



**Acquisition of a Charge**

Company name: **SAGE HOMES RP LIMITED**

Company number: **11217910**

Received for Electronic Filing: **22/04/2024**



XD1JG6EX

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**Details of Charge**

Date of creation: **14/08/2023**

Date of acquisition: **25/03/2024**

Charge code: **1121 7910 0091**

Persons entitled: **SITUS ASSET MANAGEMENT LIMITED**

Brief description: **MULTIPLE PROPERTIES INCLUDING THE FREEHOLD PROPERTY KNOWN AS FLAT 1 BROADACRE COURT, FLATFIELD ROAD, SAFFRON WALDEN, CB10 2SJ (PLOT 22, SITE 411). FOR MORE DETAILS PLEASE REFER TO SCHEDULE 3 OF THE INSTRUMENT.**

**Contains fixed charge(s).**

**Contains negative pledge.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**Authentication of Instrument**

Certification statement: **I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT  
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION  
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **DEVONSHIRES SOLICITORS LLP**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 11217910

Charge code: 1121 7910 0091

The Registrar of Companies for England and Wales hereby certifies that a charge acquired by SAGE HOMES RP LIMITED on 25th March 2024 was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 22nd April 2024 .

Given at Companies House, Cardiff on 24th April 2024

The above information was communicated by electronic means and authenticated  
by the Registrar of Companies under section 1115 of the Companies Act 2006



**Companies House**



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



**Dated** 14 August **2023**

**SAGE HOUSING LIMITED**  
**as Chargor**

**SITUS ASSET MANAGEMENT LIMITED**  
**as Security Agent**

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**SUPPLEMENTAL  
MORTGAGE SECURITY  
AGREEMENT**

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**This Deed** is made on 14 August

2023

**Between**

- (1) **Sage Housing Limited** (No. 05489096) whose registered office is at 5th Floor Orion House, 5 Upper St Martin's Lane, London WC2H 9EA (**Chargor**); and
- (2) **Situs Asset Management Limited** (No. 06738409) whose registered office is at 34th Floor 25 Canada Square, Canary Wharf, London, E14 5LB as security agent and trustee for the Secured Parties (as defined in the Supplemental Security Agreement (as defined below) (**Security Agent**).

10th Floor, 25 North Colonnade, London, England, E14 5HZ

AG

**Whereas**

- (A) Pursuant to a security agreement dated 15 January 2019 (**Original Security Agreement**) and a supplemental security agreement dated 28 February 2022 (**Security Agreement**) between, amongst others, the Chargor and the Security Agent, the Chargor charged by way of first fixed charge and assignment by way of security certain of its assets as security for, amongst other things, the present and future obligations and liabilities of each Obligor under the Finance Documents (as amended or supplemented).
- (B) In accordance with the Amended Facility Agreement the Chargor has acquired an Additional Property and, accordingly, the Chargor has agreed to enter into this Deed in connection with the Supplemental Security Agreement.
- (C) This Deed is supplemental to the Supplemental Security Agreement.
- (D) It is intended that this document takes effect as a deed notwithstanding the fact that a party may only execute this document under hand.

**It is agreed**

**1 Definitions**

In this Deed:

**Fixtures** means all fixtures and fittings and fixed plant and machinery on the Mortgaged Property (save for any belonging to a tenant or occupier of the Mortgaged Property or other third party)

**Mortgaged Property** means all freehold or leasehold property of the Chargor which is included in the definition of Security Assets

**2 Interpretation**

- (a) Capitalised terms defined in the Supplemental Security Agreement have, unless expressly defined in this Deed, the same meaning in this Deed.
- (b) The provisions of clause 1.2 (*Construction*) of the Supplemental Security Agreement apply to this Deed as though they were set out in full in this Deed except that references to the Supplemental Security Agreement will be construed as references to this Deed.
- (c) In this Deed:

