



**Registration of a Charge**

Company Name: **BREAKSPEARE LIMITED**

Company Number: **11390391**



XBGUU1FK

Received for filing in Electronic Format on the: **15/11/2022**

**Details of Charge**

Date of creation: **07/11/2022**

Charge code: **1139 0391 0007**

Persons entitled: **CYNERGY BANK LIMITED (04728421) 27-31 CHARLOTTE STREET, LONDON, W1T 1RP**

Brief description: **3-4 GOLDEN COURT, BRIDGE ROAD, LOWESTOFT (NR32 3LU) TITLE NUMBER: SK178089 THE SWAN, GREAT EASTON, DUNMOW (CM6 2HG) TITLE NUMBER: EX385684 1 BRIDGE STREET, TIVERTON (EX16 SLY) TITLE NUMBER: DN746141 4 KING STREET, SOUTH MOULTON (EX36 3BL) TITLE NUMBER: DN296759 THE GOLDEN LION INN, 65 NEW ROAD, BRIXHAM (TQ5 8NL) TITLE NUMBER: DN317063 STAR INN, WEAVERTHORPE, MALTON (YO17 8EY) TITLE NUMBER: NYK286795 THE BELL INN, 57 HIGH STREET, GREAT CHEVERELL, DEVIZES (SN10 5TH) TITLE NUMBER: WT111518**

**Contains fixed charge(s).**

**Contains negative pledge.**

**Authentication of Form**

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

**Authentication of Instrument**

Certification statement: **I CERTIFY THAT SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC**

**COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION  
FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL  
INSTRUMENT.**

Certified by:

**HILL DICKINSON LLP**



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

Company number: 11390391

Charge code: 1139 0391 0007

The Registrar of Companies for England and Wales hereby certifies that a charge dated 7th November 2022 and created by BREAKSPEARE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 15th November 2022 .

Given at Companies House, Cardiff on 17th November 2022

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**

## Legal Charge

Date	7th November <sup>2022</sup>
The Mortgagee ("we/our/us")	Cynergy Bank Limited (Company Registration Number 04728421), of 27-31 Charlotte Street, London, W1T 1RP.
The Chargor ("you/your") (Name(s) and Address(es))	Breakspeare Limited (Company Registration Number 11390391), of 52 Cedar Drive, Pinner, England, HA5 4DE.
The Borrower (Name(s) and Address(es))	Breakspeare Limited (Company Registration Number 11390391), of 52 Cedar Drive, Pinner, England, HA5 4DE.
The Property	The Property detailed in the Property Schedule at page 2.
Title number(s) (if applicable)	The Title numbers detailed in the Property Schedule at page 2.

1. You charge the Property to us by way of legal mortgage and the other Charged Assets as defined in the Mortgage Conditions (defined below) to us in accordance with Condition 3 of the Mortgage Conditions as continuing security for the Liabilities (as defined in the Mortgage Conditions).
2. Our All Monies Legal Charge (Mortgage Conditions December 2018) (the "Mortgage Conditions") form part of this legal charge and should be read as if they were set out in full in this Legal Charge. You confirm that you have read and understood the Mortgage Conditions.
3. You and we apply to the Chief Land Registrar for the following restriction to be entered on the title or titles:

*"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [●] in favour of Cynergy Bank Limited referred to in the charges register."*

Form of charge filed at HM Land Registry under reference MD1353K

**Warning:** If you sign this Legal Charge you will be legally bound by its terms. If more than one person is named above as Chargor or Borrower you will each be responsible for the others' debts or commitments as well as your own.

### **SCHEDULE OF PROPERTIES**

	<b>Property Address</b>	<b>Title Number</b>	<b>Tenure</b>
<b>1.</b>	3-4 Golden Court, Bridge Road, Lowestoft (NR32 3LU)	SK178089	Leasehold
<b>2.</b>	The Swan, Great Easton, Dunmow (CM6 2HG)	EX385684	Freehold
<b>3.</b>	1 Bridge Street, Tiverton (EX16 5LY)	DN746141	Freehold
<b>4.</b>	4 King Street, South Moulton (EX36 3BL)	DN296759	Freehold
<b>5.</b>	The Golden Lion Inn, 65 New Road, Brixham (TQ5 8NL)	DN317063	Freehold
<b>6.</b>	Star Inn, Weaverthorpe, Malton (YO17 8EY)	NYK286795	Freehold
<b>7.</b>	The Bell Inn, 57 High Street, Great Cheverell, Devizes (SN10 5TH)	WT111518	Freehold

**EXECUTION PAGE**

SIGNED as a DEED )  
by ) .....  
in the presence of: )  
 ) Print name: .....

Signature of witness .....  
Print name (in BLOCK  
CAPITALS): .....  
Address: .....  
.....  
.....  
.....  
Occupation: .....

SIGNED as a DEED )  
by ) .....  
in the presence of: )  
 ) Print name: .....

Signature of witness .....  
Print name (in BLOCK  
CAPITALS): .....  
Address: .....  
.....  
.....  
.....  
Occupation: .....

SIGNED as a DEED )  
by ) .....  
in the presence of: )  
 ) Print name: .....

Signature of witness .....

Print name (in BLOCK  
CAPITALS): .....

Address: .....  
.....  
.....  
.....

Occupation: .....

SIGNED as a DEED )  
by ) .....  
in the presence of: )  
 ) Print name: .....

Signature of witness .....

Print name (in BLOCK  
CAPITALS): .....

Address: .....  
.....  
.....  
.....

Occupation: .....

OR

EXECUTED as a DEED

By **BREAKSPEARE LIMITED**

acting by a director in the presence of:

) Director

) Print name:

MARTIN BATNTUN

Signature of witness

Print name (in BLOCK  
CAPITALS):

Address:

AL Chandry

Occupation:

Director/Partner

OR

EXECUTED as a DEED

by

acting by a member in the presence  
of:

)  
)  
) [Member/duly authorised by [name of  
corporate member] to sign on its behalf  
as a Member]

Print name: .....

Signature of witness

Print name (in BLOCK  
CAPITALS):

Address:

Occupation: