

MR01

Particulars of a charge



Companies House

109706/23



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

A fee is be payable with this form
Please see 'How to pay' on the last page.

☒ **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 no
instrument. Use form MR08

For further information, please
refer to our guidance at:
www.gov.uk/companieshouse

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.
It must be scanned and placed on the public record. **Do not send the original**



A9W7FTVS

A13

15/01/2021

#178

COMPANIES HOUSE

FRIDAY

1 Company details

Company number 1 1 5 3 0 2 9 2

Company name in full Bumpkin Leisure Ltd

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 *

2 Charge creation date

Charge creation date d 0 d 6 m 0 m 1 y 2 y 0 y 2 y 1

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.

[Handwritten signature]

MRO1

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 ^①

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge.

☐

^① This statement may be filed after the registration of the charge (use form MR06).

9

Signature

Please sign the form here.

Signature

Signature

x Blanche Bailey LLP x

This form must be signed by a person with an interest in the charge.

MRO1

Particulars of a charge



Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name 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

Bill of Sale dated

6 January

2020

Between

- (1) **Bumpkin Leisure Ltd** (Company Registration No **11530292**) whose registered office is **Verulam House, 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 Cock Inn, Church Lane, Church End, Sarratt, Hertfordshire WD3 6HH** 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 **£27,117.75** 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 **£27,117.75** ("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 **156** equal weekly payments of **£173.83** 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 **£27,117.75** 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 **£27,117.75** 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 6/1/2021

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
Bumpkin Leisure Ltd Acting
By Nicholas James Tominey



Director

in the presence of:
Witness Signature:



Witness Name:

A.J. O'NEILL

Witness Address:

1A, MEDE AND LANE,

RYEISH GREEN, BUCKS, RG7 1EP.

Occupation:

BREWERY EXECUTIVE

INVENTORY

OF THE

TRADE FIXTURES, FITTINGS AND EFFECTS

AT

THE COCK INN AT SARRATT

CHURCH LANE

SARRATT

RICKMANSWORTH

HERTFORDSHIRE

WD3 6HH

THE PROPERTY OF:

MR B ECCLES

SOLD TO

HALL AND WOODHOUSE LIMITED

8TH OCTOBER 2018

INVENTORY VALUATION OPINION **£28,517.00** EXCLUDING VAT

McCoys Pub Brokers Limited

LICENSED PROPERTY BROKERS, PUBLIC HOUSE VALUERS & SELLING AGENTS

Arena Building, 25 Barnes Wallis Road, Segensworth East, Fareham, Hampshire, PO15 5TT

Tel: 0845 257 2121 Fax: 01489 883301

Email: enquiries@mccoyspub-brokers.co.uk Web: www.mccoyspub-brokers.co.uk

Co. Reg. No: 4103309 VAT. No: 768 5986 48

MEMBERS OF THE ASSOCIATION OF VALUERS OF LICENSED PROPERTY

McCOYS PUB BROKERS LIMITED TERMS AND CONDITIONS

TRADE DESCRIPTIONS ACT 1968

The descriptions of the items contained in the foregoing inventory are intended for identification purposes only.

SUPPLY OF GOODS (IMPLIED TERMS) ACT 1973

Attention is drawn to the fact that the items detailed in the foregoing inventory are second-hand and some may be of little or no value. This has been taken into account in arriving at the overall valuation figure, which is calculated on the customary going concern in-situ basis.

MISREPRESENTATIONS ACT 1967 - SALE OF GOODS ACT

It is an offence to sell any item to a purchaser knowing it not to be in serviceable condition for the purpose of its manufacture. You must state if any items in the inventory are to your knowledge not in full working order. It is an offence to sell any item, which is held on loan, hire, lease or hire purchase. You must state if any items within the inventory are subject to any third party interests.

CONSUMER PROTECTION ACT 1987

The Act and Regulations made under it require that new or second-hand electrical equipment, gas appliances and upholstered furniture supplied in the course of a trade or 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.

ELECTRICITY AT WORK REGULATIONS 1989 - GAS (INSTALLATION & USE) REGULATIONS 1994 - PRESSURE SYSTEMS SAFETY REGULATIONS 2000

It is the responsibility of the Vendor(s) or Seller(s) to properly maintain their electrical, gas and pressurised equipment and to make sure it is safe for all those who may use it by way of regular tests and/or inspections. Any such tests should be undertaken by a competent electrical or NICEIC contractor, a CORGI GAS SAFE registered gas contractor, or a competent pressurised systems engineer. Any items that do not have the relevant test certificates in force should NOT be used. Any equipment without the relevant service records or tests may have a drastically reduced value or no value at all, and could leave the Vendor or Seller liable to prosecution under Health & Safety at Work Act.

CHILDREN'S PLAY EQUIPMENT

The descriptions of any play equipment in the foregoing inventory is 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. While every care has been exercised in cursorily inspecting such equipment, it has not been the subject of any formal safety checks and has been 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. Where specialist or independent reports are required on any item or area within this inventory, sufficient notice of such intention will be expected, especially having regards to the date of the change or completion.

SOLID FUEL OR LOG BURNING STOVES AND FIRES

All log burning stoves and fires should be accompanied by a HETAS installation certificate covering the installation of both the stove and the chimney liner and or flue via a competent registered installer. Also, a recent chimney sweep certificate will be required along with an in situ Carbon Monoxide detector.

INVENTORY PREPARATION AND VALUATION CONDITIONS AND COMPIATION NOTES

In accordance with our standard practice, we must state that this inventory and valuation is for the use only of those parties who have instructed McCoy's Pub Brokers Limited and no responsibility is accepted to any third party for the whole or any part of its content.

McCoys Pub Brokers Limited

The Cock Inn at Sarratt, Sarratt

You will be aware that the inventory MUST be sold or purchased in its entirety therefore the contents will be negotiated on a global basis. In these circumstances an individually priced inventory will not be supplied to you and McCoys Pub Brokers Limited instructions have been received strictly on this understanding.

Any items of an antique or collectable nature are included within the inventory on the strict understanding that they will be sold on a 'going concern/trade basis' and not at their possible market value within an auction or dealer's marketplace.

Cursory inspections only have been carried out of individual items and the casings or coverings of any mechanical items have not been removed. It follows therefore that McCoys Pub Brokers Limited is unable to guarantee condition or long-term viability of any item.

The valuation assumes that there are no undisclosed matters that would affect our opinion and, unless otherwise indicated, the use of equipment and furnishings presently complies with the Public Health and Safety requirements.

McCoys Pub Brokers Limited is unable to accept any responsibility for any matters that arise following the completion, which may be affected by such matters or similar as Government Statute, Local Authority regulations, Health & Safety/Public Health Reports or defects in structure.

An inventory is a depreciating asset and regular maintenance and service is recommended to improve saleability.

The content of the foregoing inventory is prepared in accordance with the freeholders or the operators sale and purchase requirements between their tenants. The freeholders or operator's comments (if any) have been taken into consideration

McCoys Pub Brokers Limited make it clear that the contents of this inventory are solely intended to show that those items included were in-situ at the time of our attendance, and in the rooms where stated.