- (i) a reference to a Finance Document or other document includes (without prejudice to any prohibition on amendments) all amendments and supplements however fundamental to that Finance Document or other document, including any amendment or supplement providing for further advances or any increase in the amount of a facility or any additional facility;
  - (ii) the term this **Security** means any security created by or pursuant to this Deed; and
  - (iii) a reference to any asset, unless the context otherwise requires, includes any present and future asset.
- (d) Any covenant of the Chargor under this Deed (other than a payment obligation) remains in force during the Security Period.
  - (e) The terms of the other Finance Documents and of any side letters between any Parties in relation to any Finance Document are incorporated in this Deed to the extent required to ensure that any purported disposition of any freehold or leasehold property contained in this Deed is a valid disposition in accordance with section 2(1) of the Law of Property (Miscellaneous Provisions) Act 1989.
  - (f) If the Security Agent considers that an amount paid to a Secured Party under a Finance Document is capable of being avoided or otherwise set aside on the liquidation or administration of the payer or otherwise, then that amount will not be considered to have been irrevocably paid for the purposes of this Deed.
  - (g) Unless the context otherwise requires, a reference to a Security Asset includes the proceeds of sale of that Security Asset.

### **3 Creation of security**

#### **3.1 General**

- (a) All the security created under this Deed:
  - (i) is created in favour of the Security Agent;
  - (ii) is created over present and future assets of the Chargor;
  - (iii) is security by each Chargor for the payment and satisfaction of all the Secured Liabilities; and
  - (iv) is made with full title guarantee in accordance with the Law of Property (Miscellaneous Provisions) Act 1994.
- (b) The Security Agent holds the benefit of this Deed on trust for the Secured Parties.

#### **3.2 Land**

- (a) The Chargor charges by way of a first legal mortgage the property specified in Schedule 1 under the heading "Mortgaged Property".
- (b) A reference in this clause to a mortgage or charge of any freehold or leasehold property includes:

- (i) all buildings, fixtures, fittings and fixed plant and machinery on that property (save for any such assets belonging to a tenant or occupier of the property or any other third party); and
- (ii) the benefit of any covenants for title given or entered into by any predecessor in title of the Chargor in respect of that property or any moneys paid or payable in respect of those covenants.

### 3.3 **Confirmation**

The Chargor confirms that, as security for the payment of the Secured Liabilities:

- (a) it has charged in favour of the Security Agent by way of first fixed charge the assets (if any) relating to the property specified in Schedule 1 and referred to in clauses 3.2 (*Land*), 3.3 (*Securities*) 3.6(b) (*Accounts*) and 3.7 (*Miscellaneous*) of the Supplemental Security Agreement; and
- (b) it has assigned to the Security Agent by way of security the assets (if any) relating to the property specified in the Schedule and referred to in clauses 3.4 (*Insurances*), 3.5 (*Other contracts*) and 3.6(a) (*Accounts*) of the Supplemental Security Agreement.

## 4 **Incorporation**

The provisions of clause 4 (*Restrictions on dealings*) to 17 (*Release*) (inclusive) of the Supplemental Security Agreement are deemed to be incorporated into this Deed with all necessary modifications as if they were set out in full in this Deed.

## 5 **Notices to Landlord**

Each Chargor must:

- (a) (in respect of any headlease which is in place on the date of this Deed) within ten Business Days of the date of this Deed or (in respect of any headlease which is entered into or to which a Chargor becomes a party following the date of this Deed) within ten Business Days of the entry into, or becoming a party to, such headlease (save, in each case, where the current landlord is a Chargor or an affiliate of a Chargor) serve a notice of charge, substantially in the form of Part 1 (Notice to Landlord) of Schedule 2, on each landlord of the Mortgaged Property; and
- (b) deliver any receipted notices from landlords that are substantially in the form of Part 2 (Acknowledgement of Landlord) of Schedule 2.

## 6 **Acknowledgment by Chargor landlords**

Each Chargor that is a landlord in respect of a headlease in place on the date of this Deed acknowledges that it has received notice of, and confirms that it agrees to, the charge by way of legal mortgage to the Security Agent of all the relevant tenant's rights under the relevant headlease.

## 7 **Deposit of title deeds**

Each Chargor must ensure that all deeds and documents of title relating to the Mortgaged Property and all local land charges, land charges and Land Registry search certificates and similar documents received by it or on its behalf are:



- (a) deposited with the Security Agent; or
- (b) held to the order of the Security Agent by a firm of solicitors approved by the Security Agent.

