



Registration of a Charge

Company name: **HOUSE CROWD DEVELOPMENT CO 23 LIMITED**

Company number: **11579167**



X7YBDHMW

Received for Electronic Filing: **31/01/2019**

Details of Charge

Date of creation: **30/01/2019**

Charge code: **1157 9167 0002**

Persons entitled: **HOUSE CROWD FINANCE (SECURITY AGENT)LIMITED**

Brief description: **A CHARGE OVER THE CONTRACT DATED THE 30TH JANUARY 2019
MADE BETWEEN CONSENSUS PROPERTY LTD AND THOMPSON
VISINONI LLP (1) AND HOUSE CROWD DEVELOPMENT CO 23 LIMITED
FOR THE PURCHASE OF THE PROPERTY KNOWN AS LAND TO THE
REAR OF 16-24 THE DOWNS AND NICK'S PUB AND THE FORMER
BOWLING GREEN**

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: **JANE SURMAN**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11579167

Charge code: 1157 9167 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th January 2019 and created by HOUSE CROWD DEVELOPMENT CO 23 LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 31st January 2019 .

Given at Companies House, Cardiff on 1st February 2019

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 30th January 2019

BETWEEN

HOUSE CROWD DEVELOPMENT CO 23 LIMITED (1)

and

HOUSE CROWD FINANCE (SECURITY AGENT) LIMITED (2)

CHARGE OVER CONTRACT

relating to the purchase of

Land to the Rear of The Downs, Altrincham, Cheshire

THIS CHARGE OVER CONTRACT is made the *30th January* 2019

BETWEEN:-

- (1) HOUSE CROWD DEVELOPMENT CO 23 LIMITED (Company Registration number 11579167) whose registered office is at 2nd Floor 91 to 95 Hale Road, Altrincham WA15 9HW ("**Borrower**")
- (2) HOUSE CROWD FINANCE (SECURITY AGENT) LIMITED (Company Registration number 09893838) whose registered office is at 2nd Floor, 91 to 95 Hale Road, Hale WA15 9HW ("**Lender**")

1. DEFINITIONS

In this deed unless the context otherwise requires the following words or expressions shall have the following meanings:-

"Contract"	the contract made between Seller One (1) Seller Two (2) and the Borrower (3) dated [<i>30th January</i>] 2019 relating to the purchase of the Property;
"Facility Letter"	the facility letter between the Lender and the Borrower dated [<i>30th January</i>] 2019 offering funding for the acquisition of the Property;
"Indebtedness"	any and all sums (of principal, interest, fees or otherwise) due or to become due (whether present or future, actual or contingent) to the Bank from the Borrower under or pursuant to the terms of the Facility Letter;
"Plan 1"	the plan annexed to this deed and marked "Plan 1"
"Property"	Property One and Property Two
"Property One"	the freehold property shown delineated in green on Plan 1 and being part of the land registered at H M Land Registry with title absolute under title numbers GM894517 and MAN278078
"Property Two"	the freehold property shown delineated in red on Plan 1 and being part of the land registered at H M Land Registry with title absolute under title numbers GM158646, GM400152, MAN328432, MAN90904 and GM560800
"Seller"	Seller One and Seller Two
"Seller One"	Consensus Property Limited incorporated and registered in England and Wales with company number 02051567 whose registered office is at 6 The Downs, Altrincham WA14 2PU

"Seller Two"

Thompson Visinoni LLP incorporated and registered in England and Wales with company number OC396063 whose registered office is at 22 The Downs, Altrincham, WA14 2PU

2. INTERPRETATION

- 2.1 Words referring to one gender shall be construed as referring to any other gender.
- 2.2 Words referring to the singular shall be construed as including the plural and the reverse shall also apply.
- 2.3 Where any party consists of more than one person, the obligations and liabilities of that party under this Deed shall be joint and several obligations and liabilities of those persons.
- 2.4 The clause headings do not form part of this Deed and shall not be taken into account in its interpretation.

3. CHARGE

As security for the Indebtedness, the Borrower with full title guarantee assigns to the Lender by way of charge the Contract and the full benefit of it and all rights exercisable by the Borrower in respect of the Contract whether now in existence or arising in the future.

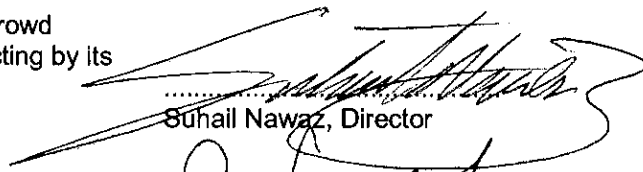
4. LENDER'S RIGHTS

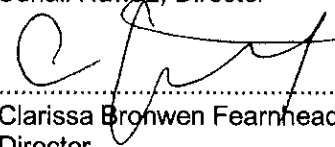
The Lender or its receiver may by notice in writing to the Borrower and the Seller at any time take over the Contract and shall then have the right to exercise all the powers and rights of the borrower under the Contract and which shall from that time be exercisable by the Lender or its receiver. If the Lender or its receiver takes control of the Contract under this clause it shall be obliged to make payment of all sums then unpaid but due from the Borrower under the Contract in accordance with clause 34 of the Contract.

In witness the parties hereto have executed this document as a deed on the date first before written.

IN WITNESS of which this Agreement is executed as a Deed and is delivered on the date first stated above.

Signed as a Deed by House Crowd
Development Co 23 Limited acting by its
two directors:-


.....
Suhail Nawaz, Director


.....
Clarissa Bronwen Fearnhead,
Director

Signed as a Deed by House Crowd
Finance (Security Agent) Limited acting by
its director in the presence of:-

.....
Director

Witness Signature

Witness Name

Witness Address

Witness Occupation

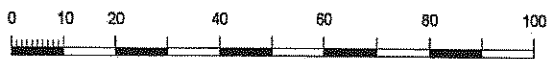
Submit Matter

Copy

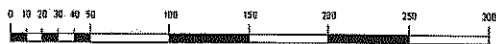
PLAN 1



Scale (Metres)



Scale (Feet)



<p>Key</p> <p> - TVLLP land to be sold - Consensus Property Ltd land to be sold - Land to be returned by landlord </p>	
<p>Drawing No 864 - TP - 01</p>	<p>Revision A</p>
<p>Surveyed by NR</p>	<p>Issue Date 09 - 10 - 2018</p>
<p>Scale 1 : 1250</p>	<p>Sheet Size A4</p>
<p>Client THOMPSON VISION</p>	<p>Drawing Title TITLE PLAN</p>
<p>DESCRIPTION</p> <p>PREPARE MMR TITLE PLANS</p>	
<p>ADDRESS</p> <p>LAND TO BE SOLD THE DOWNS ALTRINGHAM CHESHIRE WA14 2PU</p>	
<p>MLP DESIGN</p>	
<p> Ground Floor Alderson House Tower Business Park Ulminster Road Monmouth NP23 2YU Tel: 01453 257 4121 info@mlpdesign.co.uk www.mlpdesign.co.uk © Mlp Design 2018 </p>	