

# MR01

## Particulars of a charge

020499 / 23



Companies House



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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 the charge  
instrument. Use form MR01.



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15/05/2021

#54

COMPANIES HOUSE

This form **must be delivered to the Registrar for registration**  
**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. This will be  
scanned and placed on the public record. **Do not send the original.**

### 1 Company details

Company number 1 2 4 7 4 3 3 7

Company name in full BLACK CAT LIVING 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 1 m 0 m 6 y 2 y 0 y 2 y 0

### 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 The Mortgage Works (UK) plc

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.

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#### 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.

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.

Brief description

Freehold property known as 47 Roundthorn Road, Baguley, Manchester M23 1FL and registered at HM Land Registry with title number LA279920

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#### 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

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#### 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

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#### 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

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#### Trustee statement <sup>1</sup>

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.

☐

<sup>1</sup>This statement may be filed after the registration of the charge (use form MR06).

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#### Signature

Please sign the form here.

Signature

Signature

X  X

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

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## 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 **JOHN ROBERTS**

Company name **HARVEY ROBERTS SOLICITORS**

Address **WESTBOURNE CHAMBERS**

**92-94 GORTON ROAD**

Post town **STOCKPORT**

County/Region

Postcode **S K 5 6 A N**

Country

DX

Telephone **01614432828**

**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](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto: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](http://www.gov.uk/companieshouse)

## Standard BTL Mortgage Deed

Date: 01 JUNE 2020

Company: The Mortgage Works (UK) plc

Registered in England, Registered Number 02222856

Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW

Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2018

Borrower: BLACK CAT LIVING LTD

Property: 47 ROUNDTOWN ROAD  
BAGLEY M23 1FL

Title No: LA279920

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 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 (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 fixtures 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 discharged in full).
  - 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) in accordance with Condition 5.1 of the Mortgage Conditions.
3. This Charge secures further advances.
4. The Borrower hereby applies to the Registrar to enter the following restriction against the title(s) above referred to:  
"No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions.

IN WITNESS whereof this Charge has been executed as a deed and is intended to be and is delivered on the above date.

Certified by me to be a true and complete copy of the original.

Signed

Dated



14/05/2021

Harvey Roberts Solicitors

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:

.....  
Director  
.....  
Director/Secretary

Witness	Signature	8/10/10
	Name (in BLOCK CAPITALS)	MR J. D. ROSSER (JAMES DAVID ROSSER)
	Address	ATH LEA, 10 HARBOUR ROAD SHE M33 5AB.

Executed as a deed by  
a company incorporated in  
acting by  
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]

Executed as a deed by affixing the common  
seal of the BORROWER in the presence of:

)  
)  
Director:  
Director/Secretary:

**LLPS:**

EXECUTED as a Deed by the  
BORROWER acting by two designated  
members or by a designated member  
in the presence of a witness:

) ..... LLP member  
) ..... LLP member

Witness	Signature	
	Name (in BLOCK CAPITALS)	
	Address	

**CASE NO: 1290/2020**

**IN THE COUNTY COURT AT CENTRAL LONDON  
BUSINESS AND PROPERTY WORK**

**DISTRICT JUDGE MAUGER**

**IN THE MATTER OF BLACK CAT LIVING LTD**

**AND IN THE MATTER OF THE COMPANIES ACT 2006**

UPON the application by Claim filed on 20 October 2020 by Black Cat Living Limited ("the Claimant")

AND UPON a paper determination pursuant to the Protocol for Insolvency and Companies work in Central London dated 1 September 2021 relating to Covid 19

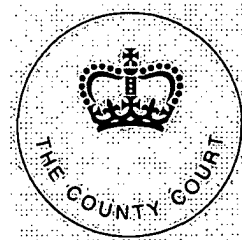
AND UPON reading the evidence

AND UPON the Court being satisfied that the omission to deliver to the Registrar of Companies pursuant to section 859A of the Companies Act 2006 ("the Act") the Legal Charge hereinafter mentioned together with the prescribed particulars thereof was accidental or due to inadvertence or some other sufficient cause and/or that it is just and equitable to grant relief

**IT IS ORDERED THAT:**

1. Pursuant to Section 859F of the Act that the time for registration in the manner required by Section 859A of the Act, a Legal Charge dated 01.06.2020 and made between BLACK CAT LIVING LTD of the one part and THE MORTGAGE WORKS (UK) PLC of the other part over certain land and property known as 47 Roundthorn Road, Baguley, Manchester, M23 1FL, which is a dwelling-house, to secure repayment of the sum of £114,250 and the interest thereon be extended to **2 June 2021**.
2. The Claimant do deliver a sealed copy of this Order to the Registrar of Companies.
3. This Order is without prejudice to the rights of any person acquired during the period between the date of creation of the said Legal Charge and the date of its actual registration.

**Dated: 12 May 2021**





**FILE COPY**

## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 12474337

Charge code: 1247 433 7 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 1st June 2020 and created by BLACK CAT LIVING LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 15th May 2021 .

Given at Companies House, Cardiff on 25th May 2021



**Companies House**



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