## **8 HM Land Registry**

The Chargor consents to a restriction in the following terms being entered into on the Register of Title relating to the property specified in the Schedule:

*"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 14 August 2023 in favour of Situs Asset Management Limited referred to in the charges register or their conveyancer."*

## **9 Continuation**

- (a) Except insofar as supplemented by this Deed, the Supplemental Security Agreement will remain in full force and effect.
- (b) References in the Supplemental Security Agreement to this Deed and expressions of similar import are deemed to be references to the Supplemental Security Agreement as amended by this Deed and to this Deed.
- (c) This Deed is designated a Finance Document.

## **10 Security Agent provisions**

- (a) The Security Agent executes this Deed in the exercise of the rights, powers and authority conferred and vested in it under the Facility Agreement and any other Finance Document for and on behalf of the Secured Parties for whom it acts. It will exercise its powers, rights, duties and authority under this Deed in the manner provided for in the Facility Agreement and, in so acting, it shall have the protections, immunities, limitations of liability, rights, powers, authorisations, indemnities and benefits conferred on it under and by the Facility Agreement and the other Finance Documents.
- (b) The Security Agent shall not owe any fiduciary duties to any party to this Deed or any of their directors, employees, agents or affiliates.
- (c) Notwithstanding any other provisions of this Deed, in acting under and in accordance with this Deed the Security Agent is entitled to seek instructions from the Secured Parties in accordance with the provisions of the Facility Agreement and at any time, and where it so acts or refrains from acting on the instructions of a Secured Party or Secured Parties entitled to give it instructions, the Security Agent shall not incur any liability to any person for so acting or refraining from acting.

## **11 Governing law**

This Deed and any non-contractual obligations arising out of or in connection with it are governed by English law.

## **12 Enforcement**

### **12.1 Jurisdiction of English courts**

- (a) The courts of England have exclusive jurisdiction to settle any dispute arising out of or in connection with this Deed (including a dispute relating to non-contractual obligations arising from or in connection with this Deed or a dispute regarding the existence, validity or termination of this Deed) (**Dispute**).
- (b) The Parties agree that the courts of England are the most appropriate and convenient courts to settle Disputes and accordingly no Party will argue to the contrary.
- (c) This clause 12 is for the benefit of the Secured Parties only. As a result, the Secured Parties shall not be prevented from taking proceedings relating to a Dispute in any other courts with jurisdiction. To the extent allowed by law, the Secured Parties may take concurrent proceedings in any number of jurisdictions.

This Deed has been entered into as a deed on the date stated at the beginning of this Deed.

**Schedule 1****Mortgaged Property**

All the land and buildings contained in and (save where expressly stated otherwise) comprising the whole of the title number set out in the table and including all of the dwellings specified.

UPRN	Plot number (and Property Address / Description)	Registered Proprietor	New Title Number	Developer's Title Number	Description of Transfer / Lease	Scheme Number / Name	Tenure Freehold (F) / Leasehold (L)
00004110 0014	Plot 22, Flat 1 Broadacre Court, Flatfield Road Saffron Walden CB10 2SJ	Sage Housing Limited	AA59742	EX976483	Transfer made between (1) Seller (2) Sage Housing Limited dated 16 June 2023	Site 411 – Saffron Weald	F
00004110 0015	Plot 23, 43 Home Pastures, Saffron Walden CB10 2SY	Sage Housing Limited	AA59742	EX976483	Transfer made between (1) Seller (2) Sage Housing Limited dated 16 June 2023	Site 411 – Saffron Weald	F
00004110 0016	Plot 24, 45 Home Pastures, Saffron Walden CB10 2SY	Sage Housing Limited	AA59742	EX976483	Transfer made between (1) Seller (2) Sage Housing Limited dated 16 June 2023	Site 411 – Saffron Weald	F