The contents of this inventory are compiled upon the instructions received, therefore ALL parties should approve the contents of same prior to using this document for attachment to any sale or legal documentation.

All descriptions and measurements shown are approximate. Any materials as classified are for the purposes of identification only, and made by way of visual inspection only.

The make, model and serial numbers (where detailed) are those accessible by cursory visual inspections only at the time of listing the inventory. Any fitted or heavy items will not be disturbed, moved, or casings removed to obtain model and serial numbers.

Whilst every care is taken to ensure the accuracy of the counts and descriptions, no warranty or other representation is made by this document that all, or any such items will remain on the premises at any time after our inspection.

Due to the nature of the business carried out upon the premises, that of a public house or hotel, some portable equipment may have been omitted or duplicated by the staff moving said equipment throughout the premises in the day to day operation of the business during the period of the preparation of the inventory and valuation

The inclusion of any gas, electrical, mechanical or pressurised items on this inventory does not infer that they are working to any safety standard, nor that they are fit for the purpose to which they are currently being used for.

Any item denoted with an asterisk indicates to all parties that the item may require safety testing in some form. All final testing decisions are at the discretion of the duly appointed qualified engineer(s) carrying out said safety tests.

No inference as to title of items included is made. All parties should satisfy themselves as to ownership of all and any equipment, not relying on this document for proof of ownership.

The valuation opinion attached to this inventory is valued on the customary global basis. Therefore, an individually priced inventory will not be supplied.

Where specialist or independent reports are required on any item or area within this inventory, sufficient notice of such intention will be expected, especially having regard to the date of the change or completion.

	NUMBER ONE	
	FRONT ENTRANCE LOBBY TO BAR	
	Modern door spring to internal door	
*	4-Socket extension lead and cable	NO PAT DO NOT USE
		Not valued
	The pierced plastic semi-cylindrical shoe cover holder to wall	
	Notice 'Walkers Are Welcome'	Not valued
	COUNTER FRONT BAR AREA (Note bar generally older vintage and dated)	
*	2 – bulkhead emergency light fittings	
	6 – adzed wood twin branch wall light electric fittings with bulbs and shades	
	//	
	2 – gilt tubular curtain poles with ball ends, brackets and rings	
	2 – pairs of 1.35 metre drop red floral patterned lined curtains	
	//	
	6 – gilt recessed downlighter electric fittings and bulbs to over bar canopy	
	2 – frameless blackboard menu panels to counter canopy with hooks written – FIZZ	

	& CHIPS & PENSIONERS ETC	
	4 – metal hooks to counter front	
	The painted cast metal cockerel ornament to counter front recess	
	Frameless and shaped oblong black perspex menu panel at right of counter	
	Small blackboard tablet over archway written – TOILETS	
	<i>NOTE – THE 7 SALE OR RETURN PHOTOGRAPHS ARE THE PROPERTY OF THIRD PARTIES AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
	2 – silver cased JBL music speakers with brackets and wiring connections	Very old
	Frameless blackboard notice panel over arch written – THE OLD BARN RESTAURANT	
	Similar large glazed ware cockerel ornament to windowsill	
	Window security lock	
	Blackboard oblong menu panel by door with slide rails and removable perspex menu panels	
*	Bulkhead emergency light fitting over lobby door with sticker pictorial shade	
	2 – large glass tumbler candle holders to windowsill	
	Window security lock	
	Framed and glazed card mounted colour 3-section photo print of THE OLD BAR RESTAURANT STRUCTURE	
	Further JBL music speaker as before	Very old
	2 – old flintlock double barrel rifles and brackets over mantelpiece	
	2 – coloured ware chicken tiles	
	Set of 3 graduated sized chicken jugs	

	4 – horseshoes	
	3 – individual horse brasses	
	Small black cased GENEXXA music speaker and wiring	Ver old
	Similar lettered tablet as before – TOILETS	
	Small metallic poster display frame	
	Similar frameless black perspex menu panel at right of counter	
	//	
	<i>NOTE – ALL DARK STAINED WOOD TONGUE AND GROOVE HALF HEIGHT WALL PANELLING IS ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
	The dark stained wood framed bench seating as fitted around bar with flat seats, deep padded seat cushions covered in crimson fabric and shaped wing end panels comprising – <ul style="list-style-type: none"> • 2.75 metre single return settee at right of counter • 2.75 metre single return settee under front window • 2 x 1.75 metre straight settees under front windows • 1.3 metre straight settee by fireplace • 2.1 metre single return settee at right of fireplace 	
	9 – 18cm deep padded back rails over bench seats, covered in crimson fabric as before	
	12 – stained wood framed cottage style bar chairs with lath or spindle backs and nail edge padded seats, covered in miscellaneous fabric on turned leg and 'H' stretcher frames	Two types
	5 – dark stained wood mates style bar chairs with finger cut back rails on spindle supports and nail edge padded seats, covered in red ground and patterned fabric	
	2 – stained wood captains style bar chairs with horseshoe shaped back rails on spindle supports, padded seats covered in crimson fabric and turned leg and	

stretcher frames	
Dark stained turned leg and stretcher framed dwarf stool with circular padded seat, covered in crimson fabric	
2 – dark stained turned leg and stretcher framed counter stools with metal foot rails and circular padded seats, covered in crimson fabric	
//	
4 – 750mm diameter wooden moulded edge top tables on cruciform pedestal frames	
6 – 600mm square similar top tables on panel leg and pegged stretcher frames	
2 – 1220 x 600mm similar tables	
//	
The large bow base railed metal fire basket to hearth with brass turned top and ball decorated fire dog supports	
Large black metal fire back plate with heraldic motif	
Large tapered metal semi-circular smoke canopy as fitted	
<i>NOTE – ALL CHIMNEY FLUE FITTINGS AND LINERS ARE ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
3 – various glazed ware chicken and cockerel ornaments to fireplace recesses	
Circular brass and black floral plate ornament	
Set of wood and leather bag bellows	
Polished pierced brass skimmer with ornate handle	
Brass bowl warming pan with turned handle	
Ring and lion head handled brass cauldron/pot to hearth	
Coal shovel	

	Larger similar warming pan as before	
	Polished copper and brass fuel helmet with loop handles	
	Lesser coal shovel	
	Pair of tongs	
	Black barley twist metal fireside companion stand and tool	Incomplete
	Gilt and black mesh 3-panel fire screen	
	Old wooden storage container/box	
	Black metal coal scuttle/pail with loop handle and liner	
	Set of 3 graduated sized turned wood pillar stem candlesticks	
	2 – adjustable spotlight electric fittings and bulbs to fireplace	
	//	
	The red ground and geometric floral patterned pile carpet, as laid and planned to close fit, approx. 34 sq. metres - thin worn and dirty	
	Cocoa fibre door mat as laid by external door with metal nosing strip	
	Metal nosing to left hand archway	
	Similar metal nosing to right hand archway	
	Similar metal nosing to restaurant archway	
	Larger similar metal nosing to fireplace	
	LEFT HAND TILED FLOOR BAR AREA (Ditto)	
*	Bulkhead emergency light fitting	

