pine top Farmhouse style table on stretcher frame supports

100cm by 80cm stained wooden top table on straight leg supports

120cm dark stained panel back shaped elbow end settle with upholstered pad seat

Curved high back carved elbow end settle with loose wooden base upholstered foam filled cushion

Two loose scatter cushions to above

240cm pine framed pew style bench seat with loose pallet upholstered wooden base cushioning

A seat upholstered Winsor style chair

Two matching floral pattern seat and back upholstered chairs

Two children's high chairs

A wooden folding room divide screen

Memorabilia L-R:

Framed glazed and mounted black and white photo: Family with Pets

Framed glazed and mounted print: Farmer with Sheep

Framed glazed and mounted print: Hounds Hunting

Framed glazed and mounted colour print: Partridge Shoots

Framed glazed and mounted black and white photo: A Shooting Party

Gilt framed print: Owl

Framed glazed and mounted print: The Strangers Smoking Room

Fine carved over mantel mirror with shelves

Large metal and wood bound barrel ornament

A collection of approximately 43 items to shelving in this area to include: cups, plates, tankards, pewter, oil lamp, figurines, photograph, loudspeaker etc.

130cm by 110cm fine carved gilt framed mirror

Contemporary electric table lamp

Oval inset mirror as mounted to figurative surround

Two framed Family black and white photographs (to window shelf)

Set of three Farming black and white photographs

Two vacuum style door closers

Three twin wall mounted electric light fittings bulbs and (2) shades as before

Notice: Toilets

Two recessed spotlight fittings and bulbs (bulbs not working)

INNER CLOCK ROOM

Patterned carpet with underlay as laid to close cover (approx. 10 sq. m.)

Two 120cm by 70cm stripped pine top tables on individual carved leg supports

Nine assorted stained wooden ladder/lathe back chairs with upholstered seats

Two light stained high fiddle back armchairs with tie-on cushions

100cm by 140cm gilt framed wall mirror

Mahogany framed oval wall mirror

Wood framed and glazed mounted twin colour cartoon print: Political Dinner;

And Tavern Scene

Small glazed spirit keg

Floor standing bevelled glass planter

Electric table lamp

Wall mounted electric heater

Electric metal framed table lamp

Green colour pyramidal glass ornament

Two wall mounted twin candlestick holders

Two ceiling mounted hanging gilt metal lantern style electroliers and bulbs (not working)

PASSAGEWAY TO TOILETS

The corded carpeting as laid to close cover

The floral coloured carpeting as laid to close cover (approx. 10.5 sq. m.)

Briton automatic door closer

Four Chubb recessed security bolts

Plastic notice: Fire Alarm Call Point

9 litre water type Fire Extinguisher (serviced 11/17)

240cm pine framed bench seat with individual boarded back cushion

Two painted notices: Ladies and Gentlemen

Two painted wooden notices: Toilets

Wood framed wall mirror

Wood framed and glazed colour advert: Gallagher's

60cm diameter circular oak top tables on crossover straight legs

Electric table lamp bulb and shade to above

Emergency light fitting and tube

Circ ceiling mounted electric light fitting and tube

Recessed spotlight fitting and bulb (n/w)

Seven twin electric light fittings with bulbs and candlewick shades (2 bulbs n/w)

GENTS TOILET

Two circular ceiling mounted electric light fittings with bulbs and shades

Automatic metal cased door closer

Rectangular plastic cased Emergency light fitting and tube

Matrex wall mounted electric hand dryer

Two glazed pine display cabinets

Metal paper towel dispenser

Wall mounted electric extractor fan unit (not working – not valued)

