



Registration of a Charge

Company Name: **MANBRO DEVELOPMENTS LIMITED**

Company Number: **12581127**



Received for filing in Electronic Format on the: **07/03/2024**

XCYDMIC2

Details of Charge

Date of creation: **01/03/2024**

Charge code: **1258 1127 0007**

Persons entitled: **FARMPOINT LIMITED**

Brief description: **116 AYLESTONE HILL, HEREFORD HR1 1JJ REGISTERED AT HM LAND
REGISTRY WITH TITLE NUMBER HW137690**

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: **GABBS SOLICITORS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12581127

Charge code: 1258 1127 0007

The Registrar of Companies for England and Wales hereby certifies that a charge dated 1st March 2024 and created by MANBRO DEVELOPMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 7th March 2024 .

Given at Companies House, Cardiff on 14th March 2024

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 1st MARCH 2024

LEGAL MORTGAGE

between

MANBRO DEVELOPMENTS LIMITED

Borrower

and

FARMPOINT LIMITED

Lender

116 Aylestone Hill, Hereford, HR1 1JJ

**SME Solicitors
8 Sansome Walk
Worcester
WR1 1LW
Ref: WBC/F00901-6**

CONTENTS

CLAUSE

1.	Interpretation	1
2.	Loan	4
3.	Purpose of loan	4
4.	Covenant to pay	4
5.	Interest	4
6.	Grant of security	4
7.	Perfection of security	4
8.	Liability of the Borrower	5
9.	Representations and warranties	5
10.	Covenants	5
11.	Powers of the Lender	5
12.	When security becomes enforceable	6
13.	Enforcement of security	6
14.	Receivers	7
15.	Powers of receiver	8
16.	Application of proceeds	8
17.	Costs and indemnity	9
18.	Further assurance	9
19.	Release	10
20.	Assignment and transfer	10
21.	Continuing security	10
22.	Notices	12
23.	Governing law	13
24.	Jurisdiction	13
25.	Third party rights	13
26.	Power of attorney	13

SCHEDULE

SCHEDULE 1	PROPERTY	15
------------	----------------	----

SCHEDULE 2	REPRESENTATIONS AND WARRANTIES	16
------------	--------------------------------------	----

1.	Ownership of Property	16
2.	No Encumbrances	16
3.	Adverse claims	16
4.	Adverse covenants	16
5.	No breach of laws	16
6.	No interference in enjoyment	16
7.	No overriding interests	16
8.	Avoidance of security	16
9.	No prohibitions or breaches	16
10.	Environmental compliance	17
11.	Information for Valuations	17

SCHEDULE 3	COVENANTS	18
Part 1.	General covenants	18
1.	Negative pledge and disposal restrictions	18
2.	Preservation of Property	18
3.	Compliance with laws and regulations	18
4.	Enforcement of rights	18
5.	Notice of misrepresentations or breaches	18
6.	Borrower's waiver of set-off	19
7.	Notice of breaches	19
Part 2.	Property covenants.....	19
1.	Repair and maintenance.....	19
2.	No alterations	19
3.	Development restrictions	20
4.	Insurance	20
5.	Insurance premiums.....	20
6.	No invalidation of insurance	20
7.	Insurance Policies' proceeds	20
8.	Leases and licences affecting the Property	21
9.	No restrictive obligations.....	21
10.	Proprietary rights.....	21
11.	Compliance with and enforcement of covenants	21
12.	Notices or claims relating to the Property	22
13.	Payment of outgoings	22
14.	Conduct of Business	22
15.	Environment	22
16.	Inspection.....	22
17.	VAT option to tax	22
SCHEDULE 4	POWERS OF THE LENDER	24
1.	Power to remedy	24
2.	Exercise of rights	24
3.	Lender has receiver's powers	24
SCHEDULE 5	POWERS OF THE RECEIVER.....	25
1.	Additional powers	25
2.	Repair and develop	25
3.	Grant or accept surrender of leases	25
4.	Employ personnel and advisers	25
5.	Option to tax	25
6.	Remuneration.....	25
7.	Realise the Property	25
8.	Dispose of the Property	26
9.	Sever fixtures and fittings	26
10.	Give valid receipts	26
11.	Make settlements.....	26
12.	Bring proceedings.....	26

13.	Insure	26
14.	Powers under the LPA	26
15.	Redeem prior charges	27
16.	Absolute beneficial owner.....	27
17.	Incidental powers.....	27
SCHEDULE 6 EVENTS OF DEFAULT		28
1.	Non-payment	28
2.	Non-compliance	28
3.	Misrepresentation	28
4.	Insolvency	28

THIS DEED is dated 1st MARCH 2024

PARTIES

- (1) **MANBRO DEVELOPMENTS LIMITED** incorporated and registered in England and Wales with Company No: 12581127 whose registered office is at New Cross, Edwyn Ralph, Bromyard, England, HR7 4NF (the Borrower)
- (2) **FARMPPOINT LIMITED** incorporated and registered in England and Wales with Company No: 03473738 whose registered office is at Nobley, Walton, Presteigne, Powys, LD8 2NU (the Lender)

BACKGROUND

- (A) The Lender has agreed to provide the Borrower with the Loan on a secured basis.
- (B) The Borrower is to acquire the Property.
- (C) This mortgage provides security which the Borrower has agreed to give the Lender for the Loan.
- (D) The Loan will be repaid on the Repayment Date.

AGREED TERMS

1. INTERPRETATION

The following definitions and rules of interpretation apply in this mortgage.

1.1 Definitions:

Business: to acquire the Property and to undertake the Development.

Business Day: a day other than a Saturday, Sunday or a public holiday in England when banks in London are open for business.

Development: the development of the Property into Dwellings.