	2 – similar adzed wood twin branch wall light electric fittings as before	
	2 - adjustable spotlight fittings and bulbs to display shelf	
	Bulkhead emergency light fitting over garden door	
	//	
	4 – recessed downlighter electric fittings and bulbs to over bar canopy	
	3 – frameless blackboard notice panels to over bar canopy lettered – BOULES, JENGA & SPECIALS	
	3 – hooks to counter front	
	Glazed ware shire horse ornament with dray cart and barrels to display shelf	
	Silver cased JBL music speaker	Very old
	Large metal manual water pump as ornament	
	Black metal twin wheel cedar/implement	
	Old blowtorch	
	Black and white trade water jug	Not valued
	Wooden implement/spade	
	Black metal 3-prong shoe last	
	Metal child's penny-farthing bicycle and stand	
	Wooden hand drill as bracket and strap for bicycle	
	Wood handled log saw	
	Shepherds crook	

	3 – lettered sacks – OATS, HOPS & MALT	
	2 – trade water jugs as before	Not valued
	Glazed ware shire horse ornament with wooden cart	
	2 – glazed ware miniature spirit casks and taps – GIN & SCOTCH	
	3 – display bottles	
	Glazed ware cockerel ornament	
	Bound bamboo and green covered children's pram ornament	
	Plastic lobster	
	Square wicker basket	
	Small metal tankard	
	2 – various oblong containers – SMITHS & CHICKEN	
*	Black cased TOSHIBA 32" flat screen TV set with cable (Old model)	
	Bracket for same	
	Boxed commemorative beer and jug BATEMANS VICTORY ALE	
	Approximately 16 various bottles as displayed	Not valued
	Framed and glazed card mounted aerial photograph of pub	
	Framed and glazed card mounted pencil drawing print of pub exterior	
	Coloured model of pub building to fireplace recess	
	<i>NOTE – THE SWEETIE DISPENSERS ARE ASSUMED THE PROPERTY OF THIRD PARTIES AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
	Green and white FIRE EXIT tablet	Damaged

	92cm Stained moulded wood radiator shelf and brackets	
*	6 Litre water type fire extinguisher with bracket, tablet and jacket	
	//	
	5 – similar counter stools as before with circular padded seats, covered in crimson fabric	
	4 – similar cottage style bar chairs as before	Two types
	1200 x 600mm Stained wood moulded edge top table on panel leg and pegged stretcher frame	
	900mm Diameter Varnished timber table top around display shelf upright with bracket supports	
	//	
	Cocoa fibre door mat as laid by external door (MARKED)	Not valued
	LOBBY TO TOILETS	
*	Bulkhead emergency light fitting to ceiling	
	Bulkhead emergency light fitting with sticker pictorial shade	
	Adzed wood twin branch wall light electric fitting with bulb and shades	
	//	
	Wood lath fitted 4 hooks	
	2 – lettered brass tablets to doors – GENTS & LADIES	
	Set of panic bars to external door with tablet	
	Freestanding frame for house poster to windowsill	
	Wood framed cork lined notice panel	

	2 – wood framed children's stacking high dining chairs and straps	
	6 – stained turned leg and stretcher framed dwarf stools with circular padded seats, covered in crimson fabric	
	Cocoa fibre door mat as laid	
	LADIES TOILET	
	Recessed downlighter electric fitting and bulb to lobby area	
	Lever arm door closer	
	<i>NOTE – ALL NON-SLIP FLOORINGS THROUGHOUT THE TOILETS ARE ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
	//	
*	Bulkhead emergency light fitting to vanity area	
	3 – recessed downlighter electric fittings and bulbs	
	Battery operated air perfume dispenser	
	Lever arm door closer	
	Wood strip venetian blind to window with cords	
	Plastic liquid soap dispenser	Not valued
	Artificial floral display and pot	
	White cased electric fan hand dryer with cable	
	Frameless bevel edge dome top vanity mirror with 2 fitted single branch wall lights, bulbs and ball shades	Silvering poor

	Similar dwarf stool as before	
	Plastic waste bin	Not valued
	//	
	2 – recessed downlighter electric fittings and bulbs over cubicles	
	2 – plastic bulk toilet paper dispensers	
	2 – pan brushes and holders	
	2 – various waste bins	
	Wood strip venetian blind to right hand cubicle	
	2 – hooks to door	
	GENTS TOILET	
	Recessed downlighter electric fitting and bulb to lobby area	
	Lever arm door closer	
	//	
	Circular ceiling electric fitting with bulb and shade to urinal area	
*	Bulkhead emergency light fitting	
	Battery operated air perfume dispenser	
	Lever arm door closer	
	2 – frameless circular bevel edge vanity mirrors	
	Liquid soap dispenser	
	Stainless steel cased electric fan hand dryer with cable to point	

	CISTERMISER water regulator valve to cistern piping	
	Wood slat venetian blind	
	Plastic waste bin	Not valued
	//	
	Circular ceiling electric fitting with bulb and bowl shade to cubicle	
	Hook to door	
	Lever arm door closer	
	Plastic bulk toilet paper dispenser	
	Pan brush and holder (No value)	
	THE OLD BARN RESTAURANT (Ditto)	
	3 – LED type floodlight electric fittings with brackets and cables to illuminate roof space	
	Larger similar floodlight electric fitting	
	Black 3-lamp spotlight electric fitting and bulbs	
	3 – black and chrome single adjustable spotlight fittings and bulbs	
*	Bulkhead emergency light fitting over garden doors with pictorial shade panel	
	//	
	4 – various strings of droplet decorated fairy lights around beams with cables and transformer plugs	
	2 – tubular gilt curtain poles with ball ends, brackets and rings	

	Larger curtain pole over double doors	
	Lesser similar curtain pole	
	2 – pairs of 1.25 metre drop crimson floral patterned fabric curtains as before	
	Pair of matching tiebacks	
	2 - pairs of 1.8 metre drop similar door curtains	
	2 - pairs of matching tiebacks	
	Clay vertical 14 hole wine rack	
	Adjustable modern spotlight electric fitting with bulb and cable over computer area	
	2 – wood and metal 10-bottle wine racks	
	Plywood shelf and battens	
*	Black cased HP OFFICE JET 3835 all-in-one printer/scanner/copier with all cable connections	Basic model
*	Black cased YAMAHA AX36 amplifier and connections	
*	3-Socket reel type extension lead	Not valued
	1 Metre Shaped wooden shelf for computer equipment with upright supports and matching base shelf	
*	Black cased ICEPOINT modern glazed door wine bottle refrigerator with 3 chrome wire internal shelves and cable	
*	The black cased FUJITSU computer hard drive unit with preloaded software and connections	
*	4-Socket extension lead	Not valued
	Black and white lettered tablet – PLEASE MIND YOUR HEAD	
	4 – further frames for house certificates	