Wall mounted toilet roll holder

Plastic toilet brush and holder

Waste paper bin

Large framed wall mirror

LADIES TOILET

Two twin track spotlight fittings

Two ceiling electric light fittings bulbs and shades

Rectangular plastic cased Emergency light fitting

T- shaped door closer

Two plastic toilet brushes and containers

Two metal bins

Waste paper bin

Wood framed wall mirrors

Large framed wall mirror

Paper towel dispenser

Dimplex wall mounted electric radiator

POOL ROOM

Patterned rug

120cm wood framed black leather two seater settee

330cm return end wood framed black leather three seater settee

Six floral pattern wood framed matching seat and back upholstered chairs

Three 120cm by 75cm stripped pine top tables on individual carved leg supports

100cm by 80cm wooden top table on individual leg frame

100cm by 40cm stained wooden top table on ornamental metal frame

Shaped beaded wooden framed wall mirror

Eleven various framed black and white photographs

Acoustic wall mounted loudspeaker (not connected not valued)

Four wall mounted glass and metal framed lantern style electric light fittings and bulbs

Ceiling mounted Emergency light fitting and tube

BAR ENTRANCE LOBBY (TO SKITTLE ALLEY)

Two security locks

Two pine wall shelves

140cm dark stained wooden Reception desk with interior space shelving

Wooden framed and glazed triple cartoon Hunting prints

A collection of stored prints

Stained high spindle back counter chair

Stained wooden cased piano by Godfrey of Yeovil

9 litre water type Fire Extinguisher (not serviced – not valued)

Wood framed mirror (stored)

Single recessed ceiling mounted electric light fitting (bulb gone)

FUNCTION ROOM

Patterned traditional mauve coloured carpeting with underlay as fitted and planned to steps and function room (approx. 60 sq. m.)

Naplock edging strips to above

Ten single electric light fittings with bulbs on wooden plinth mountings

Circular electric light fitting tube and shade

Two rectangular plastic cased Emergency Exit boxed light fittings

Rectangular plastic cased Emergency light fitting

Ten rectangular banqueting style tables on folding metal frames (2 in cellar)

230cm stained wooden framed pew style bench seat and loose cushion

220cm stained wooden panel back bench seat with loose cushion

A wood framed matching tapestry faced folding screen

Dark stained spindle back counter chair

Twenty dark stained spindle back seat upholstered Bosun style chair

Three various back wood framed seat upholstered chairs

An upholstered wood framed elbow chair

Six metal garden chairs (outside rear)

Two ornamental wood cased clocks (stored)

50cm circular top white painted metal table

A set of apple wood skittle pins and accompanying skittle balls

120cm x 50cm stained wooden table

60 cm x 90cm stained wooden table

Panic lock to door

Various plastic Fire notices

Briton panic bar to door

Plastic notice: Push bar to open

9 litre water type Fire Extinguisher (serviced 11/17)

CO2 type 2kg hand held Fire Extinguisher (serviced 11/17)

Contemporary style electric table lamp

Two pine curtain rails

Five metal security bars

Two security bolts and receivers

REAR KITCHEN ENTRANCEWAY FROM FUNCTION ROOM

Wood and metal framed stand

Metal framed Bakelite top table

Stained wooden five drawer side board

White painted return shelf unit

Single painted wooden shelf unit

Grand 60cm enamel cased washing machine

Electric light fitting and bulb

JOINT BAR SERVERY

The non-slip linoleum as laid to close cover

Nine recessed spotlight fittings to bar canopy (two bulbs not working)

150cm fluorescent light fitting and tube

Single spotlight fitting & bulb

Three track ceiling mounted spotlight fittings bulbs and shades

Seventeen non-drip 25/50ml optics

Fourteen optic brackets

Plated metal spherical container

Four 25ml plated gill measures

Two 50ml plated gill measures

Two 125ml plated gill measures

One 175ml plated gill measures

Two 250ml plated gill measures

One plated wine jigger measure

One plated ice scoop

Plated barman's friend

Polar single door upright bottle refrigerator

A champagne bucket

Plated wine bucket

Halcyon Amica 50XL stainless steel cased glass washer with two tier stand and adjacent racking shelves unit (some water leaks reported)

Wood framed notice board

Hand held 2kg Fire Extinguisher (serviced 4/18)

Weald 130cm floor standing twin door (storage only) original wine cabinet with inset two x 30 division wood and metal wine racks

