

# MR01

## Particulars of a charge



Companies House



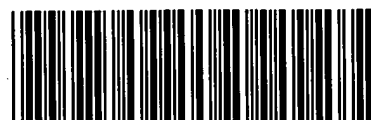
Go online to file this information  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

A fee is be payable w  
Please see 'How to pay'

☒ **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**  
You may not use this for  
register a charge where  
instrument. Use form M

THURSDAY



\*AC2SUUDT\*  
A04 04/05/2023 #163  
COMPANIES HOUSE

This form **must be delivered to the Registrar for registration within 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 4 0 6 6 4 4 2

Company name in full Beckford Properties 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 03 05 2023

### 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 Charter Court Financial Services Limited of 2 Charter Court,  
Broadlands, Wolverhampton, WV10 6TD, Company no - 06749498

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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## Particulars of a charge

**4 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.

Brief description

Residential property - 49 Ross Avenue, Carmarthen,  
Carmarthenshire, SA31 1HY

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.

**5 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

**6 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

**7 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

**8 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).

**9 Signature**

Please sign the form here.

BECKFORD PROPERTIES LTD

Signature

Signature

X

*[Handwritten signature]*

*[Handwritten signature]*

X

RACHEL LESLEY THOMAS - DIRECTOR JUSTIN OWEN THOMAS -

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

# MRO1

## 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 James Powell

Company name Ungoed-Thomas & King

Address The Quay

Post town Carmarthen

County/Region Carmarthenshire

Postcode S A 3 1 3 L N

Country United Kingdom

DX

Telephone 01267 239194



### 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)

## Mortgage deed

**The Lender:** Charter Court Financial Services Limited (incorporated in England and Wales with company number 06749498 and having its registered office at 2 Charter Court, Broadlands, Wolverhampton, WV10 6TD and trading as **Precise Mortgages**) together with its transferees, successors and assigns (including any legal or equitable assignee of the mortgage, whether by way of absolute assignment or by way of security only) and including those deriving title under it or them.

This Mortgage Deed is made on the Date between the Borrower and the Lender. All capitalised terms have the meaning given to them in the Conditions, unless otherwise defined.

Date: 3 <sup>rd</sup> May 2023	Application reference number: M2000342131
The Borrower(s): Beckford Properties Ltd ('you', 'your')	
Company Number (if applicable):	
The Conditions: Precise Mortgages General Mortgage Conditions 2018 England & Wales	
The Property: 49 Ross Avenue, Carmarthen, SA31 1HY, United Kingdom	
Title number: WA867190	

1. This Mortgage Deed incorporates the Conditions, the terms of the Mortgage Offer and the Tariff of Mortgage Charges and the Borrower acknowledges receipt of such documents. The Borrower agrees to be bound by the Conditions, the terms of the Mortgage Offer and the Tariff of Mortgage Charges.
2. The Borrower charges the Property with full title guarantee by way of legal mortgage as continuing security for the Amount Owed and All Other Debt.
3. This Mortgage is made for securing Additional Borrowing and re-advances.
4. The Borrower and the Lender apply to the Chief Land Registrar for the registration against the registered title of a restriction in the following form: "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 03/05/23 in favour of Charter Court Financial Services Limited referred to in the charges register."

### FOR USE BY INDIVIDUAL BORROWERS

Signed and delivered as a deed in the presence of witnesses:	
<b>Your signatures</b>	<b>Signature, name and address of each witness (the signature of each borrower must be witnessed separately)</b>
Your signature:	Witness' signature:
Full name:	Name: (IN BLOCK CAPITALS) Address:
Your signature:	Witness' signature:
Full name:	Name: (IN BLOCK CAPITALS) Address:

Executed as a deed by affixing the Common Seal of:	
(Borrower)	Affix Company Seal
In the presence of:	In the presence of:
Signature of Director	Signature of (Director/Company Secretary)

Executed as a deed by:	
(Borrower)	
Acting by:	
Signature of Director	Signature of (Director/Company Secretary)

<p>Executed as a deed by: <u>BECKFORD PROPERTIES LTD</u></p> <p>X <u>[Signature]</u> JUSTIN OWEN THOMAS - DIRECTOR</p> <p>X <u>[Signature]</u> RACHEL LESLEY THOMAS - DIRECTOR</p> <p>(Borrower)</p>	<p>Acting by a Director in the presence of:</p> <p>Signature of Director: <u>X [Signature]</u></p> <p>Signature of witness: <u>JE [Signature]</u></p> <p>Name (IN BLOCK CAPITALS): <u>JANET E. COLLINS</u></p> <p>Address: <u>23 NORTON RD</u> <u>PENYNGROES LLANELLI</u> <u>CARMS SA14 7RT</u></p>
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I/We certify this is a true copy of  
the original document.

Date 03/05/23

Signed James

Ungoed Thomas & King Limited.  
Solicitors, Carmarthen.



**FILE COPY**

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

Company number: 14066442

Charge code: 1406 644 2 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 3rd May 2023 and created by BECKFORD PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th May 2023 .

Given at Companies House, Cardiff on 9th May 2023



**Companies House**



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