Disposal: the transfer of a freehold interest in the whole or any part of the Property or the grant of a lease of the whole or any part of the Property for a term equal to or exceeding 7 years or the transfer or grant of a lease in respect of a Dwelling; and

Dwelling: means a building (or part of a building) occupied or intended to be occupied as a separate residential dwelling capable of independent occupation and use, and includes (where the context so permits) any yard, garden, outhouses and appurtenances belonging to, or usually enjoyed with, the residential dwelling; but does not include the structure and exterior of the building (in relation to a building containing one or more flats), nor any common facilities provided (whether or not in a building) for persons who include the occupiers of one or more of the residential dwellings.

Encumbrance: any mortgage, charge (whether fixed or floating, legal or equitable), pledge, lien, assignment by way of security or other security interest

securing any obligation of any person, or any other agreement or arrangement having a similar effect.

Environment: the natural and man-made environment including all or any of the following media, namely air, water and land (including air within buildings and other natural or man-made structures above or below the ground) and any living organisms (including man) or systems supported by those media.

Environmental Law: all applicable laws, statutes, regulations, secondary legislation, bye-laws, common law, directives, treaties and other measures, judgments and decisions of any court or tribunal, codes of practice and guidance notes insofar as they relate to or apply to the Environment.

Environmental Licence: any authorisation, permit or licence necessary under Environmental Law in respect of any of the Property.

Event of Default: any event or circumstance listed in *Schedule 6*.

Loan: the sum referred to in the Loan Agreement.

Loan Agreement: the loan agreement entered into by the parties hereto of even date herewith.

LPA 1925: the Law of Property Act 1925.

Overage: the overage deed affecting the Property entered into between (1) NHS Property Services Limited and (2) The Borrower of even date herewith.

Property: the freehold property owned by the Borrower described in *Schedule 1* together with the Development.

Receiver: a receiver of the Property.

Repayment Date: The date or dates referred to in Loan Agreement for repayment of the Loan.

Secured Liabilities: all present and future monies, obligations and liabilities owed by the Borrower to the Lender under or in connection with the Loan and this mortgage together with all interest (including, without limitation, default interest) accruing in respect of such monies or liabilities.

Security Period: the period starting on the date of this mortgage and ending on the date on which all the Secured Liabilities have been unconditionally and irrevocably paid and discharged in full and no further Secured Liabilities are capable of being outstanding.

Valuation: any valuation relating to the Property supplied to the Lender by the Borrower (or on its behalf).

VAT: value added tax chargeable under the Value Added Tax Act 1994.

- 1.2 A reference to a statute or statutory provision is a reference to it as amended, extended or re-enacted from time to time.

- 1.3 A reference to a statute or statutory provision shall include all subordinate legislation made from time to time under that statute or statutory provision.
- 1.4 A reference to laws in general is a reference to all local, national and directly applicable supra-national laws as amended, extended or re-enacted from time to time and shall include all subordinate laws made from time to time under them and all orders, notices, codes of practice and guidance made under them.
- 1.5 Unless the context otherwise requires, a reference to one gender shall include a reference to the other genders.
- 1.6 Unless the context otherwise requires, words in the singular shall include the plural and in the plural shall include the singular.
- 1.7 Unless the context otherwise requires, references to clauses and Schedules are to the clauses and Schedules of this mortgage and references to paragraphs are to paragraphs of the relevant Schedule.
- 1.8 A reference to **this mortgage** (or any provision of it) or to any other document referred to in this mortgage is a reference to this legal mortgage, that provision or that document as it is in force for the time being and as amended in accordance with its terms or with the agreement of the relevant parties.
- 1.9 A reference to a **person** includes a natural person, corporate or unincorporated body, or any state or any agency of any person.
- 1.10 A reference to an amendment includes a novation, re-enactment, supplement or variation (and amended shall be construed accordingly).
- 1.11 Clause, Schedule and paragraph headings shall not affect the interpretation of this mortgage.
- 1.12 If the Lender considers that an amount paid by the Borrower in respect of the Secured Liabilities is capable of being avoided or otherwise set aside on the bankruptcy of the Borrower or otherwise, then that amount shall not be considered to have been irrevocably paid for the purposes of this mortgage.
- 1.13 A reference in this mortgage to a charge or mortgage of, or over, the Property includes:
- (a) all buildings and fixtures and fittings which are situated on, or form part of, the Property at any time;
 - (b) the proceeds of sale of any part of the Property and any other monies paid or payable in respect of or in connection with the Property;
 - (c) the benefit of any covenants for title given, or entered into, by any predecessor in title of the Borrower in respect of the Property and any monies paid or payable in respect of those covenants; and

- (d) all rights under any licence, agreement for sale or agreement for lease in respect of the Property.

1.14 For the purposes of section 2 of the Law of Property (Miscellaneous Provisions) Act 1989, the terms of the Loan Agreement and of any side letters between any parties in relation to the Loan Agreement are incorporated into this mortgage.

1.15 The Schedules form part of this mortgage and shall have effect as if set out in full in the body of this mortgage. Any reference to this mortgage includes the Schedules.

2. LOAN

The Lender provides to the Borrower, the Loan, on the terms of the Loan Agreement and subject to the conditions of this mortgage.

3. PURPOSE OF LOAN

3.1 The Borrower shall use the Loan only for the purpose of the Business.

3.2 The Lender is not obliged to monitor or verify how the Loan is used.

4. COVENANT TO PAY

The Borrower shall, on demand, pay to the Lender and discharge the Secured Liabilities on the Repayment Date or, if earlier, on an Event of Default.

5. INTEREST

5.1 If the Borrower fails to make any payment due under this mortgage on the due date for payment, interest on the unpaid amount shall accrue daily, from the date of non-payment to the date of actual payment both before and after judgment at the Interest Rate as defined in the Loan Agreement

6. GRANT OF SECURITY

As a continuing security for the payment and discharge of the Secured Liabilities, the Borrower charges the Property, with full title guarantee, to the Lender by way of first legal mortgage.

