



Registration of a Charge

Company Name: **PHOENIX'S PROPERTIES LTD**

Company Number: **12852716**



Received for filing in Electronic Format on the: **29/02/2024**

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Details of Charge

Date of creation: **29/02/2024**

Charge code: **1285 2716 0003**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **70 STAMFORD ROAD, MOSSLEY, ASHTON-UNDER LYNE, OL5 0LJ**

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: **PARIS BENTLEY**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12852716

Charge code: 1285 2716 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th February 2024 and created by PHOENIX'S PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 29th February 2024 .

Given at Companies House, Cardiff on 3rd 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**

Blocks 296

MORTGAGE DEED

Date	21st February 2024		
The Bank	Aldermore Bank PLC (registered number: 947662) whose registered office is Apex Plaza, Forbury Road, Reading, RG1 1AX (and its transferees as described in the Mortgage Conditions)		
Mortgage Conditions	The Aldermore Bank PLC Residential Mortgage Conditions 2020		
You, the borrower (insert full name(s))	Phoenix's Properties LTD		
Registered Number (if applicable)	12852716		
Registered Address or address	116 Stockport Road, Mossley, OL5 0RF		
Property (insert full address)	70 Stamford Road, Mossley, Ashton-Under-Lyne OL5 0LJ		
Title Number	GM357759		
<ol style="list-style-type: none"> This Mortgage Deed incorporates the Mortgage Conditions, a copy of which has been received by You. You as legal and beneficial owner, with full title guarantee and as continuing security for the Secured Amounts (as that term is defined in the Mortgage Conditions), hereby charges the Property by way of first legal mortgage in favour of the Bank as security for the payment and discharge of the Secured Amounts. This Mortgage Deed secures additional borrowing but the Bank is not obliged to make additional borrowing. You agree to pay the Secured Amounts (as that term is defined in the Mortgage Conditions) in accordance with the terms of the Mortgage Conditions and otherwise to comply with the Mortgage Conditions. You hereby apply 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 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 mortgage deed dated (this charge) in favour of Aldermore Bank PLC referred to in the Charges Register". 			
Executed as a Deed by You acting by:			
Director signature: 		Director/Secretary signature:	
Director full name: KEVIN BARRETT (in block capitals)		Director/Secretary full name: (in block capitals)	
In the presence of:			
Witness signature: 		Witness address: 8 THE CHESHIRES MOSSLEY OL5 9EX	
Witness full name: HELEN MARIE MILLS (in block capitals)			
Executed as a Deed by You:			
Full name: (in block capitals)			
Witness signature:		Witness address:	

Witness full name: (in block capitals)	
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Form of Mortgage Deed filed at HM Land Registry under reference MD1226V.