	Black metal drainpipe hopper – No. 1890 – to rear wall	
	2 – black scroll metal candle lamp brackets	
	2 – black cased JAMO music speakers with brackets and wiring	Very old
	Pair of metal horse stirrups and straps	
	2 – further TECHNICKS music speakers to front wall with brackets and wiring	
	White cased CEH electric screen heater over window with brackets and wiring	
	Similar blackboard menu panel as before with board slides and perspex removable menu panels	
	//	
	2 – sets of panic bars to external doors with signs	
	2 Window security bolts	
	1.26 Metre Dark stained wood non-structural partition screen with tongue and groove base, 3-glass panel top, newel post and ball decoration	
	37 – similar cottage style bar chairs as before	
	20 – 680mm square stained wood moulded edge top tables on panel leg and pegged stretcher frames	
	The similar carpet as before, as laid and planned to close fit, approx. 42 sq. metres (Grubby and showing wear)	
	Metal nosing strip to doorway	
	2 – various FERRODO style step nosings with matching carpet to treads and risers	
	EASY ACCESS TOILET	

	4 Tablets to entrance door	
	Chrome and black adjustable spotlight electric fitting and before (Bulb required)	
*	Bulkhead emergency light fitting	
	13 – metal double hooks	
	Washable DISCLAIMER notice	
	2 – similar stacking style children's high dining chairs	
	2 – seat cushions for same	
	Quantity of wooden JENGA blocks and carry bag	
	//	
	Metal lighting track to cubicle with 2 ILLUMO adjustable spotlight fittings and bulbs	
*	Bulkhead emergency light fitting	
	2 FIRE EXIT and HYGIENE signs	
	Hook to door	
	The moulded plastic FOUNDATIONS baby changing tablet and fittings	
	4 – white tubular static hand rails with circular fixing plates	
	Loop type hinged hand rail with fixing plate	
	WC type extractor fan	
	Plastic bulk toilet paper dispenser	Not valued
	White framed vanity mirror	
	Liquid soap dispenser	
	MATREX electric fan hand dryer and cable	

	Pan brush and holder	Not valued
	Plastic waste bin	Not valued
	Similar cottage style bar chair as before	Seat torn
	<i>NOTE – THE NON-SLIP VINYL FLOORING IS ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
	NUMBER TWO	
	MISCELLANEOUS TO SERVERIES & SERVING AREAS Generally Require Rearrangement and De-clutter)	
	COFFEE PREP AREA BY KITCHEN DOORS	
	Circular ceiling electric fitting with bulb and bowl shade	
	Circular ceiling electric fitting with bulb and moulded glass bowl shade	
	Batten electric fitting and bulb	
*	Bulkhead emergency light fitting	
	//	
	Washable FIRE ACTION notice by external door	
	Set of panic bars and tablet	
	Washable FIRE EXIT notice	
	The stained wood SERPENTINE picture shelf around front wall with brackets, approx. 10 metres run	
	White circular cased roman numeral face wall clock	

	2 – 2.3 metre moulded edge shelves with bracket supports	
	Red plastic waste bin	Not valued
*	6 Litre water type fire extinguisher with bracket and tablet	
	Flip top plastic waste bin	
	Wooden metal wine bottle rack as made to hold 48 bottles	
	Framed novelty print – THE ROOSTER MAY CROW	
	1.43 Metre Stained wood dresser unit with two-tier display top, moulded edge worktop and open base (Top requires attention as worn)	
	The installation of house computer with FUJITSU flat screen monitor, keyboard and mouse controller	Old unit
	<i>NOTE – IT IS ASSUMED THE CREDIT CARD READER IS THE PROPERTY OF A THIRD PARTY AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
*	Blue cased NETGEAR FS105 fast Ethernet switch box and cables	
*	White cased built-in style electric bottle fridge under worktop with cable (No door fascia)	
	1.48 Metre Stained wood sideboard unit with 3 doors, 3 drawers and fittings (Top very worn)	
	3 – 1.65 metre dark stained wood moulded edge wall shelves with black scroll bracket supports	
*	Stainless steel and black cased BRAVILOR BONAMAT NOVO modern coffee percolator with jugs and cable	Old unit
	610mm Wood worktop shelf under same	
*	White enamel cased under counter domestic style refrigerator and cable (No interior light)	

	1.35 Metre Stained wood sideboard unit with 2 doors, 4 various drawers and metal handles	Old
*	The chrome and black cased LA SPAZIALE commercial coffee bean grinder with hopper and cable	
	Black metal knockout drawer as stand for same	
	1.8 Metre (max) Shaped wood workbench shelf for coffee maker	
*	Black and silver cased LA SPAZIALE 2-section espresso and cappuccino commercial coffee maker with all accessories and cable	
*	The chrome and black cased LINCAT commercial electric water boiler with LCD control, tap, drain catcher and cable	
	Woven split cane style roller blind as screen panel	
*	The black cased TP LINK wireless router box and connections	
	First aid box and partial contents	
*	Similar Ethernet fast switch box as before	
*	6-Socket extension lead and cable	NO PAT DO NOT USE
		Not valued
	Metallic menu slip holder rail	
	Strip light electric fitting and tube	
*	Cordless BT telephone handset with answerphone charger base and cable	
	Quantity of various desktop office tidies and equipment	
	<i>NOTE – THE DORGARD PEDAL ACTION DOORSTOP IS THE PROPERTY OF THE LANDLORDS AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
	Metallic framed white wipe clean notice panel	
	1320mm Wooden dresser unit with 3-shelf display top and 3-door and drawer base	
	1.83 Metre Similar picture shelf as before	

	Modern door spring to kitchen door	
	Plastic bulk hand towel dispenser	
	NOTE – THE NON-SLIP FLOORING THROUGHOUT SERVERY AREAS IS ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY	
	Grey and black stripe patterned matting, as laid to part (MARKED)	Not valued
	2 – metal nosing strips to same	Not valued
	UTILITY ROOM	
	Twin fluorescent electric light fitting with tubes and box diffuser	
	900mm Wooden 5-tier railed shelving unit and framing	
	Modern door spring to internal door	
	4 – hooks	
	Fire door tablet	
	Wood slat venetian blind to window	
	Flip top plastic waste bin	
	1.83 Metre Railed wood 3-tier shelving unit and framing as before	
*	Stainless steel cased ICE-O-MATIC auto electric icemaker with all plumbing connections and cable (Model ICEU105MA230/50/1 Serial No. QH336911N)	
	Pair of tubular metal swing back 2-tread steps	
	3-Blade table top electric fan and cable NO PAT DO NOT USE	Not valued

*	Stainless steel cased NELSON SC50ADPBL square rack glass washer with all plumbing connections and cable (Serial No. 131116-018)	
	Stand for same	
	Stainless steel cylindrical water softener for same with piping connections	
	Red plastic waste bin	Not valued
	Green laminate inset and wood trim shelf and brackets	
	2 – railed wood extension shelves to storage unit	
	Dustpan and brush	Not valued
	A quantity of cleaning brushes	Not valued
	LOBBY BY CELLAR	
	Modern door spring to cellar door	
	Fire door tablet	
*	Black cased GASTROLINE twin sliding door refrigerated bottle display and dispense cabinet with motor and cable (Model CL210S Serial No. 208SA20160521094)	
	MAIN SERVERY	
	7 – recessed downlighter electric fittings and bulbs to ceiling (Five bulbs u/s)	
	//	
	Coloured metal cockerel bracket with bell and striker at left hand end of back bar	
*	UNIWELL POS till terminal as before with preloaded software and fittings (Serial No. T50103194) (This and other units and accessories 1994 vintage and valued accordingly)	
	Cash drawer for same	