Electric table lamp bulb and shade

Trolley style plastic bottle bin

Waste paper bin

Wooden bookings stand

AVAVA wall mounted telephone receiver

Shaped wooden magazine holder

Autonumis single door base bottle refrigeration cabinet

AHT single door base bottle refrigeration cabinet (*not valued*)

London wall clock

Three Crown cork openers and plastic capsule catchers

Wooden menu holder

Trade notice

STORE ROOM OFF

3 melamine shelving units

Plastic towel dispenser

Fluorescent light fitting & tube

OFFICE AND SPIRIT STORE

150cm fluorescent light fitting and tube

Rectangular plastic cased Emergency light fitting and tube

Metal window security grill

Briton automatic door closer

BT Versatility black cased telephone

BT Versatility control box

BT ISDN wall mounted telephone receiver box unit

Handheld 2kg Fire Extinguisher (serviced 11/17)

Wooden table top on twin shaped pedestal base

Wooden desk table top with side three drawer unit

Office chair

Light polished wooden book case

Timber storage unit

Timber return shelving on metal bracket supports

Grey metal two drawer lockable filing cabinet

60cm wide grey metal floor standing fire resisting safe and key

Staple padlock and key (for spirit cage)

Range of timber interior shelving supports

INNER BEER CELLAR

180cm fluorescent light fitting with enclosed shade and tube

Rectangular plastic cased Emergency light fitting

J & E Hall supplied wall mounted refrigeration unit as fitted and installed to include all external trunking etc.

Padlock to outer doors

35cm stainless steel table with under shelf

A range of timber shelving to recess

Length of swilling hose and tap connection

Timber shelf on bracket supports

Four wood and metal wine racks

Eight self-tilting metal barrel stands

Wooden mallet

Wall thermometer

Stainless steel beer pail

PASSAGEWAY TO CATERING KITCHEN

A twin 150cm fluorescent light fittings with tubes and enclosed shades

60cm wide Osborn metal cased single door refrigerated display cabinet (seals split)

150cm by 60cm stainless steel table with under shelf on box channel frame

Metal tubular framed three tier trolley on castors

Briton automatic door closer

Wood framed cork notice board

The music equipment to include:

Denon CD player

Technics CD player

Acoustic SP101 amplifier

Marantz ST4000 tuner with a collection of CDs

Altro non-stick flooring as laid to close cover (approx. 8 sq. m.)

CATERING KITCHEN

Four 150cm twin fluorescent light fittings with enclosed shades and tubes

Rectangular plastic cased ceiling Emergency light fitting and tube

150cm by 60cm stainless steel two tier table with under shelving on boxed channel frame

Stainless steel twin bowl single drainer commercial sink unit with four screw down taps and overhead rinsing hose(hose incomplete)

New dishwasher installed-DC series(?)

Metal box channel stand to the above

150cm by 60cm stainless steel table with under shelf on boxed channel frame

Plastic waste paper bin

180cm wire and metal portable shelving unit

60cm stainless steel table with under shelf

Inomak 140cm wide stainless steel cased electric sliding door plate warmer cupboard with overhead gantry (door loose) (*not valued*)

Two tab grabbers to above

Victor 110cm twin door plate hot cupboard unit

Fagor 140cm twin door electric floor standing refrigerator (seals damaged-*not valued*)

Two 70cm stainless steel framed four tier shelving units

Buffalo stainless steel cased microwave oven

Panasonic NE-1846 stainless steel cased microwave oven (*not valued*)

ONN stainless steel cased domestic microwave oven

Polar 140cm triple door floor standing refrigeration unit with saladette top (faulty)

Two Gram 60cm stainless steel framed upright single door refrigerators (one with seal damaged and *not valued*))

150cm metal and wire framed shelving unit

Polar 160cm chest freezer

210cm lipped stainless steel table

Whirlpool 130cm chest freezer

Logik 70cm enamel cased freezer

Eight metal window security bars

Magnetic knife rack

Stainless steel catering twin bowl single drainer sink unit with four screw down taps and under shelf

