

# MR01(ef)

### **Registration of a Charge**

Company Name:DARE PROPERTY INVESTMENTS LIMITEDCompany Number:12128203



Received for filing in Electronic Format on the: 08/08/2023

#### **Details of Charge**

Date of creation: **07/08/2023** 

Charge code: **1212 8203 0004** 

Persons entitled: THE MORTGAGE WORKS (UK) PLC

Brief description: 3 COLBORNE AVENUE, STOCKPORT, CHESHIRE, SK5 6PE

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: BETH HENNESSY



## CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12128203

Charge code: 1212 8203 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 7th August 2023 and created by DARE PROPERTY INVESTMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 8th August 2023.

Given at Companies House, Cardiff on 9th August 2023

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006





Date:       07/08/2023         Company: The Mortgage Works (UK) plc         Registered In England, Registered Number 02222856         Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2018         Borrower:       Dare Property Investments Ltd         3 Colborne Avenue, STOCKPORT,         Property:       Cheshire, SK5 6PE         This Charge Incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.         1.       This Charge Incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.         2.       The Borrower as legal owner with full till guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions):         2.1       dy way of first legal mortgage the Property.         2.2       by way of first legal mortgage the Property.         2.3       by way of first legal mortgage the Property.         2.4       by way of first legal mortgage the proverty signs; title and interset in (1) the benefit of all guarantees, warrantees and cepresentations given or made now or hereatter by and any rights or remedies against all or any of the disgners, builders, contractors, mortage induced with a company are discharged in full.         2.5       any way of first legal contidues in annulactures, soupoliers and installater o	Company: The Mortgage Works (UK) pic           Registered in England, Registered Number 02222856           Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2018           Borrower:         Dare Property Investments Ltd           3 Colborne Avenue, STOCKPORT,           Property:         Cheshire, SKS 6PE           This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.           2. The Borrower as legal owner with full title guarantee hereby (to the Intern that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions).           2.1 by way of first legal mortgage the Property.           2.2 by way of first field charge all proceeds of any Insurances effected in respect of the Property.           2.3 by way of first degat mortgage the proverty.           2.4 by way of first equitable assignment all the Borrower's inglits, title and interest in (1) the benefit of all guarantees, warranties and representations given or made new or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisor, sub-contractors, manufactures, suppliers and installers of any fitures in each case to be reastinged to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharge of Intil.           2.4 by way of first equitable assignment all the Borrower's inglits, title and interest in (1) the benefit of all guarantees, warranties and representations given o		Standard BTL Mortgage Deed	
Registered in England, Registered Number 02222856         Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2018         Borrower:       Dare Property Investments Ltd 3 Colborne Avenue, STOCKPORT, Cheshire, SKS 6PE         The Nor GM613091         1       This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions):         2.1       by way of first head charge at proceeds of any insurances effected in respect of the Property         2.3       by way of first head charge at proceeds of any insurances effected in respect of the Property from time to time.         2.4       by way of first equitable assignment all the Borrower's nghts, title and interest in (i) the benefit of all guarantees, subcriters, contractors, professional advoors, sub-contractors, monafactures, supplers and insallers of any futures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities charged under this Charge, faid in each case to be re-assigned to the Borrower when the Borrower owning the Property.         2.5       any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property.         2.5	Registered in England, Registered Number 02222856         Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2018         Borrower:       Dare Property Investments Ltd 3 Colborne Avenue, STOCKPORT, Cheshire, SKS 6PE         This Charge Incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions):         2.1       by way of first legal mortgage the Property.         2.5       by way of first legal mortgage the Property.         2.6       by way of first legal mortgage the property.         2.7       by way of first legal mortgage the property.         2.8       by way of first legal mortgage the property.         2.9       by way of first legal mortgage the goodwill of any business carried on by the Borrower in and from the Property from time to time.         2.6       by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builder, compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the scored liabilities (ad defined in the Mortgage Conditions) are discharged in full.         2.5       any shares or other membership rights in any management comp	Date:	07/08/2023	
Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2018           Borrower:         Dare Property Investments Ltd 3 Colborne Avenue, STOCKPORT, Property:           Cheshire, SKS 6PE         Title No: GM613091           1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.           2. The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions).           2.1 by way of first legal mortgage the Property.           2.2 by way of first legal mortgage the Property.           2.3 by way of first legal mortgage the Property.           2.4 by way of first legal mortgage the property.           2.5 by way of first legal mortgage the property.           2.6 by way of first legal mortgage the property.           2.7 by way of first legal mortgage the property.           2.8 by way of first legal mortgage the property.           2.9 by way of first legal mortgage the property and up regists; title and interest in (1) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers; suppliers and installers of any fistures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (linckling any rights to strutory	Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2018           Borrower:         Dare Property Investments Ltd           3 Colborne Avenue, STOCKPORT,           Property:         Cheshire, SKS 6PE           Title No: GM613091           1. This Charge Incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.           2. The Borrower as legal owner with full fille guarantise hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions).           2.1         by way of first legal mortgage the Property.           2.5         by way of first legal mortgage the Property.           2.6         by way of first legal mortgage the property.           2.7         by way of first guaranties the Borrower's rights, title and interest in (1) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case to far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the socraver labilities (as defined in the Mortgage Conditions) are discharged in full.           2.5         any shares or other membership right	Company:	The Mortgage Works (UK) plc	
