



Registration of a Charge

Company Name: **CALLAWAY PROPERTIES LTD**

Company Number: **11708570**



Received for filing in Electronic Format on the: **19/05/2023**

XC3U4JLI

Details of Charge

Date of creation: **19/05/2023**

Charge code: **1170 8570 0002**

Persons entitled: **KEYSTONE PROPERTY FINANCE LIMITED**

Brief description: **5 KELLERMAN ROAD LITTLE SUTTON ELLESMERE PORT CH66 4BQ**

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: **AMY WHITING BLACKS SOLICITORS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11708570

Charge code: 1170 8570 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 19th May 2023 and created by CALLAWAY PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 19th May 2023 .

Given at Companies House, Cardiff on 24th May 2023

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

Account No 723046741

DATE:	19 May 2023		
THE BORROWER(S):	Callaway Properties Ltd		
incorporated and registered in England and Wales with company number	11708570	whose registered office is at	
3c Holborough Road, Snodland, England, ME6 5NL			
THE COMPANY:	Keystone Property Finance Limited whose registered office is at 17 Kings Hill Avenue, Kings Hill, West Malling, Kent ME19 4UA and its successors and assigns including any legal and equitable assignee, of this Deed whether by way of absolute assignment or by way of security only and those deriving title under it or them.		
THE PROPERTY:	5 Kellerman Road, Little Sutton, Ellesmere Port, CH66 4BQ		
TITLE NO:	TBC -newbuild		

1. The Borrower(s)
 - i. acknowledge(s) receipt of the Loan
 - ii. with full title guarantee, charge(s) the Property by way of first legal mortgage such that the continuing security shall extend to and include the Borrower(s)' beneficial interest in the Property or in the proceeds of sale, with secured amount as defined in the Mortgage Conditions 2018
2. This Deed
 - i. incorporates the Mortgage Conditions 2018 and the Borrower(s) acknowledge(s) receipt of a copy thereof
 - ii. is also made for securing (but the Company is not obliged to make) further advances (including re-advances)
3. The Borrower(s) and the Company hereby apply to the Chief Land Registrar to enter on the Register a restriction that:
 - a. 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 (date) in favour of the Company referred to in the charges register.

EXECUTED AS A DEED BY THE BORROWER(S), ACTING BY A DIRECTOR, IN THE PRESENCE OF THE WITNESS(ES) NAMED BELOW:

SIGNATURE(S):	WITNESS(ES) (Signature, name (in capitals) and address, each signature to be separately witnessed.
	DIONNE PARRIS
	35 SITTINGBOURNE ROAD
	MAIDSTONE, KENT
	ME14 5EU
	

Form of Charge filed at HM Land Registry under reference MD15468