Plastic cased paper towel dispenser

Plastic cased soap dispenser

Stainless steel conical wash hand basin with pair of screw down taps

Two white enamel cased wall mounted electronic insect exterminators

210cm by 70cm stainless steel table on boxed channel frame

Bonzer can opener to above

Modena electric mixer

Buffalo 40cm electric single table top deep fat fryer (nominal value)

Two Buffalo table top twin deep fat fryers (1 *not valued*)

Two Panasonic NE-1856 stainless steel cased microwave ovens (1 *not valued*)

Fire blanket

Various fire notices

Handheld CO2 Fire Extinguisher (serviced 10/17)

Powder 6kg type Fire Extinguisher (serviced 10/17)

Wall mounted 9600 burglar alarm console pad with security appliances throughout the property (*not valued*)

180cm Viesmann cream enamel cased commercial walk in cold room (NOT WORKING-STORAGE ONLY)

Three Craven metal and wire storage units (to above)

Stainless steel single sink unit with pair of screw down taps

Beko under counter floor standing enamel cased refrigerator

Electric kettle

Caterkwik ice making machine (faulty-*not valued*)

La Pavoni stainless steel cased twin cup steam operated Italian coffee making machine (1 side not working-allowance given)

Stainless steel framed separate electric coffee bean grinder for above (faulty-allowance given)

BT telephone and receiver

Zanussi stainless steel cased floor standing twin door refrigeration cabinet

120cm metal and wire four tier shelving unit

Floor standing Caution notice: Cleaning etc.

Framed chalk board

2.7m double sided stainless steel fume extraction canopy with inset grease filter pads, fan, etc. to all external ducting

Polar 140cm triple door floor standing refrigeration unit with saladette top

150cm stainless steel table with two under shelves

Waste paper bin

Buffalo 80cm convection oven (old – nominal value)

Stainless steel stand to above

Buffalo six hob stainless steel cased gas cooking range

Buffalo stainless steel cased table top griddle unit

Stainless steel table to above

REAR PASSAGEWAY CORRIDOR

150cm fluorescent light fitting

Coco fibre door mat

Painted timber shelf on bracket supports

Square cased Emergency light fitting and tube

Plastic notice: Fire Exit

Plastic notice: Fire Alarm Call Point

Henry vacuum style cleaner

Briton automatic door closer

Two metal window security bars

ENTRANCEWAY TO STAFF BEDROOMS

Non slip linoleum as laid to close cover

Frameless plate glass mirror

Windsor style bar chair

Ceiling mounted circular electric light fitting and tube

CORRIDOR TO STAFF LETTING BEDROOMS

Floral patterned carpeting and underlay as laid to close cover (approx. 7 sq. m.)(not valued)

Emergency light fitting and tube

Three electric uplighters with bulbs and shades

TOILET

Electric light fitting and bulb

BATHROOM

Wood framed mirror

A slip mat

Wall mounted extractor fan

Electric light fitting and bulb

STAFF BEDROOM ONE

Floral patterned carpeting as laid to close cover (approx. 8 sq. m.)(not valued)

Wood framed fiddle back armchair

Wood framed bar chair

Double divan bed and mattress

Wood framed and glazed wall mirror

Three wooden wall mounted plinth style twin electric light fittings with bulbs (two bulbs broken)

Recessed light fitting and bulb (n/w)

STAFF BEDROOM TWO

Carpeting as laid (not valued)

Stained pine dressing table and drawers

Emergency light fitting and tube

Three metal framed electric light fittings and bulbs (one bulb not working)

STORE ROOM

Floral patterned carpeting as laid (not valued)

Wall mounted wooden plinth twin electric light fitting and bulbs (broken)

STAFF BEDROOM THREE

Floral patterned carpeting as before (approx. 4 sq. m.)(not valued)

Stained pine framed double bed and mattress

White painted three drawer bedside table

Pine bedside cabinet

Wooden table

Two open style MDF framed storage units

One various chair

Three wall mounted electric twin light fittings with bulbs (broken)

Recessed spotlight fitting and bulb (n/w)

Ceiling mounted Emergency light fitting and tube

ENTRANCE STAIRS AND LANDING TO FIRST FLOOR LETTING ACCOMMODATION

Two rectangular ceiling mounted Emergency light fittings

Two hammered wooden twin branch wall lights with candle sconces, bulbs and braided shades (bulb gone)