Borrower:         Dare Property Investments Ltd:           3 Colborne Avenue, STOCKPORT,           Property:         Cheshire, SK5 6PE           1         Title Nor: GM613091             1         This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.           2.         The Borrower as legal owner with full tile guarantee hereby (to the intent that the security so constituted shall be a continuing security (charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions):           2.1         by way of first legal mortgage the Property.           2.3         by way of first fixed charge all proceeds of any insurances effected in respect of the Property from time to time.           2.4         by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.           2.4         by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.           2.4         by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.           2.5         and representations given or made now or hereafter by and any rights or remelies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any futures in each case to any the brower when the secured liabilities (as defined in	Borrower:         Dare Property Investments Ltd:           3 Colborne Avenue, STOCKPORT,           Property:         Cheshire, SK5 6PE           1         This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.           2.         The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions):           2.1         by way of first fixed charge at proceeds of any insurances effected in respect of the Property.           2.3         by way of first fixed charge at proceeds of any insurances effected in respect of the Property.           3.5         by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.           2.4         by way of first cautable assignment at the Borrower's rights, title and interest in (i) the barefit of all guarantees, warranties and representations given or made now on herearter by and any rights or sengles against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property from tyme to statutory compensation) not otherwise charged under this Charge, and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full).           2.5	Registered	in England, Registered Number 02222856	
Scolborne Avenue, STOCKPORT, Cheshire, SK5 6PE       Title No: GM613091         1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.         2. The Borrower as legal owner with full itle guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions):         2.1 by way of first legal mortgage the Property.         2.3 by way of first fixed charge all proceeds of any insurances effected in respect of the Property.         2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.         2.4 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.         2.5 by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, nanufacturers, suppliers and installers of any fixtures in each case to far as the same relate to the Property and (ii) any other rights arising from the Property (Including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in fully.         2.5 any shares or other membership rights in any management company or residents' association held by	Schorne Avenue, STOCKPORT, Cheshire, SK5 6PE       Title No: GM613091         1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.         2. The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions):         2.1 by way of first legal mortgage the Property.         2.3 by way of first fixed charge all proceeds of any insurances effected in respect of the Property.         2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time.         2.4 by way of first equitable assignment all the Borrower's rights, title and interest in (1) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any futures in each case so far as the same relate to the Property and (11) any other rights atsign from the Property (Including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full).         2.5 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions.         3. This Charge secures further advance	Mortgage (	onditions: The Company's Standard BTL Mortgage Conditions 2018	
Property:       Cheshire, SK5 6PE       Title No: GM613091         1.       This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.         2.       The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions):         2.1       by way of first legal mortgage the Property.         2.2       by way of first legal mortgage the property.         2.3       by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any futures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) 5.1 of the Mortgage Conditions.         2.5       any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property.         2.6       by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions 5.1 of the Mortgage Conditions.         <	Property:       Cheshire, SKS 6PE         1.       This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges.         2.       The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions):         2.1       by way of first logal mortgage the Property.         2.2       by way of first fixed charge all proceeds of any insurances effected in respect of the Property.         2.3       by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warranties and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any futures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharge for discharge or findling any of respective and the secure of the file.         2.5       any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property.         2.5       any shares or other membership rights in any management company or residents' association held by virtue of the Borrower own	Borrower:	Dare Property Investments Ltd	
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		WITNESS w	nereof this Charge has been executed as a deed and is intended to be and is delivered on the above date.	

Form of charge filed at HM Land Registry under reference MD842S

SIGNED as a deed by the		
BORROWER in the presence of:-	)	
Witness signature :		
Printed Name :		
Address :		
SIGNED as a deed by the	)	
BORROWER in the presence of:-	)	
Witness signature :		
Printed Name :		
Address :		
COMPANIES:		
EXECUTED as a Deed by the		
BORROWER acting by a director and its secretary or two directors or by a		
director in the presence of a witness:		
Witness	Signature	
	Name (in BLOCK CAPITALS)	BARRY NEWTON
	CAFITALS)	
Executed as a deed by	Address	
A company incorporated in		
who, in accordance with the laws of that territory,		
[is][are] acting under the authority of the company.		
Signature in the name of the company		
Signature of		
Authorised [signatory][signatories]		
Executing as a deed by affixing the common seal of the BORROWER in the presence of:		
	Director:	
	Director/Secretary	5
LLPS:	)	
EXECUTED as a Deed by the	P	LLP member
BORROWER acting by two designated members or by a designated member		
in the presence of a witness:	)	LLP member
Witness	Signature	
	Name (in BLOCK	
	CAPITALS)	
	Address	

1122 (006 2010)

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