



Registration of a Charge

Company Name: **THOMAS CRADLEY PROPERTY LIMITED**

Company Number: **13433879**



Received for filing in Electronic Format on the: **18/10/2023**

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Details of Charge

Date of creation: **13/10/2023**

Charge code: **1343 3879 0005**

Persons entitled: **HSBC UK BANK PLC**

Brief description: **LAND ON THE WEST SIDE OF TANHOUSE LANE WIDNES WITH
REGISTERED TITLE NUMBER CH159659**

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: **ADDLESHAW GODDARD LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13433879

Charge code: 1343 3879 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 13th October 2023 and created by THOMAS CRADLEY PROPERTY LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 18th October 2023 .

Given at Companies House, Cardiff on 20th October 2023

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 MORTGAGE

Dated 13 October 2023

THIS IS AN IMPORTANT LEGAL DOCUMENT. WE RECOMMEND THAT EACH OF YOU OBTAIN INDEPENDENT LEGAL ADVICE AND MAKE SURE YOU UNDERSTAND IT BEFORE YOU SIGN IT

Key Mortgage Details	
You/Your	Thomas Cradley Property Limited with registered number 13433879
Us/We	HSBC UK Bank plc, with registered number 09928412) whose address for service for entry on the register is HSBC UK Bank plc, Customer Service Centre, BX8 5HB or another entity that it transfers its rights and/or obligations under this Mortgage to.
The Property	Property address: Land on the west side of Tanhouse Lane Widnes Land Registry title number: CH159659
Your assets that are secured	By entering into this Mortgage you are giving us security over the Property and your other assets listed in clause 3.
Your obligations to us that are secured	<p>You give us security under this Mortgage for the payment of any amounts owed by (the 'Borrower') to us whether now or in the future and whether owed jointly or severally together with any amounts payable by you to us under clauses 17, 19, 21.4 or 26.1 of the Conditions (the 'Debt').</p> <p>We can increase the amount we make available to the Borrower at any time or change the terms applicable to the Debt. This means that the Debt may increase without your knowledge.</p>

1 MEANING OF WORDS

- 1.1 The definitions in the Key Mortgage Details table apply to the rest of this Mortgage.
- 1.2 Our Mortgage Deed Conditions (2021 edition) (the "**Conditions**") are incorporated into this Mortgage.

2 WHAT YOU AGREE TO PAY US

- 2.1 You will pay us as principal debtor, on demand, the Debt.
- 2.2 The Debt does not include any money and liabilities arising under a regulated agreement, as defined under section 189 of the Consumer Credit Act 1974 as may be amended or replaced from time to time.
- 2.3 We will charge you interest in accordance with any agreement between you and us or (if there is no agreement) at a rate of 3% per year above the Bank of England base rate (as such base rate may change, and whenever such base rate is less than zero it shall be deemed to be zero) from the date of demand until the date on which you make the payment, if you fail to pay us in accordance with our demand.
- 2.4 The maximum amount we can recover from you under this Mortgage will be the amount we recover from the Assets together with any amounts payable by you to us under clause 19 of the Conditions.

3 THE SECURITY YOU GIVE US

You give us, with full title guarantee, and as continuing security for the payment of the Debt:

- 3.1 a legal mortgage over the Property;
- 3.2 an absolute assignment (subject to a proviso for reassignment on the irrevocable discharge in full of the Debt) of all your present and future right title and interest in:
 - 3.2.1 all amounts due or owing to you in respect of the Property including under any lease or other right of occupation and any guarantee, security or other rights you have in relation to those amounts;
 - 3.2.2 all rights under policies of insurance;
 - 3.2.3 the benefit of all rights, documents, undertakings and warranties relating to the Property;
 - 3.2.4 all goodwill of any business carried on at the Property at any time;
- 3.3 a first fixed charge over all your present and future right, title and interest in or to all shares and membership rights mentioned in clause 3 of the Conditions.
- 3.4 You will hold any Asset on trust for us if the security over it is ineffective.

4 YOU AGREE TO REGISTER A RESTRICTION AT THE LAND REGISTRY

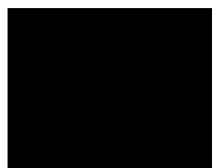
You consent to us making an application to the Chief Land Registrar to enter the following restriction against the title of any land or property which is or becomes registered at the Land Registry and which is secured under this Mortgage:

"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 **13 October 2023** in favour of HSBC UK Bank plc referred to in the Charges Register"

IN WITNESS of the above, this document, which is intended to take effect as a deed, has been executed by each of you and is now delivered on the date mentioned above.

This is an important legal document. We strongly recommend that you obtain independent legal advice and make sure that you understand it before you sign it.

Executed as a deed by)
Thomas Cradley Property Limited)
acting by a director)



KEITH Broom Director
(name of director)

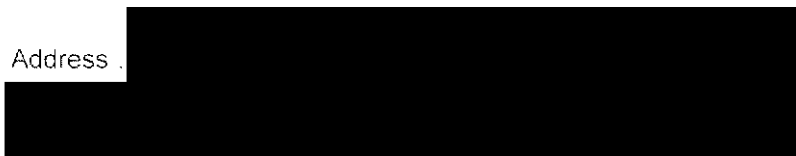
in the presence of:

Signature of Witness



Print full Name JOANNA MITCHELL

Address .



Occupation PERSONAL ASSISTANT