7. PERFECTION OF SECURITY

7.1 The Borrower consents to an application being made by the Lender to the Land Registrar for the following restriction in Form P to be registered against its title to the Property:

"No disposition of the registered estate by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge

registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the charge dated 2024 in favour of Farmpoint Limited referred to in the charges register or their conveyancer

7.2 Provided that there are no sums due under the Loan Agreement, the Lender covenants with the Borrower that the Lender shall apply for the withdrawal of the relevant restriction referred to in clause 7.1 entered against the title to the Property.

7.3 The Lender covenants with the Borrower to provide a duly completed form DS3 for the registration of a completed Disposal at HM Land Registry following receipt of a request for the same from the Borrower or the proposed buyer of the Dwelling subject to the Disposal.

8. LIABILITY OF THE BORROWER

8.1 The Borrower's liability under this mortgage in respect of any of the Secured Liabilities shall not be discharged, prejudiced or affected by:

- (a) any security, guarantee, indemnity, remedy or other right held by, or available to, the Lender that is or becomes wholly or partially illegal, void or unenforceable on any ground;
- (b) the Lender renewing, determining, varying or increasing any facility or other transaction in any manner or concurring in, accepting or varying any compromise, arrangement or settlement, or omitting to claim or enforce payment from any other person; or
- (c) any other act or omission, which but for this clause might have discharged or otherwise prejudiced or affected the liability of the Borrower.

8.2 The Borrower waives any right it may have to require the Lender to enforce any security or other right, or claim any payment from, or otherwise proceed against, any other person before enforcing this mortgage against the Borrower.

9. REPRESENTATIONS AND WARRANTIES

The Borrower represents and warrants to the Lender in the terms set out in *Schedule 2* on each day during the Security Period.

10. COVENANTS

The Borrower covenants with the Lender in the terms set out in *Schedule 3*.

11. POWERS OF THE LENDER

The Lender shall have the powers set out in *Schedule 4*.

12. ENFORCEABLE SECURITY

This deed constitutes and will constitute the legal, valid, binding and enforceable obligations of the Borrower and is, and will continue to be, effective security over all and every part of the Property in accordance with its terms

13. WHEN SECURITY BECOMES ENFORCEABLE

13.1 The security constituted by this mortgage shall be immediately enforceable if an Event of Default occurs.

13.2 After the security constituted by this mortgage has become enforceable, the Lender may, in its absolute discretion, enforce all or any part of that security at the time, in the manner and on the terms it thinks fit, and take possession of and hold or dispose of all or any part of the Property.

14. ENFORCEMENT OF SECURITY

14.1 As regards the enforcement of security:

(a) The power of sale and other powers conferred by section 101 of the LPA 1925 (as varied or extended by this mortgage) shall, as between the Lender and a purchaser from the Lender, arise on and be exercisable at any time after the execution of this mortgage, but the Lender shall not exercise such power of sale or other powers until an Event of Default occurs (whether or not such an Event of Default is has been remedied or waived) whereupon it shall become immediately exercisable.

(b) Section 103 of the LPA 1925 (restricting the power of sale) does not apply to the security constituted by this mortgage.

14.2 The statutory powers of leasing and accepting surrenders conferred on mortgagees under the LPA 1925 and/or by any other statute are extended so as to authorise the Lender and any Receiver, at any time after the security constituted by this mortgage has become enforceable, whether in its own name or in that of the Borrower, to:

- (a) grant any lease or agreement for lease;
- (b) accept surrenders for leases; or
- (c) grant any option of the whole or any part of the Property with whatever rights relating to other parts of it,

whether or not at a premium and containing such covenants on the part of the Borrower and on such terms and conditions (including payment of money to a lessee or tenant on a surrender) as the Lender or Receiver thinks fit, without the need to comply with any of the restrictions imposed by sections 99 and 100 of the LA 1925.

14.3 At any time after the security constituted by this mortgage has become enforceable, or after any powers conferred by any Encumbrance having priority to this mortgage shall have become exercisable, the Lender may:

- (a) redeem such or any other prior Encumbrance;
- (b) procure the transfer of that Encumbrance to itself; and/or
- (c) settle any account of the order of any prior Encumbrance.

The settlement of any such account shall be, in the absence of any manifest error, conclusive and binding on the Borrower. All monies paid by the Lender to an encumbrancer in settlement of such an account shall be, as from its payment by the Lender, due from the Borrower to the Lender on current account and shall bear interest at the default rate of interest specified in the Loan Agreement and be secured as part of the Secured Liabilities.

14.4 No purchaser, mortgagee or other person dealing with the Lender or Receiver shall be concerned to enquire:

- (a) whether any of the Secured Liabilities have become due or payable, or remain unpaid or undischarged;
- (b) whether any power of the Lender or the Receiver is purporting to exercise, has become exercisable or is properly exercisable; or
- (c) how any money paid to the Lender or any Receiver is to be applied.

14.5 Each Receiver and the Lender is entitled to all the rights, powers, privileges and immunities conferred by the LPA 1925 on mortgagees and receivers.

14.6 Neither the Lender nor the Receiver shall be liable to account as mortgagee in possession in respect of all or any of the Property, nor shall either of them be liable for any loss on realisation of, or for any neglect or default of any nature in connection with, all or any of the Property for which a mortgagee in possession might be liable as such.

14.7 If the Lender or any Receiver enters into or takes possession of the Property, he may at any time relinquish possession.

14.8 The receipt of the Lender or any Receiver shall be a conclusive discharge to a purchaser and, in making any sale or other disposal of any of the Property or in making any acquisition in the exercise of their respective powers, the Lender and the Receiver may do so for such consideration, in such manner and on such terms as he thinks fit.

15. RECEIVERS

15.1 At any time after the security constituted by this mortgage has become enforceable the Lender may, without further notice, appoint by way of a deed

or otherwise in writing, any one or more person or persons to be a receiver or a receiver and manager, of all or any part of the Property.