70cm square oak top table on cruciform base

Wood and metal brochure stand

Glass planter

Briton vacuum style automatic door closer

Gilt framed and glazed colour print: Taking Afternoon Tea

Gilt framed and colour print: Floral Display

Two wood framed and glazed water colour prints by Richard Gremman

Walnut framed and glazed fine colour print: Venetian Scene

Wood framed glazed and mounted colour print: The Poppy Field

Carved wood framed glazed and mounted colour print: City Street Scene

Walnut framed and glazed colour print: Boating Scene

Plastic Fire notices

Wooden framed and glazed colour print: Picking Flowers

Gilt framed and glazed colour print: River and Bridge Scene

Briton automatic door closer

Wood framed and glazed colour print: City Street Scene

Gilt framed and glazed colour print: Haymaking

Carved wood framed and glazed colour print: Street Scene

Gilt framed wall mirror (some damage)

Axminster traditional patterned hessian backed carpet as planned and fitted to close cover with underlay and gripper fittings (approx. 8 sq. m.)

Sixteen heavy duty Ferodo step nosings to the above

BRASS PLAQUE: THE CURLAND ROOM

Two ceiling electric light fittings with glass marble inverted circular droplets and bulbs

Two lengths of plastic curtain railway and runners on painted wooden pelmets

Two pairs of lined gold ground Paisley designed linen fabric curtains with matching gathered pelmets and tie backs.

Blue and white ware vase

Briton automatic door closer

Framed and glazed Fire Action notice

Gilt framed and glazed colour print: The Artist

Dark wood framed vanity mirror

Two wooden framed and glazed colour prints: Edwardian Fairground

Two gilt framed and glazed colour prints: Ballet Dancers

Two wood framed and glazed colour prints: Edwardian Scenes

Box base divan bed with interior sprung mattress with veneer inlaid wooden headboard

Theme patterned bed cover

95cm wide mahogany veneered marquetry inlaid chest of five drawers

115cm wide similar dressing table with circular wooden frame bevel edge swivel mirror over

Set of decorative glass ornaments (to above)

Doyley (to above)

Two 40cm wide similar dark stained single drawer bedside cabinets

Similar dark stained low circular occasional table on cabriole framed legs

Two upholstered and sprung easy armchairs covered in blue patterned fabric

Metal decorated waste bin

Bush remote control TV and mobile

Corby 4400 electric trouser press

Two polished metal pedestal table lamps with bulbs and shades

BT Versatility black cased pushbutton telephone

Plain blue ground pattern wool pile carpet as planned and fitted to close cover with underlay, grippings etc. (approx. 21 sq. m.)

Folding wooden luggage rack

Two timber shelves and hanging rails to wardrobe recess

Tea and coffee making facilities

Bathroom ensuite

Two stainless steel cased recessed spotlight fittings and bulbs

Ceiling mounted electric extraction fan

Strip light fitting with the enclosed shade and tube

Frameless mirror

Plastic shaver socket

Dimplex wall mounted electric towel rail

White metal pedestal waste bin

Stainless steel twin toilet roll holder

Plastic toilet brush and container

Two glass toiletry shelves

INNER FIRST FLOOR LANDING

Three rectangular plastic cased Emergency light fittings and tubes

Two boxed Emergency Exit fluorescent signs

Six polished oak twin wall lights with bulbs and shades (2 bulbs n/w – 1 shade missing)

Plastic Fire notices throughout

Wood framed glazed and mounted colour print: Boating

Two framed and glazed mounted colour prints: City Street Scenes

Framed and glazed and mounted colour print: Victorians Playing Tennis

Wood framed glazed and mounted colour print: Seaside Scene

Wood framed glazed and mounted colour print: Victorian Lady with Pet Dog Promenading

Wood framed glazed and mounted colour print: Waterwheel and Cottage

Wood framed glazed and mounted colour print: Railway Station Scene

Wood framed glazed and mounted colour print: Country Bridge and Stream

Wood framed glazed and mounted colour print: Mother and Daughter in a Boat on a River