	Shaped wooden lath and hooks for crisps	
	Wooden brass circular quartz roman numeral face wall clock	
	Black painted 3-bottle display box/bracket	
	Quantity of hooks to back cabinet side	
	Bottle opener	
	9 – 25 & 50ml optic measures and a quantity of brackets	
	Fruit knife	
	2 – stainless steel 35ml spirit thimble measures	
	Stainless steel 50ml similar spirit thimble measure	
	Circular metal strainer and liner	
*	6-socket extension lead and cable	
	Plastic 4-pot fruit trough with lid and dishes	
	2 – pairs of metal ice tongs	
*	Black cased CATERCOOL single door refrigerated bottle display and dispense cabinet with motor, cable and plug	
	Quantity of shelf mats	
	White cased COOLZONE similar single glazed door bottle refrigerator as before	
*	2 Kg CO2 fire extinguisher with bracket and tablet	
*	Similar UNIWELL POS till terminal as before with flat screen monitor, preloaded software and connections (Serial No. T41203064) (Ditto-old unit)	
	Metal cash drawer for same	

	<i>NOTE – ALL BEER RAISING AND DRINKS DISPENSE EQUIPMENT IS ASSUMED THE PROPERTY OF A THIRD PARTY/LANDLORD AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
	Crown cork opener and plastic catcher	
	Wicker bound wire oblong crisp basket	
	Black and gilt trade notice	
	5 – various glass cordial bottles and pourers	
	6 – grey wire crisp baskets	
	2 – plastic waste bins	Not valued
	Crown cork opener and plastic catcher	
	Stainless steel conical hand basin and taps	
	Two tone grey dome top waste bin	
	Blue plastic waste bin	Not valued
	Yellow plastic wet floor caution triangle	
	<i>NOTE – ALL STOCK IS TO BE LISTED & VALUED AT TIME OF COMPLETION TOGETHER WITH TRADE GLASSWARE AND SUNDRY CLEANING MATERIALS AS LEFT UPON THE PREMISES</i>	
	BASEMENT CELLARS	
	STAIRS DOWN	
	Batten electric fitting and bulb	
	CELLAR	
	2 – fluorescent electric fittings with tubes and box diffusers	

	The installation of IMI single fan cellar cooler with all internal and external fittings and accessories	
	<i>NOTE – ALL BEER RAISING AND DRINKS DISPENSE EQUIPMENT IS ASSUMED THE PROPERTY OF THIRD PARTIES AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
	Masons thermometer	
	Blue metal framed manual winch barrel hoist by PFAFF	
	The blue metal KAYEL barrel stillage with 5 gilt box tube sprung barrel tilts	
	5 – loose matching barrel tilts	
	2 – wood and metal 36-bottle wine racks	
	Thermometer	
	Rubber head mallet	
	Black dip stick (Bent)	
	Stainless steel beer pail (Stained)	
	Alloy handled mop	
	Wood handled scrubbing broom	
	The installation of auto watering system with GARDENA C14E timer/controller and micro bore piping	
*	2 Kg powder type fire extinguisher with bracket and tablet - No evidence of service-	Not valued
	8 – plastic cellar tidy boxes over stillage	
	<i>NOTE – IT IS ASSUMED THE SUBMERSIBLE SUMP PUMP IS THE LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	

	NUMBER THREE	
	GROUND FLOOR CATERING KITCHEN (Kitchen considered to be well arranged but much of equipment now of some age and much used)	
	6 – twin fluorescent electric light fittings with tubes and box diffusers	
*	Bulkhead emergency light fitting to ceiling	
*	Bulkhead emergency light fitting over rear external door with sticker pictorial shade	
	//	
	Modern door spring to bar door (Painted)	
	600mm Chrome wire shelf 4-tier storage unit with tubular uprights	
	AJPR50 MECHLINE commercial rinsing tap with coiled hose, nozzle gun and connections	
	1400mm Stainless steel commercial deep bowl rinsing sink for dishwasher with refuse chute, box tube frame, splash back, mixer tap and piping connections	
*	640mm Stainless steel cased FAGOR CONCEPT pass-through dishwasher with all plumbing connections and fittings (Swivel spray arm causing some knocking when in use)	
	950mm Stainless steel tray edge top draining table for dishwasher with box tube frame, basket slides and 4 glass washer baskets	
	Grey plastic cased commercial water softener for dishwasher	
	Security lock to window (Requires replacement)	
	600mm Grey wire shelf 3-tier storage unit with tubular uprights	
	Platform broom	Not valued
	Rubber force cup	

	Deck scrubber broom with alloy handle	Not valued
	Stainless steel conical bowl hand basin with taps and piping connections	
	JANTEX liquid soap dispenser	
	CLEENOL bulk hand towel dispenser	
	Quantity of HYGIENE notices	
	2 – plastic dustpans and brushes	
	Circular cased wall clock	
	1200mm Stainless steel preparation table with box tube frame	
*	1200mm Two-tier hot lamp gantry shelving unit with box tube frame, controls and connections (Cable failed PAT test and replaced following recommendation)	
	Menu slip holder rail	
	1200mm Stainless steel stock shelf with bracket supports	
*	White enamel cased domestic style under counter refrigerator with cable and plug	
*	900mm Stainless steel cased PS900 refrigerated double door base counter with external thermometer, polished stone worktop, 5-pot salad trough, controls and cable (Serial No. 925739) (Old unit-much play on door hinge)	
	Plastic waste bin	Not valued
	WRAPMASTER 4500 foil dispenser	
	600mm White shelf with bracket supports and slotted wall bars	
*	Chrome cased DUALIT electric blender with controls and cable (1 BUTTON COVER MISSING)	
*	Stainless steel cased PANASONIC NE1856 commercial microwave oven with controls and cable (Serial No. 5C49070041 - PLASTIC DOOR LINER MISSING)	Not valued

	480mm Stainless steel preparation table with box tube frame and undershelf	
*	1370mm Stainless steel cased POLAR G605 refrigerated 3-door base counter with external thermometer, salad well trough and cable (Serial No. 089994)	
	AIRODUCTS AVP6 variable speed fan control box with concealed fan and connections	
	3-Speed supply air fan control box and connections	
	Red and clear plastic strip commercial screen blind over external door with stainless steel fittings	
*	Glass fibre fire blanket with canister and tablet	
*	2 Kg CO2 fire extinguisher with bracket and tablet	
*	3 Litre foam fire extinguisher with bracket and tablet	
*	3 Litre wet chemical fire extinguisher with bracket and tablet	
*	Silver and black cased PLUS ZAP twin tube fly killer with cable and plug	
	1600mm Stainless steel preparation table with box tube frame	
*	White enamel cased under counter style electric freezer with external thermometer and cable	
*	White enamel cased POLAR CD610 under counter refrigerator with external thermometer and cable (Serial No. 313107)	
*	Stainless steel cased SHARP R23AM 1900watt commercial microwave oven with controls and cable	
	400mm Stainless steel preparation table with box tube frame and undershelf	
*	Two tone silver cased electric commercial food mixer with controls and cable - Very old and some rust	Not valued
	1300mm White laminate shelf with bracket supports and slotted wall bars	