00004110 0017	Plot 25, Flat 2 Broadacre Court, Flatfield Road, Saffron Walden CB10 2SJ	Sage Housing Limited	AA59742	EX976483	Transfer made between (1) Seller (2) Sage Housing Limited dated 16 June 2023	Site 411 – Saffron Weald	F
00004110 0018	Plot 26, Flat 3 Broadacre Court, Flatfield Road, Saffron Walden CB10 2SJ	Sage Housing Limited	AA59742	EX976483	Transfer made between (1) Seller (2) Sage Housing Limited dated 16 June 2023	Site 411 – Saffron Weald	F
00004110 0019	Plot 27, Flat 4 Broadacre Court, Flatfield Road, Saffron Walden CB10 2SJ	Sage Housing Limited	AA59742	EX976483	Transfer made between (1) Seller (2) Sage Housing Limited dated 16 June 2023	Site 411 – Saffron Weald	F
00004110 0020	Plot 28, Flat 5 Broadacre Court, Flatfield Road, Saffron Walden CB10 2SJ	Sage Housing Limited	AA59742	EX976483	Transfer made between (1) Seller (2) Sage Housing Limited dated 16 June 2023	Site 411 – Saffron Weald	F
00004110 0021	Plot 29, Flat 6 Broadacre Court, Flatfield Road, Saffron Walden CB10 2SJ	Sage Housing Limited	AA59742	EX976483	Transfer made between (1) Seller (2) Sage Housing Limited dated 16 June 2023	Site 411 – Saffron Weald	F

00004110 0022	Plot 30, Flat 7 Broadacre Court, Flatfield Road, Saffron Walden CB10 2SJ	Sage Housing Limited	AA59742	EX976483	Transfer made between (1) Seller (2) Sage Housing Limited dated 16 June 2023	Site 411 – Saffron Weald	F
00004110 0023	Plot 68, 6 Flatfield Road, Saffron Walden CB10 2SH	Sage Housing Limited	AA59746	EX976483	Transfer made between (1) Seller (2) Sage Housing Limited dated 16 June 2023	Site 411 – Saffron Weald	F
00004110 0024	Plot 69, 4 Flatfield Road Saffron Walden CB10 2SH	Sage Housing Limited	AA59746	EX976483	Transfer made between (1) Seller (2) Sage Housing Limited dated 16 June 2023	Site 411 – Saffron Weald	F
00004110 0025	Plot 70, 2 Flatfield Road, Saffron Walden, CB10 2SH	Sage Housing Limited	AA59746	EX976483	Transfer made between (1) Seller (2) Sage Housing Limited dated 16 June 2023	Site 411 – Saffron Weald	F
000158D 00024	Plot 105, Flat 189 Rose Way Edwalton Nottingham NG12 7DA	Sage Housing Limited	NT582838	NT559343	Transfer made between (1) the Seller and (2) Sage dated 26 June 2023	Site 158D Edwalton	F
000158D 00025	Plot 106, Flat 289 Rose Way Edwalton Nottingham NG12 7DA	Sage Housing Limited	NT582838	NT559343	Transfer made between (1) the Seller	Site 158D Edwalton	F

					and (2) Sage dated 26 June 2023		
000158D 00026	Plot 107, Flat 891 Rose Way Edwalton Nottingham NG12 7DA	Sage Housing Limited	NT582838	NT559343	Transfer made between (1) the Seller and (2) Sage dated 26 June 2023	Site 158D Edwalton	F
000158D 00027	Plot 108, Flat 791 Rose Way Edwalton Nottingham NG12 7DA	Sage Housing Limited	NT582838	NT559343	Transfer made between (1) the Seller and (2) Sage dated 26 June 2023	Site 158D Edwalton	F
000158D 00028	Plot 109, 389 Rose Way Edwalton Nottingham NG12 7DA	Sage Housing Limited	NT582838	NT559343	Transfer made between (1) the Seller and (2) Sage dated 26 June 2023	Site 158D Edwalton	F
000158D 00029	Plot 110, Flat 489 Rose Way Edwalton Nottingham NG12 7DA	Sage Housing Limited	NT582838	NT559343	Transfer made between (1) the Seller and (2) Sage dated 26 June 2023	Site 158D Edwalton	F
000158D 00030	Plot 111, Flat 1091 Rose Way Edwalton Nottingham NG12 7DA	Sage Housing Limited	NT582838	NT559343	Transfer made between (1) the Seller and (2) Sage dated 26 June 2023	Site 158D Edwalton	F