Wood framed glazed and mounted two colour prints: Country Fishing Scene

Wood framed glazed and mounted two colour prints: Country Scene of Wild Flowers in Field

A figured Tapestry piece to wall mounting

Two brass door plaques

Gilt framed bevel edged wall mirror

Briton panic bar

6 litre water type Fire Extinguisher (11/17)

Hand held CO2 2kg Fire Extinguisher (11/17)

Length of plastic curtain rail runner on wooden batten

Pair of lined gold ground Paisley design linen fabric curtains with matching gathered pelmet and tie backs

Glass planter

9 litre water type Fire Extinguisher (11/17)

Hand held CO2 2kg Fire Extinguisher (11/17)

Axminster traditional wool pile hessian backed carpet with underlay and grippings etc. as planned to close cover (approx. 9 sq. m.)

Brass edging strip to above

Two lengths of heavy Ferodo step nosings

STAPLE ROOM

Ceiling hanging electric light fitting with bulb and inverted glass droplets

Electric light fitting bulb and shade

Length of plastic curtain railway, runner and painted wooden pelmet

Pair of lined gold ground Paisley design linen fabric curtains with matching gathered pelmet and tie backs

Briton automatic door closer

Framed and glazed Fire Action notice

Dark wooden framed vanity mirror

Corby 4400 electric trouser press

Wood framed glazed and mounted colour print: Lady on Terrace

Wood framed glazed and mounted colour print: Victorian Lady Reclining

Wood framed glazed and mounted two colour print: Seaside Scenes

Wood framed glazed and mounted colour print: Lady Outside House

Wood framed glazed and mounted colour print: Rowing Club

Wood framed glazed and mounted colour print: Victorian Country Scene

Wood framed glazed and mounted colour print: Ladies Relaxing in Garden

Wood framed glazed and mounted colour print: Floral Display

Wood framed glazed and mounted colour print: Lady with Cat

Two single box base divan beds with interior sprung mattresses and veneered fitted headboards

Two matching bed spreads

120cm wide polished wooden and inlaid dressing table with drawers and shaped swivel mirror over

Glass ornamental display to above

Two similar matching dark stained wooden single door bedside cabinets

60cm diameter circular polished wooden table top on inlaid tapered underframe

Two polished metal electric table lamps with (1) shade and bulb

Upholstered easy armchair covered in blue weave fabric

Matching standard chair en suite

JMB remote colour television and mobile

Metal decorated waste bin

A folding wooden luggage rack

A 'Z' bed with folding frame

90cm stained wooden five drawer chest of drawers

Tea and coffee making facilities

Two timber shelf and hanging rails to fitted wardrobes

Plain blue ground wool pile carpeting as planned and fitted to close cover with underlay, gripping etc. (approx. 14 sq. m.)

Bathroom ensuite

Two stainless steel cased recessed mini spotlight fittings and bulbs

Ceiling mounted Vectaire electric extractor unit

Striplight fitting with enclosed shade and tube

Frameless mirror

Plastic electric shaver socket

Dimplex wall mounted electric towel rail

White metal pedestal waste bin

Stainless steel twin toilet roll holder

Plastic toilet brush and container

Two glass toiletry shelves

Floral fitted fabric roller blind

THURLBEAR ROOM

Ceiling electric light fitting with bulb and shade

Length of plastic curtain rail way and runners on painted wooden pelmet

Pair of lined gold ground Paisley design linen fabric curtains with matching pelmet and tie backs

Briton automatic door closer

Framed and glazed Fire Action notice

Dark wooden framed vanity mirror

Corby 4400 electric trouser press

Wood framed glazed and mounted colour print: Still Life

Wood framed glazed and mounted colour print: Boys Fishing on Rocks

Wood framed glazed and mounted colour print: Victorian Ballroom Scene

Wood framed glazed and mounted two colour prints: Pastoral Scenes

Wood framed glazed and mounted colour print: Lady with Flowers

Wood framed glazed and mounted colour print: Still Life Flowers

Wood framed glazed and mounted colour print: Two Victorian Ladies in the Country and Town