	1200mm Stainless steel shelf with box tube bracket supports	
	Large menu slip holder rail to same	
*	The stainless steel cased commercial decarboniser/soaking tank with castors, drain tap and cable	
	The white cased formation of STORER built-in twin compartment electric refrigerator and freezer with all internal and external fittings and accessories (internal dimensions fridge – 1.65 metres x 1.85 metres x 2.1 metres –freezer – 1.65 metres x 1.35 metres x 2.1 metres)	
	Wood framed wipe clean notice panel	
	600mm Metal wire shelf 4-tier storage unit with tubular uprights (Poor)	
*	Silver and grey cased PLUS ZAP twin tube ultra violet fly killer and cable	
	TORK bulk hand towel dispenser and key	
	Liquid soap dispenser	
	Washable HYGIENE notice	
	Stainless steel conical bowl hand basin with pillar taps and piping connections (Overflow waste requires attention)	
	First aid box and partial contents	
	IP54 variable speed fan control box and connections	
	900mm Stainless steel preparation table with box tube frame and undershelf	
	1800mm Stainless steel twin bowl and single drainer commercial sink unit with box tube frame, undershelf, mixer tap and connections (Mixer tap requires replacement)	
*	Stainless steel and grey cased ROBOT COUPE 350 ULTRA commercial handheld blitzer/mixer and cable	
	Moulded grey plastic knife holder/box to wall	

	2 – 1200mm white laminate shelves with bracket supports One no vale as requires replacement)	
	600mm Wire shelf two-tier storage unit with tubular uprights	
	850mm Stainless steel table stand for RATIONAL oven with box tube frame, tray slides trays and fittings	
*	Stainless steel cased RATIONAL 5 SENSES SELF COOKING CENTRE commercial combination steam and convection oven with 10-tray interior, controls and cable (Serial No. E11SH14062409428-SCCWE101)	
*	900mm Stainless steel cased BLUE SEAL gas range with 6-burner hob top, controls, single door oven and piping connections (Requires thorough clean)	
*	900mm Stainless steel cased FALCON DOMINATOR gas range with 6-burner hob top, double door oven and connections (Old)	
	2 WRAPMASTER 4500 paper/cling film dispensers	
*	600mm Stainless steel cased twin burner gas fired griddle plate with controls and piping connections	
	Box tube metal framed stand with castors	
	900mm Stainless steel preparation table with tubular frame and undershelf	
	900mm Stainless steel grill shelf over same with box tube leg supports	
*	Stainless steel and black cased FALCON twin burner gas fired grill unit with control knob and piping connections (Old vintage and early replacement anticipated-valued accordingly)	
	A quantity of yellow commercial gas hoses to appliance	
	A quantity of retaining straps to appliances	
	280mm Stainless steel preparation table with box tube frame and undershelf	

*	600mm Stainless steel twin tank/twin basket deep fat fryer with controls, double door base cupboard and fittings	
	650mm Stainless steel preparation table with box tube frame and undershelf	
*	3-Blade cage enclosed air circulating fan with tubular stand and cable NO PAT DO NOT USE	Not valued
	Magnetic knife rack	
	4 – stainless steel splash back panels behind cooking appliances with joint strips	
*	5.2 Metre Stainless steel box formation of fume extractor canopy with grease trap lip, internal removable grease filters and all framing	
	Electric bell press and fittings	
*	1300mm Stainless steel cased DANE TECHLINE twin sliding door warming cabinet with controls, cable and 6-pot bain marie top (1 DOOR HANDLE MISSING-incomplete and early replacement anticipated-as plate storage cabinet only))	
*	1300mm 3-Tier gantry hot lamp shelving unit over same with box tube bracket supports	
	2 Menu slip holder rails to same	
	//	
	1350mm Stainless steel preparation table to centre of room with box tube frame	
*	White enamel cased ZANUSSI matching refrigerator - Faulty some rust and seal split	Not valued
*	1200mm Stainless steel two-tier gantry hot lamp shelving unit with box tube frame	
*	2 – stainless steel cased SHARP R23AM 1900watt commercial microwave ovens and cables	
	1400mm Stainless steel microwave shelf with bracket supports to table top	

	1400mm Stainless steel preparation table with box tube frame and undershelf	
	Plastic wheelie bin and frame	
	1700mm Stainless steel preparation table with box tube frame and rear screen panel	
	Commercial can opener as fitted to same	
*	White enamel cased POLAR CD611 under counter style freezer with external thermometer and cable (Serial No. 103881)	
*	White enamel cased RUSSELL HOBBS domestic style refrigerator and cable	
	//	
	<i>NOTE: THE NON SLIP FLOORING IS ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
	<i>NOTE – ALL LOOSE CATERING EFFECTS ARE TO BE LISTED & VALUED ON DAY OF CHANGE</i>	
	LARDER	
	1100mm Chrome wire shelf 4-tier storage unit with tubular uprights	
	1200mm Similar chrome wire shelf 4-tier storage unit with tubular uprights	
	Washable HEALTH & SAFETY LAW notice to door	
	NUMBER FOUR	
	EXTERIOR OF PREMISES	
	REAR ELEVATION OF PREMISES	
	Halogen floodlight electric fitting with bracket and tablet by kitchen door	

	Frameless blackboard notice panel written – EATING IN THE GARDEN	
	Grey plastic large waste bin with black lid	
	2 – plastic plant troughs	Not valued
	The tubular metal 5-section bicycle stand	
	Green and black moulded plastic garden storage cupboard - In pieces	Not valued
	Parking cone	
	PAVED PATIO AREA	
	6.7 Metre x 3 Metre Stained wood beam framed smoking solution shelter with corrugated plastic covering and upright supports, guttering and drainpipe	
	5.5 Metre x 3 Metre Similar stained wood beam framed smoking solution shelter with corrugated plastic covering and upright supports, guttering and drainpipe	
	4 – black metal and glazed square lantern wall light electric fittings with bulbs and brackets	
	2 – bulkhead emergency light fittings	
	No smoking notice	
	81cm Wood drinks shelf to stable door with brackets	
	Coiled spring door closer	
	Lettered tablet – BOOT RACK	
	2 – scroll metal basket brackets	
	2 – split pole wood laths with peg holders	
	Plastic waste bin	Not valued