000158D 0031	Plot 112, Flat 991 Rose Way Edwalton Nottingham NG12 7DA	Sage Housing Limited	NT582838	NT559343	Transfer made between (1) the Seller and (2) Sage dated 26 June 2023	Site 158D Edwalton	F
000158D 0032	Plot 113, Flat 589 Rose Way Edwalton Nottingham NG12 7DA	Sage Housing Limited	NT582838	NT559343	Transfer made between (1) the Seller and (2) Sage dated 26 June 2023	Site 158D Edwalton	F
000158D 0033	Plot 114, Flat 689 Rose Way Edwalton Nottingham NG12 7DA	Sage Housing Limited	NT582838	NT559343	Transfer made between (1) the Seller and (2) Sage dated 26 June 2023	Site 158D Edwalton	F
000158D 0034	Plot 115, Flat 1291 Rose Way Edwalton Nottingham NG12 7DA	Sage Housing Limited	NT582838	NT559343	Transfer made between (1) the Seller and (2) Sage dated 26 June 2023	Site 158D Edwalton	F
000158D 0035	Plot 116, Flat 1191 Rose Way Edwalton Nottingham NG12 7DA	Sage Housing Limited	NT582838	NT559343	Transfer made between (1) the Seller and (2) Sage dated 26 June 2023	Site 158D Edwalton	F

## Schedule 2

### Forms of Letter for Landlords

#### Part 1 - Notice to Landlord

*[On the letterhead of a Chargor]*

To: [Landlord]

◆

Dear Sirs,

**Supplemental Mortgage Security Agreement dated ◆ between ◆ and ◆ as security agent (Supplemental Mortgage Security Agreement)**

We refer to the lease of [add address] dated ◆ and made between ◆ and ◆ (**Lease**).

This letter constitutes notice to you that under the Supplemental Mortgage Security Agreement we have charged by way of legal mortgage to ◆ as security agent and trustee for the Secured Parties as referred to in the Supplemental Mortgage Security Agreement, the **Security Agent** all our rights under the Lease.

This letter and any non-contractual obligations arising out of or in connection with it are governed by English law.

Please confirm your [acknowledgement of/agreement to]<sup>1</sup> the above by signing the attached acknowledgement and returning it to the Security Agent at ◆ with a copy to ourselves.

Yours faithfully,

.....

For ◆

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<sup>1</sup> Obligors' legal counsel to check lease terms and update with consent or acknowledgement, as appropriate.



**Part 2 - Acknowledgement of Landlord**

To: ♦ as Security Agent

Copy: ♦ as Chargor

♦

Dear Sirs,

**Re: Supplemental Mortgage Security Agreement dated ♦ between [Chargor] and [Security Agent] as security agent (Supplemental Mortgage Security Agreement)**

We confirm receipt from ♦ (**Chargor**) of a notice dated ♦ 2020 (**Notice**) in relation to the Lease (as defined in the Notice) of [add address].

[We confirm that we agree to the charge by way of legal mortgage by the Chargor to the Security Agent all of its rights under the Lease.]<sup>2</sup>

This letter and any non-contractual obligations arising out of or in connection with it are governed by English law.

Yours faithfully,

.....

For ♦

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<sup>2</sup> Obligors' legal counsel to check lease terms - this paragraph can be deleted if the landlord does not have a consent right.

Signatories to the Mortgage Supplemental Security Agreement

Chargor

Executed as a deed by  
**Sage Housing Limited**  
acting by two directors or by a director and its  
secretary

) DocuSigned by:  
Mark Sater  
B4538DE95AQ14DD.....  
) Director  
) DocuSigned by:  
Sydney Taylor  
726FACCF54E6487.....  
) Director/Secretary

Security Agent

Executed as a deed by  
**Situs Asset Management Limited**  
as Security Agent for the Secured Parties  
acting by

) DocuSigned by:  
Maria Thoren  
D4E009F1C6EF485.....  
) Authorised Signatory

DocuSigned by:  
Paul Rahi  
CA900ED515F7483.....  
Signature of witness  
Paul Rahi  
Name .....  
10th Floor, 25 North Colonnade  
Address Canary wharf, Londo  
.....

I confirm that I was physically present when Situs Asset Management Limited signed this deed.

DocuSigned by:  
Paul Rahi  
CA900ED515F7483...