Double box base divan bed with interior sprung mattress and veneered marquetry inlaid fitted headboard

Matching bedspread

Two 60cm wide polished oak four drawer bedside cabinets

Two polished electric brass table lamps with bulbs and shades

Upholstered and sprung easy armchair covered in blue weave fabric

Polished wooden oak armchair with seat covered in blue fabric

AS remote colour TV with mobile

95cm wide veneered marquetry inlaid chest of five drawers

Tea and coffee making facilities

Waste paper bin

Folding wooden luggage rack

Timber shelf and hanging rail to fitted wardrobe

115cm wide polished veneered marquetry inlaid dressing table with drawers and wooden framed bevel edge shaped swivel mirror over

Plain blue ground patterned wool pile carpeting with underlay, grippers etc. as planned and fitted to close cover (approx. 15 sq. m.)

<u>Bathroom ensuite</u>

Two stainless steel cased recessed mini spotlight fittings and bulbs (bulb gone)

Ceiling mounted electric extractor unit

Striplight fitting with tube and enclosed shade

Frameless mirror

Plastic shaver socket

Dimplex wall mounted electric towel rail

White metal pedestal waste paper bin

Stainless steel twin toilet roll holder

Plastic toilet brush and container

Two glass toiletry shelves

AIRING/LINEN CUPBOARD

Fluorescent light fitting and tube

Electric panel heater

Range of slatted shelving on bracket supports

Plastic cleaner's tidy

LETTING BEDROOM FOUR

(NOTE: various items of furniture, pictures etc assumed to be replaced as **originally** listed below in this room for Transfer)

Ceiling electric light fitting with bulb and shade

Two lengths of plastic curtain rail way runners on painted wooden pelmets

Two pairs of lined gold ground Paisley design linen fabric curtains with matching gathered pelmet and tiebacks

Two net curtains on wire retainers

Briton automatic door closer

Framed and glazed Fire Action notice

Wood framed glazed and mounted colour print: Ladies Gathering at Sports Event

Wood framed glazed and mounted three colour prints: Still Life Flowers

Wood framed glazed and mounted colour print: Lady with Trousseau

Wood framed glazed and mounted colour print: Lady by Cottage

Wood framed glazed and mounted colour print: Ladies Exchanging Flowers

Corby 4400 electric trouser press

Dark wooden framed vanity mirror

Two single box base divan beds with interior sprung mattresses and veneered shaped and fitted headboards

Two matching bedspreads

Toshiba remote colour TV and mobile

95cm wide veneered and marquetry inlaid chest of five drawers

Five various glass and porcelain decorative ornaments to above

Metal waste bin

Four drawer dressing table with oval mirror

60cm diameter veneered pie crust occasional table on cabriole legs

100cm bevelled edge wooden table on twin single stretcher supports

Coffee and tea making facilities

Upholstered and sprung occasional armchair covered in blue weave fabric

Two carved back chairs ensuite

Two 40cm wide dark stained single door bedside cabinets

Two polished brass table lamps with bulbs and shades

BT Versatility black cased pushbutton telephone

Timber shelf with hanging rail to fitted wardrobe recess

Folding wooden luggage rack

Plain blue ground patterned wool pile carpeting with underlay, grippings etc. as planned and fitted to close cover (approx. 17 sq. m.)

<u>Bathroom ensuite</u>

Two stainless steel cased recessed mini spotlight fittings and bulbs (bulb gone)

Ceiling mounted electric extractor fan

Strip light fitting with enclosed shade and tube

Frameless mirror

Plastic cased shaver socket

Dimplex wall mounted electric towel rail

Metal pedestal waste paper bin

Stainless steel twin toilet roll holder

Plastic toilet brush and container

Two glass toiletry shelves

Fitted fabric roller blind

OUTSIDE

PRIVATE ACCOMMODATION – GOLDSTONE COTTAGE

ENTRANCE HALLWAY

The non-slip beige coloured linoleum as laid to close cover (approx. 3 sq. m.)

Wall mounted gilt framed electric light fitting and bulb

Curtain pole

KITCHEN

The non-slip beige coloured linoleum as laid to close cover (approx. 17 sq. m.)

Wooden lattice style blind to window

Length of wooden wall shelving

Note: the fully fitted kitchen is the property of Hall and Woodhouse Limited

Ceiling mounted circular electric light fitting and bulb

Ceiling mounted 4 socket mini spotlight fitting and bulbs(2 bulbs gone)

W.C. OFF KITCHEN

The non-slip beige linoleum as before

Single shelf unit

Wall mounted extractor fan (not working)

Two ceiling electric light fittings and tubes (tube gone)

BEDROOM ONE

The grey coloured pile carpeting as laid to close cover (approx. 10 sq. m.)(not valued)

Wooden curtain pole

LOUNGE

The grey coloured pile carpeting as laid to close cover (approx. 17 sq. m.)(nominal value)

Avaya telephone point

Three electric gilt metal twin electric light fittings and bulbs (three bulbs missing)

STAIRS AND LANDING TO FIRST FLOOR

The grey coloured pile carpeting as laid to close cover (approx. 5 sq. m.)

Electric light fitting and bulb (bulb gone)

CUPBOARD OFF

Nil

BEDROOM TWO

The grey coloured pile carpeting as laid to close cover (approx. 4 sq. m.)

Electric light fitting and bulb

BATHROOM

The wood effect laminate flooring as laid to close cover (approx. 4 sq. m.)

Triton electric wall mounted shower unit with attachments

Ceiling mounted Expelair extractor fan

Ceiling mounted twin track spotlight fittings and bulbs (bulb n/w)

BEDROOM THREE

The grey coloured pile carpeting as laid to close cover (approx. 17.5 sq. m.)

Electric light fitting and bulb

EXTERIOR REAR PRIVATE GARDEN

Metal framed twin sliding door shed

Lantern style electric light fitting bulb and enclosed shade

Sodium spotlight fitting and bulb with movement sensor control

Television aerial as fitted (to private cottage accommodation)

EXTERIOR MAIN BUILDING FLAT ROOF FIRE ESCAPE

Rectangular Emergency light fitting and tube

EXTERIOR FRONT OF HOUSE

Three enamel cased sodium floodlight fittings and tubes to fascia

Two weatherproof spotlight fittings (to inn sign) with sodium spot bulbs (one broken)

All channel TV aerial as fitted

Six metal hanging basket brackets

PVC microbore watering system as installed to premises

Three oak and iron bound half barrel planters (nominal)

Circular four seater roundabout style picnic bench

Four stained wooden picnic benches

LEFT HAND SIDE OF HOUSE

Rectangular Emergency light fitting

One metal hanging basket bracket

Three stained wooden picnic benches

Two stained wooden garden chairs

Four various planters

Ten various hanging baskets (stored)

Two black mini adjustable floodlight fittings

Bulkhead light fitting bulb and shade

REAR EXTERIOR OF PREMISES

Rectangular Emergency light fitting

Corner mounted electric light fitting with opaque storm proof shade and bulb

BOILER ROOM

150cm fluorescent light fitting shade and tube

REAR STOREROOM

Ceiling electric light fitting and bulb

Range of white Formica shelving units on metal bracket supports

REAR OF PROPERTY

Wood framed garden table

Wooden garden bench

Two Emergency light fittings and tubes

Halogen light (to private accommodation)

CAR PARK SURROUNDING AREA AND TRADE GARDEN

Circular electric light fitting and bulb

Three halogen wall level electric light fittings bulbs and enclosed shades

Rectangular plastic cased Emergency light fitting

Seven timber picnic benches

Five metal hanging basket brackets

EXTERIOR ROAD SIDE

Nil

FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11137021

Charge code: 1113 702 1 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 10th November 2020 and created by HOSPITALITY UN LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 12th November 2020 .

Given at Companies House, Cardiff on 19th November 2020

Companies House

THE OFFICIAL SEAL OF THE REGISTRAR OF COMPANIES