	168cm Railed wood oblong top combination bench picnic table (No value)	
	4 – 150cm similar bench picnic tables	
	The green fabric covered 4 metre square jumbo sun umbrella with white tubular pole and fittings (MATERIAL TORN) (In poor state-requires replacement-no value)	
	//	
	2 – black and white signs to smoking shelter beams – DOGS & CHILDREN	
	Blackboard framed oblong notice panel at far right of building written – WELCOME TO THE COCK INN	
	LAWN AREA BY PATIO	
	14 – various railed wood oblong top combination bench picnic tables as before (All very weathered-with table batten faults/rot-some repairs recently carried out)	
	Small LED floodlight electric fitting with cable to feature tree	
	RIGHT HAND GARDEN & CHILDREN'S PLAY AREA	
	18 – similar various railed wood combination bench picnic tables as before - Ditto-6 with severe rot – not valued	
	Black plastic plant trough and contents by compressor fence	
	Half cask planter and contents	Not valued
	Similar grey and black waste bin as before (No value)	
	The 4-section trellis fencing as erected to separate compressor yard from garden with wooden gravel boards and posts 6.5 metres	Not valued
	Black and white tablet to shed side – DOGS	
	Blackboard notice panel	Not valued

	//	
	The 15-panel 2-section 3-bar fencing as erected to separate garden from bouncy castle area with posts complete (Retained by brewery company)	
*	Black and white lettered sign to same – BOUNCY CASTLE	
*	The multi-coloured formation of children's bouncy castle with cover, supports, electric fan blower and cable (Additional work to ground surrounds and impact flooring recommended)	
	//	
	The 21-section similar 2-bar surround fencing to children's play area with posts and wire base liner (Retained by brewery company)	
*	The stained wooden pole framed formation of children's adventure play unit comprising wooden rung ladder bridge, staging platform with 2 red plastic slide chutes, cargo net bridge and steps, 2 tubular parallel bars, chain and log 3-section bridge/climbing frame, large single section similar bridge/climbing frame, 3 tyre similar bridge/climbing frame and chains and all fittings (Requires improvement/replacement before use. Note allowance made on day of changeover)	Not valued no ROSPA certificate
	RESTAURANT PATIO AREA	
	The plough horse theme weather vane to roof with supports	
*	Bulkhead emergency light fitting	
	3 – black metal and glazed tapered lantern wall light electric fittings and bulbs	
	9 Trade sun umbrellas and pole	4 Not valued
	//	
	Half cask planter by trellis fence (PERISHED)	Not valued

	9 – sections of wooden trellis fencing to separate restaurant patio from garden with posts (Dilapidated posts rotten and incomplete)	
	PASSAGE AREA BETWEEN RESTAURANT PATIO & GARDEN	
*	Bulkhead emergency light fitting by servery door	
	Black metal and glazed lantern electric light fitting with bulb and shade	
	The black painted 6ft larch lap fence panel as screen between areas with post, met post support and basket bracket 8 metres run. (Some bare wood and requires early decoration/treatment)	
	Further similar fence panels with posts, met post supports and gravel boards	
	The wooden 2-door storage shed with pitched asphalt lined roof	Not valued
	White plastic wheelie bin with lid	
	MASTERLOCK fabric covered security strap with integral padlock and wall ring	
	3 – plastic watering cans	
	INSIDE STORE SHED	
	7 – emergency hurricane lamps	Not valued
	DRIVEWAY AREA AROUND REAR LAWN	
	<i>NOTE – THE RECYCLE BINS ARE ASSUMED THE PROPERTY OF THIRD PARTIES AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
	10 – 6ft larch lap fence panels as erected to screen driveway area from rubbish area with posts complete (Part dilapidated requiring new posts 4 panels not value)	
	Security chain and padlock to paddock gate	

	Black and white tablet to paddock gate – NO PARKING	
	The CARAVAN CLUB paddock	Not valued
	Approximately 50-section of railed wood 3-bar fencing to separate paddock from overflow garden/car park with posts about 75 metres run (Requires early attention)	
	Large wooden 5-bar gate to same with 2 square posts and galvanised fittings	
	A quantity of electric power boxes to fence for caravan visitors with all cable connections	Not valued
	OVERFLOW FIELD/CAR PARK	
	Nil	
	CHEMICAL EMPTYING ENCLOSURE	
	Combination padlock to chemical enclosure gates	
	MAIN CAR PARK	
	Sodium floodlight electric fitting with bracket and tube to chimney (Case enamelling faulty)	
	3 – similar black metal and glazed lantern wall light electric fittings with bulbs and brackets	
	Small floodlight electric fitting with remote sensor and cable	
*	Bulkhead emergency light fitting	
	Washable fire exit tablet	
	Black and white lettered tablet – OPENING TIMES	

	<i>NOTE – ALL BLACK AND GILT HOUSE SIGNAGE IS ASSUMED A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
	Half cask planter and contents	Not valued
	//	
	<i>NOTE – THE RECYCLE BINS HERE ARE ASSUMED THE PROPERTY OF THIRD PARTIES AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
	Hasp, staple, padlock and key to shed door	
	Green and white FIRE ASSEMBLY POINT notice	Not valued
	Old wheelbarrow	
	<i>NOTE – IT IS ASSUMED THE CORRUGATED METAL STORAGE SHED IS A LANDLORDS FIXTURE AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
	STORAGE SHED	
	2 – reserve sprung metal barrel tilts	Not valued
	Dark stained wood oval top drop flap table on barley twist gateleg frame	Not valued
	4 – small oblong top bar tables on panel leg and pegged stretcher frames	Not valued
	2 – loose blackboard menu panels written – SPECIALS & GOURMET EVENING	Not valued
	Grey metal slotted leg 5-tier shelving unit with chipboard liners	
	A large quantity of rural crafts and farm tools as stored here for restaurant use comprising saws, hoes, forks, block planes and straps etc	Not valued
	Metal 4-drawer filing cabinet	Not valued
	Wire shelf 4-tier storage unit with tubular uprights	

	The silver and black cased ANTONY WORRALL THOMPSON Calor gas fired barbecue unit with cabinet base (NO GAS REGULATOR)	Not valued
	3 Red fabric jumbo sun umbrellas and poles to ceiling beams (Out of use-no value)	
	2 – aluminium ladder sections stored to beams over	
	Pair of aluminium swing back steps	
	<i>NOTE – ALL REMAINING EQUIPMENT TO THIS AREA IS OF AN OPTIONAL/PERSONAL NATURE AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
	FRONT PATIO AREA	
	Long length of weatherproof cable with bulb holders and bulbs around gutter line	
	5 – scroll metal hanging basket brackets	
	2 – black metal and glazed tapered lantern wall light electric fittings and bulbs with brackets	
	Brass and glazed large tapered lantern electric light fitting over bar door with bulb and bracket	
*	Bulkhead emergency light fitting	
	Black and white lettered tablet re OPENING TIMES	
	Blue and white tablet to door – WALKERS ARE WELCOME	
	Coiled spring door closer	
	2 – square galvanised iron planters with established contents to flank door (Contents not value)	
*	Bulkhead emergency light fitting by restaurant double doors	
	Lesser length of weatherproof cable and bulb over restaurant windows	

	//	
	6 – railed wood combination bench picnic tables as before - All in poor state and require replacement	Not valued
	2 – half cask planters and contents	Not valued
	Wood framed 'A' board pavement sign (PERISHED)	Not valued
	8 Old railway sleepers to roadside as loosely laid about 16 metres run	
	NUMBER FIVE	
	TOP OF PREMISES	
	LOBBY FOOT OF STAIRS	
	Batten electric fitting and bulb	
*	Bulkhead emergency light fitting	
	2 – plastic mop pails	
	2 - alloy handled mops	
	Washable fire door tablet	
	Rubber backed door mat	Not valued
	STAIRS TO FIRST FLOOR	
*	The installation of house fire alarm with SCIMITAR 8-zone control box and all ancillaries to complete system	
	2 – small laminate stock shelves at foot of stairs	
	The white plastic laminate lined 22-compartment shelving unit with upright supports and battens	