- 15.2 The Lender may, without further notice (subject to section 45 of the Insolvency Act 1986), from time to time, by way of a deed or otherwise in writing, remove any Receiver appointed by it and may, whenever it thinks fit, appoint a new Receiver in place of any Receiver whose appointment may for any reason have terminated.
- 15.3 The Lender may fix the remuneration of the Receiver without the restrictions contained in section 109 of the LPA 1925 and the remuneration of the Receiver shall be a debt secured by this mortgage, which shall be due and payable immediately on its being paid by the Lender.
- 15.4 The power to appoint a Receiver conferred by this mortgage shall be in addition to all statutory and others powers of the Lender under the Insolvency Act 1986, the LPA 1925 or otherwise and shall be exercisable without the restrictions contained in sections 103 and 109 of the LPA 1925 or otherwise.
- 15.5 The power to appoint a Receiver (whether conferred by this mortgage or by statute) shall be, and remain, exercisable by the Lender despite any prior appointment in respect of all or any part of the Property.
- 15.6 Any Receiver appointed under this mortgage shall be the agent of the Borrower and the Borrower shall be solely responsible for the contracts, engagements, acts, omissions, defaults, losses and remuneration of that Receiver and for liabilities incurred by that Receiver. The agency of the Receiver shall continue until the Borrower becomes bankrupt.

16. POWERS OF RECEIVER

The Receiver shall have the powers set out in *Schedule 5*.

17. APPLICATION OF PROCEEDS

- 17.1 All monies received by the Lender or the Receiver under this mortgage after the security constituted by this mortgage has become enforceable (other than any sums received under any insurance policy), shall (subject to the claims of any person having prior rights and by way of variation of the LPA 1925) be applied in the following order of priority:
 - (a) in or towards payment of, or provision for, all costs, charges and expenses incurred by or on behalf of the Lender (and any Receiver appointed by it) under or in connection with this mortgage and all remuneration due to any Receiver under or in connection with this mortgage;

- (b) in or towards payment of, or provision for, the Secured Liabilities in such order and manner as the Lender determines; and
- (c) in payment of the surplus (if any) to the Borrower or other person entitled to it.

17.2 Neither the Lender or the Receiver shall be bound (whether by virtue of section 109(8) of the LPA 1925, which is varied accordingly, or otherwise) to pay or appropriate any receipt or payment first towards interest rather than principal or otherwise in any particular order between any of the Secured Liabilities.

18. COSTS AND INDEMNITY

18.1 The Borrower shall pay to, or reimburse the Lender on demand, on a full indemnity basis, all costs and liabilities incurred by the Lender, in relation to:

- (a) this mortgage or the Property, save for the creation of the same;
- (b) taking, holding, protecting, perfecting, preserving or enforcing (or attempting to do so) any of the Lender's or Receiver's rights under this mortgage; or
- (c) suing for, or recovering, any of the Secured Liabilities.

Including, without limitation, the costs of any proceedings in relation to this mortgage or the Secured Liabilities or incurred in or suffered by any default or delay by the Borrower in performing any of its obligations under this mortgage.

18.2 The Borrower shall indemnify the Lender and the Receiver on a full indemnity basis in respect of all costs incurred or suffered by any of them in or as a result of:

- (a) the exercise or purported exercise of any of the rights, powers, authorities or discretions vested in them under this mortgage or by law in respect of the Property;
- (b) taking, holding, protecting, perfecting, preserving or enforcing (or attempting to do so) the security constituted by this mortgage; or
- (c) any default or delay by the Borrower in performing any of its obligations under this mortgage.

Any representative of the Lender or the Receiver may enforce the terms of this clause 18 subject to and in accordance with the provisions of the Contracts (Rights of Third Parties) Act 1999.

19. FURTHER ASSURANCE

The Borrower shall, at its own expense, take whatever action the Lender or the Receiver may reasonably require in respect of any of the following:

- (a) creating, perfecting or protecting the security intended to be created by this mortgage;
- (b) facilitating the realisation of any of the Property;
- (c) facilitating the exercise of any right, power, authority or discretion exercisable by the Lender or the Receiver in respect of any of the Property,

including, without limitation, if the Lender thinks it expedient, the execution of any transfer, conveyance, assignment or assurance of all or any of the assets forming part of, or intended to form part of, the Property (whether to the Lender or its nominee) and the giving of any notice, order or direction and the making of any registration.

20. RELEASE

Subject to *clause 22.3*, on the expiry of the Security Period (but not otherwise), the Lender shall, at the request and cost of the Borrower, take whatever action is necessary to release the Property from the security constituted by this mortgage.

21. ASSIGNMENT AND TRANSFER

- 21.1 The Lender may not assign or transfer the whole or any part of the Lender's rights and/or obligations under this mortgage to any person.
- 21.2 The Borrower may not assign any of its rights, or transfer any of its obligations, under this mortgage or enter into any transaction which would result in any of those rights or obligations passing to another person.

22. CONTINUING SECURITY

- 22.1 This mortgage shall be in addition to, and independent of, every other security or guarantee which the Lender may hold for any of the Secured Liabilities at any time. No prior security held by the Lender over the whole or any part of the Property shall merge in the security created by this mortgage.
- 22.2 This mortgage shall remain in full force and effect as a continuing security for the Secured Liabilities unless and until the Lender discharges this mortgage in writing.
- 22.3 Any release, discharge or settlement between the Borrower and the Lender shall be deemed conditional on no payment or security received by the Lender in respect of the Secured Liabilities being avoided, reduced or ordered to be refunded under any law relating to insolvency, bankruptcy or otherwise. Despite any such release, discharge or settlement:

