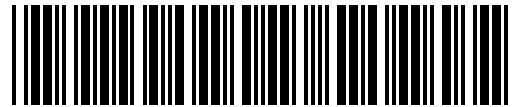




Registration of a Charge

Company Name: **LLYWELYN HOLDINGS LIMITED**

Company Number: **11489988**



Received for filing in Electronic Format on the: **28/09/2022**

XBDHPG2H

Details of Charge

Date of creation: **26/09/2022**

Charge code: **1148 9988 0002**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **5 MANOR STREET, CARDIFF CF14 3PU**

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

Certified by: **BLACKS SOLICITORS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11489988

Charge code: 1148 9988 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 26th September 2022 and created by LLYWELYN HOLDINGS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 28th September 2022 .

Given at Companies House, Cardiff on 29th September 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**

MORTGAGE DEED

Date	26/09/2022		
The Bank	Aldermore Bank PLC (registered number: 947662) whose registered office is Apex Plaza, Forbury Road, Reading, RG1 1AX (and its transferees as described in the Mortgage Conditions)		
Mortgage Conditions	The Aldermore Bank PLC Commercial Mortgage Conditions 2020		
The Chargor (insert full name(s))	Llywelyn Holdings Limited		
Registered Number (if applicable):	11489988		
Registered Address or address:	Sgubor Pengoyffordd, Trefeitha, Brecon, LD3 0RN		
Property (insert full address)	5 Manor Street, Cardiff CF14 3PU		
Title Number:	WA170490		
<p>1. This Mortgage Deed incorporates the Mortgage Conditions, a copy of which has been received by the Chargor.</p> <p>2. The Chargor as legal and beneficial owner, with full title guarantee and as continuing security for the Secured Amounts (as that term is defined in the Mortgage Conditions), hereby charges the Property by way of first legal mortgage in favour of the Bank as security for the payment and discharge of the Secured Amounts.</p> <p>3. This Mortgage Deed secures additional borrowing but the Bank is not obliged to make additional borrowing.</p> <p>4. The Chargor agrees to pay the Secured Amounts (as that term is defined in the Mortgage Conditions) in accordance with the terms of the Mortgage Conditions and otherwise to comply with the Mortgage Conditions.</p> <p>5. The Chargor hereby applies to the Registrar to enter the following restriction against the title(s) above referred to: "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 mortgage deed dated (this charge) in favour of Aldermore Bank PLC referred to in the Charges Register".</p>			
Executed as a Deed by the Chargor acting by:			
Director signature: <i>Iwan Rhodri Evans</i>		Director/Secretary signature: <i>Emma Mary Evans</i>	
Director full name: (in block capitals) <i>IWAN RHODRI EVANS</i>		Director/Secretary full name: (in block capitals) <i>EMMA MARY EVANS</i>	
In the presence of:			
Witness signature:		Witness address:	
Witness full name: (in block capitals)			
Executed as a Deed by You:			
<i>Iwan Rhodri Evans</i> <i>Iwan Rhodri Evans</i>		<i>EMMA MARY EVANS</i> <i>Emma Mary Evans</i>	
Full name: (in block capitals)			
Witness signature:		Witness address:	
Witness full name: (in block capitals)			

Form of Mortgage Deed filed at HM Land Registry under reference MD1226W.