**Schedule 3**

UPRN	Property Address	Plot	Tenure	Name of Lender	Date of Charge	Scheme Name	Scheme Number
000041100014	Flat 1 Broadacre Court, Flatfield Road, Saffron Walden, CB10 2SJ	22	Freehold	Situs Asset Management Limited	14/06/2023	Little Walden Road, Saffron Wa	411
000041100015	43 Home Pasture, Saffron Walden, CB10 2SY	23	Freehold	Situs Asset Management Limited	14/06/2023	Little Walden Road, Saffron Wa	411
000041100016	45 Home Pasture, Saffron Walden, CB10 2SY	24	Freehold	Situs Asset Management Limited	14/06/2023	Little Walden Road, Saffron Wa	411
000041100017	Flat 2 Broadacre Court, Flatfield Road, Saffron Walden, CB10 2SJ	25	Freehold	Situs Asset Management Limited	14/06/2023	Little Walden Road, Saffron Wa	411
000041100018	Flat 3 Broadacre Court, Flatfield Road, Saffron Walden, CB10 2SJ	26	Freehold	Situs Asset Management Limited	14/06/2023	Little Walden Road, Saffron Wa	411
000041100019	Flat 4 Broadacre Court, Flatfield Road, Saffron Walden, CB10 2SJ	27	Freehold	Situs Asset Management Limited	14/06/2023	Little Walden Road, Saffron Wa	411
000041100020	Flat 5 Broadacre Court, Flatfield Road, Saffron Walden, CB10 2SJ	28	Freehold	Situs Asset Management Limited	14/06/2023	Little Walden Road, Saffron Wa	411
000041100021	Flat 6 Broadacre Court, Flatfield Road, Saffron Walden, CB10 2SJ	29	Freehold	Situs Asset Management Limited	14/06/2023	Little Walden Road, Saffron Wa	411
000041100022	Flat 7 Broadacre Court, Flatfield Road, Saffron Walden, CB10 2SJ	30	Freehold	Situs Asset Management Limited	14/06/2023	Little Walden Road, Saffron Wa	411
000041100023	6 Flatfield Road, Saffron Walden, CB10 2SH	68	Freehold	Situs Asset Management Limited	14/06/2023	Little Walden Road, Saffron Wa	411
000041100024	4 Flatfield Road, Saffron Walden, CB10 2SH	69	Freehold	Situs Asset Management Limited	14/06/2023	Little Walden Road, Saffron Wa	411
000041100025	2 Flatfield Road, Saffron Walden, CB10 2SH	70	Freehold	Situs Asset Management Limited	14/06/2023	Little Walden Road, Saffron Wa	411
000158D00024	Flat 1, 89 Rose Way, Edwalton, Nottingham, NG12 7DA	105	Freehold	Situs Asset Management Limited	14/06/2023	Melton Road Edwalton	158D
000158D00025	Flat 2, 89 Rose Way, Edwalton, Nottingham, NG12 7DA	106	Freehold	Situs Asset Management Limited	14/06/2023	Melton Road Edwalton	158D
000158D00026	Flat 8, 91 Rose Way, Edwalton, Nottingham, NG12 7DA	107	Freehold	Situs Asset Management Limited	14/06/2023	Melton Road Edwalton	158D
000158D00027	Flat 7, 91 Rose Way, Edwalton, Nottingham, NG12 7DA	108	Freehold	Situs Asset Management Limited	14/06/2023	Melton Road Edwalton	158D
000158D00028	Flat 3, 89 Rose Way, Edwalton, Nottingham, NG12 7DA	109	Freehold	Situs Asset Management Limited	14/06/2023	Melton Road Edwalton	158D

000158D00029	Flat 4, 89 Rose Way, Edwalton, Nottingham, NG12 7DA	110	Freehold	Situs Asset Management Limited	14/09/2023	Melton Road Edwalton	158D
000158D00030	Flat 10, 91 Rose Way, Edwalton, Nottingham, NG12 7DA	111	Freehold	Situs Asset Management Limited	14/09/2023	Melton Road Edwalton	158D
000158D00031	Flat 9, 91 Rose Way, Edwalton, Nottingham, NG12 7DA	112	Freehold	Situs Asset Management Limited	14/09/2023	Melton Road Edwalton	158D