- (a) the Lender may retain this mortgage and the security created by or under it, including all certificates and documents relating to the whole or any part of the Property, for such period as the Lender deems necessary to provide the Lender with security against any such avoidance, reduction or order for refund; and
 - (b) the Lender may recover the value or amount of such security or payment from the Borrower subsequently as if such release, discharge or settlement had not occurred.
- 22.4 A certificate or determination by the Lender as to any amount for the time being due to it from the Borrower, shall be, in the absence of any manifest error, conclusive evidence of the amount due.
- 22.5 The rights and remedies of the Lender provided under this mortgage are cumulative, may be exercised as often as the Lender considers appropriate, and are in addition to, and not exclusive of, any rights and remedies provided by law.
- 22.6 A waiver of any right or remedy by the Lender under this mortgage or by law is only effective if given in writing and signed by the Lender and shall not be deemed a waiver of any other breach or default. It applies only in the circumstances for which it is given, and shall not prevent the Lender from subsequently relying on the relevant provision.
- 22.7 No act or course of conduct or negotiation by or on behalf of the Lender shall, in any way, preclude the Lender from exercising any right or power under this mortgage or constitute a suspension or variation of any such right or power.
- 22.8 No delay or failure to exercise any right or power under this mortgage shall operate as a waiver.
- 22.9 No single or partial exercise of any right under this deed shall prevent any other or further exercise of that or any other right.
- 22.10 The restriction on the right of consolidation contained in section 93 of the LPA 1925 shall not apply to this mortgage.
- 22.11 If any provision or part-provision of this mortgage is or becomes invalid, illegal or unenforceable, it shall be deemed modified to the minimum extent necessary to make it valid, legal and enforceable. If such modification is not possible, the relevant provision or part-provision shall be deemed deleted. Any modification to or deletion of a provision or part-provision under this clause shall not affect the validity and enforceability of the rest of this mortgage.

- 22.12 This mortgage may be executed in any number of counterparts, each of which when executed and delivered shall constitute a duplicate original but all the counterparts shall together constitute the one deed.

23. NOTICES

- 23.1 Any notice or other communication given under, or in connection with, this mortgage must be in writing.

- 23.2 Any notice or other communication given or delivered under this mortgage must be:

- (a) delivered by hand;
- (b) sent by pre-paid first-class post or other next working day delivery service;

- 23.3 Any notice or other communication to be given or delivered under this mortgage must be sent to the relevant party as follows:

- (a) to the Borrower at: New Cross, Edwyn Ralph, Bromyard, England, HR7 4NF

marked for the attention of: James Manning

- (b) to the Lender at: Bromley House, Sale Green, Droitwich, WR9 7LP

or as otherwise specified by the relevant party by notice in writing to each other party.

- 23.4 Any notice or other communication that the Lender gives to the Borrower under, or in connection with, this mortgage will be deemed to have been received:

- (a) if delivered by hand, at the time it is left at the relevant address;
- (b) if posted by pre-paid first-class post or other next working day delivery service, on the second Business Day after posting.

A notice or other communication given as described in clause 23.4(a) on a day which is not a Business Day, or after normal business hours, in the place it is received, shall be deemed to have been received on the next Business Day.

- 23.5 Any notice or other communication given to the Lender shall be deemed to have been received only on actual receipt.

- 23.6 A notice or other communication given under or in connection with this mortgage is not valid if sent by e-mail.

- 23.7 This clause does not apply to the service of any proceedings or other documents in any legal action or, where applicable, any arbitration or other method of dispute resolution.

24. GOVERNING LAW

This mortgage and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and construed in accordance with the law of England and Wales.

25. JURISDICTION

Each party irrevocably agrees that, subject as provided below, the courts of England and Wales shall have exclusive jurisdiction over any dispute or claim arising out of or in connection with this deed or its subject matter or formation (including non-contractual disputes or claims). Nothing in this clause shall limit the right of the Lender to take proceedings against the Borrower in any other court of competent jurisdiction, nor shall the taking of proceedings in any one or more jurisdictions preclude the taking of proceedings in any other jurisdictions, whether concurrently or not, to the extent permitted by the law of such other jurisdiction.

26. THIRD PARTY RIGHTS

- 26.1 Except as expressly provided in clause 18.2, a person who is not a party to this mortgage shall not have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this mortgage.

- 26.2 The rights of the parties to terminate, rescind or agree any variation, waiver or settlement under this mortgage are not subject to the consent of any other person.

27. POWER OF ATTORNEY

- 27.1 By way of security the Borrower irrevocably appoints the Lender and every Receiver separately to be the attorney of the Borrower and, in its name, on its behalf and as its act and deed, to execute any documents and do any act and things that;

- (a) the Borrower is required to execute and do under this deed; or
- (b) any attorney deems proper or desirable in exercising any of the rights, powers, authorities and discretions conferred by this deed or by law on the Lender and any Receiver.

- 27.2 Ratification of acts of attorneys

The Borrower ratifies and confirms, and agrees to ratify and confirm, anything that any of its attorneys may do in the proper and lawful exercise, or purported exercise, of all or any of the rights, powers, authorities and discretions referred to in clause 27.1.

This document has been executed as a deed and is delivered and takes effect on the date stated at the beginning of it.

Schedule 1 Property

The land and buildings situate at 116 Aylestone Hill, Hereford, HR1 1JJ registered at HM Land Registry with absolute freehold title under HW137690.

Schedule 2 Representations and warranties

1. OWNERSHIP OF PROPERTY

The Borrower is the legal and beneficial owner of the Property and has good and marketable title to the Property.

2. NO ENCUMBRANCES

The Property is free from any Encumbrances other than the Encumbrances created by this mortgage.

3. ADVERSE CLAIMS

The Borrower has not received or acknowledged notice of any adverse claim by any person in respect of the Property or any interest in it.

4. ADVERSE COVENANTS

There are no covenants, agreements, reservations, conditions, interests, rights or other matters whatsoever, which materially and adversely affect the Property, save for the Overage, which the Lender is aware of and has consent to.

5. NO BREACH OF LAWS

There is no breach of any law or regulation which materially adversely affects the Property.

6. NO INTERFERENCE IN ENJOYMENT

No facility necessary for the enjoyment and use of the Property is subject to terms entitling any person to terminate or curtail its use.

