



Registration of a Charge

Company Name: **INSULAE PROPERTY LTD**

Company Number: **12684012**



Received for filing in Electronic Format on the: **07/12/2022**

XBICR24J

Details of Charge

Date of creation: **30/11/2022**

Charge code: **1268 4012 0003**

Persons entitled: **WEST BROMWICH COMMERCIAL LIMITED**

Brief description: **THE PROPERTY KNOWN AS MERSEYSIDE: 12 ST ANNES CLOSE,
BIRKENHEAD CH41 3RY TITLE NUMBER: MS234618**

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 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: **LESTER ALDRIDGE LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12684012

Charge code: 1268 4012 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th November 2022 and created by INSULAE PROPERTY LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 7th December 2022 .

Given at Companies House, Cardiff on 8th December 2022

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**

LEGAL CHARGE

SECURITY PROVIDER:

INSULAE PROPERTY LTD whose registered number is 12684012 whose address for the service of notices is Hill House Shipton, Winslow, Buckingham MK18 3JL

LENDER:

WEST BROMWICH COMMERCIAL LIMITED whose registered number is 5285783 and address for the service of notices is 2 Providence Place, West Bromwich, B70 8AF

DATE:

30th NOVEMBER 2022

THIS DEED WITNESSES as follows:

1. COVENANT TO PAY

The/Each Security Provider covenants with the Lender to pay discharge and satisfy the Loan Obligations in accordance with their respective terms and to indemnify the Lender against any losses, costs, charges, expenses and liabilities arising from any breach or failure to pay, discharge and satisfy the Loan Obligations in accordance with their respective terms.

2. LEGAL CHARGE

The/Each Security Provider charges with full title guarantee in favour of the Lender, with the payment and discharge of the Loan Obligations, by way of first legal mortgage, the property specified in the Schedule (the "Mortgaged Property").

3. LAND REGISTRY

3.1 Application for restriction

- (a) In relation to land and buildings comprised within the Mortgaged Property title to which is registered or is to be registered at the Land Registry, the Security Provider consents to an application being made to the Chief Land Registrar for registration of a restriction on the register of title of all such present and future registered freehold, leasehold or commonhold property (and any unregistered properties subject to compulsory first registration at the date of this Deed).
- (b) The Security Provider confirms that so far as any of the Mortgaged Property is unregistered, such land is not affected by any disclosable overriding interests within the meaning of the Land Registration Act 2002 or the Land Registration Rules 2003.

4. GENERAL CONDITIONS

The Commercial Mortgage Conditions 2018 (the "**General Conditions**") are incorporated into and form part of this Legal Charge. Terms and phrases defined in the General Conditions bear the same meaning in this Legal Charge, unless separately defined in this Legal Charge.

THIS LEGAL CHARGE has been executed as, and is intended to take effect as, a deed by the/each Security Provider with effect from the date written above.

SCHEDULE
MORTGAGED PROPERTY

Registered Land

Country and District (or Address or Description London Borough)	Title Number
Merseyside: Wirral: 12 St Annes Close, Birkenhead CH41 3RY	MS234618

EXECUTION PAGE

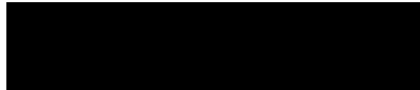
Security Provider

Executed as a deed by
INSULAE PROPERTY LTD
Acting by a director



in the presence of:

Witness Signature



Witness Name

KIRSTEN FELCE

Witness Address