	Grey metal JO86237 fire and thief resisting strong box/safe with key	
	LOBBY TOP OF STAIRS	
*	Bulkhead emergency light fitting	
	Batten electric fitting and bulb	
	Battery operated smoke detector (Requires replacement-	Not valued
	Similar laminate unit as before with hanging rail and shelf	Not valued
	KITCHEN	
	5-Blade ceiling fitted electric sweeper fan with bulb holders and bulb	
	WC type extractor fan (No cord but does work-old unit as light fitting only)	
	500mm Grain and beige laminate larder cupboard with single door, drawer and tall larder locking door as bottle storage cabinet (Very old)	
	4 – door and drawer matching single return base cabinets en suite with grey stone chip patterned laminate worktop, joint strip, sink and all fittings (Very old)	
	2 -wooden shelves and battens	
	Approximately 28 various sized framed and glazed pictures and prints for bar use	Not valued
	The room width railed wood stock shelving with frame under roof beam	
	The tile patterned vinyl flooring, as laid and planned to close fit (Old)	
	INNER LANDING AREA	
	Electric cord pendant and bulb	
*	Bulkhead emergency light fitting	

	Battery operated smoke alarm	Not valued
	3 – blue and white fire door tablets	
	The brown stripe patterned carpet, as laid and planned to close fit, approx. 4 sq. metres	
	5 – metal nosing strips to same	
	LEFT HAND OFFICE/BEDROOM	
	Electric cord pendant with bulb and shade	
	Modern door spring to door	
	Gilt tubular curtain pole with rings, brackets and ball ends	
	Pair of neutral square patterned fabric curtains	
	Split cane style roller blind	
	Grey metal 4-drawer filing cabinet	
	Similar crimson seat dwarf stool as before	
	Varnished pine computer desk unit with 2 pedestal cupboards and pull-out keyboard shelf	
	Brown fabric upholstered office armchair (DISTRESSED)	Not valued
	Bent metal SMP ECONOMY fire and thief resisting safe with lock and key	
	2 – wood shelves and brackets	
	The plain carpeting, as laid and planned to close fit with underlay and edges, approx. 12 sq. metres (Some soiling)	

	CENTRAL BEDROOM ADJOINING	
	Electric cord pendant and bulb	
	Wooden curtain pole with brackets and shaped ends	
	Pair of brown fabric metal ring top curtains	
	3 – hooks to door	
	Wooden oblong top bar table as before on panel leg and pegged stretcher frame	Not valued
	Wood shelf and brackets (No value)	
	The brown carpeting as laid and planned to close fit, approx. 9 sq. metres	Not valued
	END BEDROOM ADJOINING	
	Electric cord pendant and bulb	
	Fill-in panel to fireplace	Not valued
	The brown cord carpet as laid	Not valued
	LOBBY & CUPBOARD OFF LANDING	
	Modern door spring	
	Electric cord pendant and bulb	
	Lath and 4 hooks	
	BATHROOM	
	Electric cord pendant and bulb (Requires fixed covered unit)	Not valued

	2 – hooks to door	
	Glass shower screen door	Not valued
	The tile patterned vinyl flooring, as laid and planned to fit	
	<i>NOTE – ALL REMAINING FURNITURE THROUGHOUT THE FIRST FLOOR ACCOMMODATION IS CONSIDERED OF AN OPTIONAL/PERSONAL NATURE AND THEREFORE EXCLUDED FROM THIS INVENTORY</i>	
	PART SIX	
	SUNDRY LOOSE CATERING EFFECTS	
	Whiteware crockery comprising:	
	5 – large teapots	
	13 – various medium ditto	
	1 – coffee pot	
	45 – large coffee cups	
	10 – medium ditto	
	15 – small ditto	
	87 – Various saucers	
	106 – 10" plates	
	11 – 9.5" square ditto	
	60 – 11" ditto	
	14 – 6" dessert bowls	
	24 – 9" Soup plates	

	4 – modern square shaped dishes	
	19 – 11" plates	
	60 – side plates	
	5 – 7.5" bowls	
	11 – 9" plates	
	21 – condiments	
	11 – individual sauce dishes	
	//	
	7 - Reserve optics	
	Snack cutlery comprising:	
	37 – tea and coffee spoons	
	243 – dinner knives	
	259 – dinner forks	
	76 – soup and dessert spoons	
	Quality cutlery comprising:	
	157 – dessert and dinner knives	
	148 – dessert and dinner forks	
	67 soup and dessert spoons	
	9 – wood handled steak knives	
	55 – A5 size leather type material menu folders	
	36 – A4 similar ditto	

	41 – oblong slate place mats	
	4 – cylindrical metal wine coolers	
	10 – 11" circular non-slip serving trays	
	4 – 14" ditto	
	5 – grey plastic 4-division cutlery tray boxes	
	4 – various stainless steel jugs	
	1 – 14" circular stainless steel serving tray	
	1 – 15.5" oval stainless steel platter	
	4 – 20" ditto	
	15 – stainless steel sauce boats	
	4 – circular ironware pots and lids	
	5 – similar style Balti dishes	
	9 – 10" stainless steel mixing bowls	
	11 – white Damask style table cloths	
	47 – similar style napkins	
	9 glass cloths	
	16 – aluminium plate rings	
	20 – nylon ditto	
	8 – 12" wood cheese boards with shaped handles	
	2 – 18" woodgrain oblong trays	

	13 – glass Irish coffee glasses	
	22 – candle glasses	
	2 – 13.5" aluminium boiler	
	1 – 12" ditto	
	1 – 11" ditto	
	1 – 16" ditto	
	1 – 14" ditto	
	9 – heavy duty coloured nylon cutting boards	
	2 – chrome stands for same	
	8 – individual novelty chip baskets	
	1 – aluminium colander	
	4 – various ditto	
	11 – various nylon handled cooks knives	
	4 – 18" aluminium roasting dishes	
	32 – various stainless steel utensils	
	1 – nylon handled steel	
	2 – 18" aluminium roasting trays	
	5 – 15" aluminium ditto	
	7 – aluminium roasting dishes	
	2 – 18" aluminium ditto	

	6 – large stainless steel utensils	
	2 – various conical strainers	
	4 – 5" fry pans	
	11 - various matching style heavy iron handled fry pans	
	14 – 10"/11" iron handled fry pans	
	2 – 12" stainless steel saucepans	
	2 – 10" ditto	
	2 – 8" ditto	
	1 – 10" ditto fry pan	
	END OF INVENTORY	



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11530292

Charge code: 1153 029 2 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 6th January 2021 and created by BUMPKIN LEISURE LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 15th January 2021 .

Given at Companies House, Cardiff on 28th January 2021



Companies House



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