7. NO OVERRIDING INTERESTS

Nothing has arisen, has been created or is subsisting which would be an overriding interest in the Property.

8. AVOIDANCE OF SECURITY

No Encumbrance expressed to be created under this mortgage is liable to be avoided, or otherwise set aside, on the bankruptcy of the Borrower or otherwise.

9. NO PROHIBITIONS OR BREACHES

There is no prohibition on the Borrower assigning its rights in the Property and the entry into this mortgage by the Borrower does not and will not constitute a breach of any policy, agreement, document or instrument binding on the Borrower or its assets.

10. ENVIRONMENTAL COMPLIANCE

The Borrower has, at all times, complied in all material respects with all applicable Environmental Law and Environmental Licences.

11. INFORMATION FOR VALUATIONS

- 11.1 All (if any) written information supplied by the Borrower or on its behalf for the purpose of each Valuation was true and accurate in all material respects as at its date or as at the date (if any) on which it was stated to be given.
- 11.2 The information given in paragraph 11.1 was complete and the Borrower did not omit to supply any information which, if disclosed, would adversely affect the Valuation.
- 11.3 Nothing has occurred since the date the information referred to in paragraph 11.1 was supplied and the date of this deed which would adversely affect such Valuation.

Schedule 3 Covenants

Part 1. General covenants

1. NEGATIVE PLEDGE AND DISPOSAL RESTRICTIONS

The Borrower shall not at any time, except with the prior written consent of the Lender:

- (a) create or permit any Encumbrance on, or in relation to, the Property other than any Encumbrance created by this mortgage;
- (b) sell, assign, transfer, part with possession of or otherwise dispose of in any manner all or any part of, or any interest in, the Property; or
- (c) create or grant any interest in the Property in favour of a third party.

2. PRESERVATION OF PROPERTY

The Borrower shall not do, or permit to be done, any act or thing which would or might depreciate, jeopardise or otherwise prejudice the security held by the Lender or materially diminish the value of any of the Property or the effectiveness of the security created by this mortgage.

3. COMPLIANCE WITH LAWS AND REGULATIONS

3.1 The Borrower shall not, without the Lender's prior written consent, use or permit the Property to be used in any way contrary to law.

3.2 The Borrower shall:

- (a) comply with the requirements of any law and regulation relating to or affecting the Property or the use of it or any part of it;
- (b) promptly undertake any maintenance, modifications, alterations or repairs to be carried out on or in connection with the Property that are required to be made by it under any law or regulation.

3.3 The Borrower shall obtain and promptly renew from time to time and comply with the terms of all consents which may be necessary to enable it to preserve, maintain or renew the Property or any part of it.

4. ENFORCEMENT OF RIGHTS

The Borrower shall use all reasonable endeavours to enforce any rights and start, continue or defend any proceedings relating to any of the Property which the Lender may require from time to time.

5. NOTICE OF MISREPRESENTATIONS OR BREACHES

The Borrower shall promptly on becoming aware of the same, give the Lender notice in writing of:

- 5.1 Any representation or warranty set out in Schedule 2 which is incorrect or misleading in any material respect when made or deemed to be repeated; and
- 5.2 Any breach of covenant set out in this mortgage.

6. BORROWER'S WAIVER OF SET-OFF

The Borrower waives any present or future right of set-off it may have in respect of the Secured Liabilities (including sums payable by the Borrower under this mortgage).

7. NOTICE OF BREACHES

The Borrower shall, promptly on becoming aware of any of the same, give the Lender notice in writing of any breach of:

- (a) any representation or warranty set out in Schedule 2; and
- (b) any covenant set out in Schedule 3.

Part 2. Property covenants

1. REPAIR AND MAINTENANCE

Until such time as the Development has completed and the Dwellings have been sold the Borrower shall keep the Property and all fixtures and fittings once installed in good repair and condition and shall keep the premises adequately and properly painted and decorated and replace any fixtures and fittings which have become worn out or otherwise unfit for use by others of a like nature and equal value.

2. NO ALTERATIONS

2.1 The Borrower shall not, without the prior written consent of the Lender:

- (a) pull down or remove the whole or any part of any building forming part of the Property nor permit the same to occur; or
- (b) make or permit to be made any material alterations to the Property or sever or remove or permit to be severed or removed any of its fixtures or fittings (except to make any necessary repairs or renew or replace the same in accordance with paragraph 1 of this Part 2 of Schedule 3).

2.2 The Borrower shall promptly give notice to the Lender if the premises or fixtures or fittings forming part of the Property are destroyed or damaged.

3. DEVELOPMENT RESTRICTIONS

The Borrower shall not, without the prior written consent of the Lender:

- (a) make or, in so far as it is able, permit others to make any application for planning permission or development consent in respect of the Property, save for a permission associated with the Development; or
- (b) carry out or permit or allow any development, as defined in each of the Town and Country Planning Act 1990 and the Planning Act 2008, to be carried out on the Property or change or permit or allow the use of the Property to be changed, save for the Development.

4. INSURANCE

4.1 The Borrower shall insure the Property and keep it insured while Development is continuing under a builders work in process policy and following completion of the Development under a policy providing cover against fire, explosion, lightning, earthquake, storm, flood, bursting and overflowing of water tanks, apparatus or pipes, escape of water or oil, impact by aircraft and articles dropped from them, impact by vehicles, riot, civil commotion, malicious damage, theft or attempted theft, falling trees and branches and aerials, subsidence, heave, landslip, collision, accidental damage to underground services, public liability to anyone else and any other risks which the Lender reasonably requires to be insured against from time to time.

4.2 The Borrower shall, if requested by the Lender, produce to the Lender the policy, certificate or cover note relating to any such insurances required by paragraph 4.1 of this Part 2, Schedule 3

5. INSURANCE PREMIUMS

The Borrower:

- (a) shall promptly pay all premiums in respect of any insurance policy on the Property and do all other things necessary to keep such policy in full force and effect; and
- (b) shall (if the Lender so requires) produce to the Lender the receipts for all premiums and other payments necessary for effecting and keeping up the insurance policies.

6. NO INVALIDATION OF INSURANCE

The Borrower shall not do or omit to do or permit to be done or omitted any thing that may invalidate or otherwise prejudice any insurance policies relating to the Property.

7. INSURANCE POLICIES' PROCEEDS

All monies payable under any of the insurance policies relating to the Property at any time (whether or not the security constituted by this mortgage has become enforceable) shall:

- (a) immediately be paid to the Lender; or
- (b) if they are not paid directly to the Lender by the insurers, be held, pending such payment, by the Borrower upon trust for the Lender.

8. LEASES AND LICENCES AFFECTING THE PROPERTY

Save for the Overage, the Borrower shall not, without the prior written consent of the Lender which consent, in the case of paragraph 8(d), is not to be unreasonably withheld or delayed in circumstances in which the Borrower may not unreasonably withhold or delay its consent:

- (a) grant, or agree to grant, any licence or tenancy affecting the whole or any part of the Property, or exercise the statutory powers of leasing (or agreeing to lease) or of accepting (or agreeing to accept) surrenders under sections 99 or 100 of the LPA 1925; or
- (b) in any other way dispose of (or agree to dispose of), accept the surrender of (or agree to accept the surrender of), surrender (or agree to surrender) or create any legal or equitable estate or interest in the whole or any part of the Property; or
- (c) let any person into occupation of or share occupation of the whole or any part of the Property; or
- (d) grant any consent or licence under any lease or licence affecting the Property.

9. NO RESTRICTIVE OBLIGATIONS

Save for the Overage, the Borrower shall not, without the prior written consent of the Lender, enter into any onerous or restrictive obligations affecting the whole or any part of the Property or create or permit to arise any overriding interest, easement or right whatsoever in or over the whole or any part of the Property.

10. PROPRIETARY RIGHTS

The Borrower shall procure that no person shall become entitled to assert any proprietary or other like right or interest over the whole or any part of the Property, without the prior written consent of the Lender.

11. COMPLIANCE WITH AND ENFORCEMENT OF COVENANTS

The Borrower shall:

- (a) observe and perform all covenants, stipulations and conditions to which the Property, or the use of it, is or may be subject and (if the

Lender so requires) produce to the Lender evidence sufficient to satisfy the Lender that those covenants, stipulations and conditions have been observed and performed; and

- (b) diligently enforce all covenants, stipulations and conditions benefiting the Property and shall not (and shall not agree to) waive, release or vary any of the same.

12. NOTICES OR CLAIMS RELATING TO THE PROPERTY

The Borrower shall:

- 12.1 Give full particulars to the Lender of any notice, application or requirement given or made by any public or local body or authority (a **Notice**) that specifically applies to the Property, or to the locality in which it is situated, within seven days after becoming aware of the relevant Notice.
- 12.2 If the Lender so requires, immediately, and at the cost of the Borrower, take all reasonable and necessary steps to comply with any Notice, and make, or join with the Lender in making, such objections or representations in respect of any such Notice as the Lender may desire.

13. PAYMENT OF OUTGOINGS

Until such time as the Dwellings are sold the Borrower shall pay when due all charges, rates, taxes, duties, assessments and other outgoings relating to or imposed upon the same or on the occupier thereof.

14. CONDUCT OF BUSINESS

The Borrower shall conduct the business in accordance with the standards prescribed by the National Building Council (NHBC) and shall procure the issue by NHBC of individual new home warranties for each of the Dwellings.

15. ENVIRONMENT

The Borrower shall in respect of the Property:

- 15.1 Comply in all material respects with all the requirements of Environmental Law.
- 15.2 Obtain and comply in all material respects with all Environmental Licences.

16. INSPECTION

The Borrower shall permit the Lender and any person appointed by them to enter on and inspect the Property on reasonable prior notice.

17. VAT OPTION TO TAX

The Borrower shall not, without the prior written consent of the Lender:

- 17.1 Exercise any VAT option to tax in relation to the Property.
- 17.2 Revoke any VAT option to tax exercised prior to and disclosed to the Lender in writing prior to the date of this mortgage.

Schedule 4 Powers of the Lender

1. POWER TO REMEDY

- 1.1 The Lender shall be entitled (but shall not be obliged) to remedy a breach at any time by the Borrower of any of its obligations contained in this mortgage. Any monies expended by the Lender in remedying a breach by the Borrower of any of its obligations contained in this mortgage shall be reimbursed by the Borrower to the Lender on a full indemnity basis. The Borrower irrevocably authorises the Lender and its agents to do all things that are necessary or desirable for that purpose.
- 1.2 In remedying any breach in accordance with paragraph 1.1 of Schedule 4, the Lender and its agents shall be entitled to enter onto the Property and to take any action as the Lender may reasonably consider necessary or desirable including, without limitation, carrying out any repairs or other works.

2. EXERCISE OF RIGHTS

- 2.1 The rights of the Lender under paragraph 1 of this Schedule 4 are without prejudice to any other rights of the Lender under this mortgage. The exercise of those rights shall not make the Lender liable to account as a mortgagee in possession.

3. LENDER HAS RECEIVER'S POWERS

- 3.1 Any right, power or discretion conferred by this deed on a Receiver may, after the security constituted by this deed has become enforceable, be exercised by the Lender in relation to any of the Property whether or not it has taken possession of the Property without first appointing a Receiver or notwithstanding the appointment of a Receiver.

Schedule 5 Powers of the Receiver

1. ADDITIONAL POWERS

- 1.1 Any Receiver appointed by the Lender under this mortgage shall, in addition to the powers conferred on him by statute, have the powers set out in this Schedule 5.
- 1.2 If there is more than one Receiver holding office at the same time, each Receiver may (unless the document appointing him states otherwise) exercise all of the powers conferred on a Receiver under this mortgage individually and to the exclusion of any other Receiver.
- 1.3 Any exercise by a Receiver of any of the powers given by Schedule 5 may be on behalf of the Borrower, the directors of the Borrower himself.

2. REPAIR AND DEVELOP

The Receiver may undertake or complete any works of repair, alteration, building or development on the Property and may apply for and maintain any planning permission, development consent, building regulation approval or any other permission, consent or licence to carry out any of the same.

3. GRANT OR ACCEPT SURRENDER OF LEASES

The Receiver may grant, or accept surrenders of any leases or tenancies affecting the Property and may grant any other interest or right over the Property on such terms and subject to such conditions as he thinks fit.

4. EMPLOY PERSONNEL AND ADVISERS

The Receiver may provide services and employ, or engage, such managers, officers, servants, contractors, workmen, agents, other personnel and professional advisers on such terms and subject to such conditions as he thinks fit. The Receiver may discharge any such person or any such person appointed by the Borrower.

5. OPTION TO TAX

The Receiver may exercise or revoke any VAT option to tax as he thinks fit.

6. REMUNERATION

The Receiver may charge and receive such sums by way of remuneration (in addition to all costs, charges and expenses incurred by him) as the Lender may prescribe or agree with him.

7. REALISE THE PROPERTY

The Receiver may collect and get in the Property or any part of it in respect of which he is appointed and make such demands and take such proceedings as may seem expedient for that purpose, and take possession of the Property with like rights.

8. DISPOSE OF THE PROPERTY

The Receiver may grant options and licences over all or any part of the Property, sell, assign, lease and accept surrenders of leases of (or concur in selling, assigning, leasing or accepting surrenders of leases of) all or any of the Property in respect of which is appointed for such consideration and, in such manner (including without limitation, by public auction or private sale) and generally on such terms and conditions as he thinks fit. The Receiver may promote, or concur in promoting, a company to purchase the Property to be disposed of by him.

9. SEVER FIXTURES AND FITTINGS

The Receiver may sever and sell separately any fixtures or fittings from the Property without the consent of the Borrower.

10. GIVE VALID RECEIPTS

The Receiver may give valid receipts for all monies and execute all assurances and things which may be proper or desirable for realising any of the Property.

11. MAKE SETTLEMENTS

The Receiver may make any arrangement, settlement or compromise between the Borrower and any other person which he may think expedient.

12. BRING PROCEEDINGS

The Receiver may bring, prosecute, enforce, defend and abandon all actions, suits and proceedings in relation to any of the Property as he thinks fit.

13. INSURE

The Receiver may, if he thinks fit, but without prejudice to the indemnity in clause 18.2 effect with any insurer any policy of insurance either in lieu or satisfaction of, or in addition to, the insurance required to be maintained by the Borrower under this mortgage.

14. POWERS UNDER THE LPA

The Receiver may exercise all powers provided for in the LPA 1925 in the same way as if he had been duly appointed under the LPA 1925 and exercise all powers provided for an administrative receiver in Schedule 1 of the Insolvency Act 1986.

15. REDEEM PRIOR CHARGES

The Receiver may redeem any prior Encumbrance and settle the accounts to which the Encumbrance relates. Any accounts settled in this manner shall be, in the absence of any manifest error, conclusive and binding on the Borrower, and the monies paid shall be deemed to be an expense properly incurred by the Receiver.

16. ABSOLUTE BENEFICIAL OWNER

The Receiver may, in relation to any of the Property, exercise all powers, authorisations and rights he would be capable of exercising, and do all such acts and things, as an absolute beneficial owner could exercise or do in the ownership and management of the Property or any part of the Property.

17. INCIDENTAL POWERS

The Receiver may do all such other acts and things:

- (a) he may consider desirable or necessary for realising any of the Property;
- (b) he may consider incidental or conducive to any of the rights or powers conferred on the Receiver under or by virtue of this mortgage or law;
or
- (c) which he lawfully may or can do as agent for the Borrower.

Schedule 6 Events of Default

1. NON-PAYMENT

The Borrower fails to pay any sum payable by it under this mortgage when due, unless its failure to pay is caused solely either by:

- 1.1 An administrative error or technical problem and payment is made within five Business Days of its due date.
- 1.2 An event (not caused by, and outside the control of, either party) that materially disrupts the systems that enable payments to be made or which otherwise prevents either or both parties from complying with their obligations under this mortgage.

2. NON-COMPLIANCE

The Borrower fails (other than a failure to pay) to comply with any provision of this mortgage and, if the Lender acting reasonably, considers that the default is capable of remedy, such default is not remedied within 14 Business Days of the earlier of:

- 2.1 The Lender notifying the Borrower of the default and the remedy required.
- 2.2 The Borrower becoming aware of the default.

3. MISREPRESENTATION

Any representation, warranty or statement made by the Borrower in relation to the Loan Agreement or this mortgage is (or proves to have been) incomplete, untrue, incorrect or misleading when made.

4. INSOLVENCY

- 4.1 The Borrower stops or suspends payment of any of its debts or is unable to pay any of its debts as they fall due.
- 4.2 A petition for a bankruptcy order is presented or a bankruptcy order is made against the Borrower.

Executed as a deed by
FARMPPOINT LIMITED acting by
Edward Davies, a director

.....
Director.

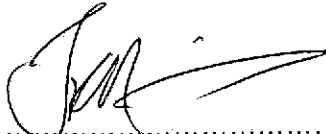
in the presence of:-

.....
Signature of Witness

Name.....

Address.....
.....
.....

Executed as a deed by **MANBRO
DEVELOPMENTS LIMITED**, acting
by ~~James Manning~~ director


.....
Director.

in the presence of:-


.....
Signature of Witness

Name ANNA GOLDING.....

Address 14 BROAD STREET
HOREFORD HR4 9AP
.....

