

MR01_(ef)

Registration of a Charge

PYR PROPERTIES LIMITED Company Name: Company Number: 14163534

Received for filing in Electronic Format on the: 01/11/2022

Details of Charge

Date of creation: 28/10/2022

Charge code: 1416 3534 0001

Persons entitled: THE MORTGAGE WORKS (UK) PLC

Brief description: FLAT 2, 209 LOWER CHURCH ROAD, BURGESS HILL, RH15 9AA

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

I CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT DELIVERED Certification statement: AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.

Certified by: TAYLOR ROSE MW





CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 14163534

Charge code: 1416 3534 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 28th October 2022 and created by PYR PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st November 2022.

Given at Companies House, Cardiff on 2nd November 2022

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006





| Date: 28th October 2022 Company: The Mortgage Works (UK) ptc Registered In England, Registered Number 02222856 Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2018 Borrower: PTR_PROPERTIES_Limited (Co_NO_1H-ID3534+) Fifth 2, 201 Lower Church, Road Title No: WSX_366774+ 1 This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges. The Borrower as legal womer with full till guarantee hereby (to the Intent that the security so constituted shall be a continuing security dranges in Javour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions); 21 by way of first legal mortgage the Property. 23 by way of first legal mortgage the Property. 23 by way of first legal mortgage the Property. 24 by way of first legal mortgage the Borower's rights, tile and interest in (b) the benefit of all guarantee, warrante and any rights or range or any of make relates to the Property and (i) any other relations and range the benefits of the Borower in and from the Property from time to time. 23 by way of first legal mortgage the Moregage Conditions, sub-contractors, manufacturers, suppliers and installers of any fifts to erast in (b) the benefit of all guarantee, warrantee and representations giver marade no | | Standard BTL Mortgage Deed |
|---|-------------|--|
| Company: The Mortgage Works (UK) plc Registered in England, Registered Number 02222856 Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW Mortgage Conditions: The Company's Standard BTL Mortgage Conditions 2018 Borrower: PYR Properties Limited (Co NO 144163534) Flatt2, 209 Lower Church Road Property: Platt2, 209 Lower Church Road 1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges. 2. The Borrower as legal owner with full title guarantee hereby (to the intern that the security so constituted shall be a continuing security for tharges in favour of the Company as security for the payment and discharge of the secure all abilities (as defined in the Mortgage Conditions). 2.1 by way of first legal mortgage the Property. 22 <th>Date:</th> <th>28th october 2022</th> | Date: | 28th october 2022 |
| Borrower: PYR Properties Limited (co NO 141b3534) Flatt2, 209 Lower church Road Property: Butgess Hill, RHIS GLA Title No: WSX 366774 1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges. 2. The Borrower as legal owner with full tille guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions); 2. The Borrower as legal owner with full tille guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions); 2. In by way of first legal mortgage the Property. 2. by way of first legal mortgage the goodwill of any business carried on by the Borrower in and from the Property from time to time. 2.4 by way of first equilable assignment all the Borrower's rights, fille and interest in (1) the benefit of all guarantees, warrantie and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full). 2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property. 2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions. 3. This Charge secures further advances. 4. | Regist | any: The Mortgage Works (UK) plc ered in England, Registered Number 02222856 |
| Futt 2. 209 Lower Church Road Property: Burges Hiu, RHIS GAA Title No: NSX 366774 1. This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges. 2. The Borrower as legal owner with full tille guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions); 2.1 by way of first legal mortgage the Property. 2.2 by way of first legal mortgage the Property. 2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time. 2.4 by way of first equitable assignment all the Borrower's rights, title and interest in (1) the benefit of all guarantees, warrantile and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and instalters of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full). 2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property. 2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions. 3. This Charge secures further advances. 4. The Borrower netwey applies to the Registera to enter the following restriction against th | Mortg | age Conditions: The Company's Standard BTL Mortgage Conditions 2018 |
| This Charge incorporates the Mortgage Conditions a copy of which has been received by the Borrower which the Borrower hereby acknowledges. The Borrower as legal owner with full tille guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions); by way of first legal mortgage the Property. by way of first fixed charge all proceeds of any insurances effected in respect of the Property. by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time. by way of first quitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warrantlie and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case to be re-assigned to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full). any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property. by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions. This Charge secures further advances. The Borrower hereby applies to the Registerar to enter the following restriction against the title(5) above referred to: "No disposition of the | Borro | wer: PYR Properties Limited (CONO 14163534) Flatz, 209 Lower church Road |
| hereby acknowledges. 2. The Borrower as legal owner with full title guarantee hereby (to the intent that the security so constituted shall be a continuing security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions); 2.1 by way of first legal mortgage the Property. 2.2 by way of first fixed charge all proceeds of any insurances effected in respect of the Property. 2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time. 2.4 by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warrantie and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full). 2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property. 2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions. 3 This Charge secures further advances. 4 The Borrower hereby applies 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 is to be registered without a written consent signed by th | Prope | rty: Burgess Hill, RHIS 9AA Title No: W5X 366774 |
| security) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the Mortgage Conditions); 2.1 by way of first legal mortgage the Property. 2.2 by way of first fixed charge all proceeds of any insurances effected in respect of the Property. 2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time. 2.4 by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warrantile and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full). 2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property. 2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions. 3 This Charge secures further advances. 4 The Borrower hereby applies 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 is to be registered without a written consent signed by the proprietor for the time being of the charge dated [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with | | |
| 2.2 by way of first fixed charge all proceeds of any insurances effected in respect of the Property. 2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time. 2.4 by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warrantie and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, mulacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full). 2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property. 2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions. 3. This Charge secures further advances. 4. The Borrower hereby applies 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 is to be registered without a written consent signed by the proprietor for the time being of the charge dated [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions. | secu | rity) charges in favour of the Company as security for the payment and discharge of the secured liabilities (as defined in the |
| 2.3 by way of first fixed charge the goodwill of any business carried on by the Borrower in and from the Property from time to time. 2.4 by way of first equitable assignment all the Borrower's rights, tille and interest in (i) the benefit of all guarantees, warrantie and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full). 2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property. 2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions. 3 This Charge secures further advances. 4 The Borrower hereby applies 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 is to be registered without a written consent signed by the proprietor for the time being of the charge dated (this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions. | 2.1 | by way of first legal mortgage the Property. |
| to time. 2.4 by way of first equitable assignment all the Borrower's rights, title and interest in (i) the benefit of all guarantees, warrantie and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full). 2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property. 2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions. 3. This Charge secures further advances. 4. The Borrower hereby applies 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 is to be registered without a written consent signed by the proprietor for the time being of the charge dated [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions. | 2.2 | by way of first fixed charge all proceeds of any insurances effected in respect of the Property. |
| and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower when the secured liabilities (as defined in the Mortgage Conditions) are discharged in full). 2.5 any shares or other membership rights in any management company or residents' association held by virtue of the Borrower owning the Property. 2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions. 3. This Charge secures further advances. 4. The Borrower hereby applies 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 is to be registered without a written consent signed by the proprietor for the time being of the charge dated [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions. | 2.3 | |
| Borrower owning the Property. 2.6 by way of mortgage the benefit of the landlord to and in the occupation leases and the rents (each defined in the Mortgage Conditions) in accordance with Condition 5.1 of the Mortgage Conditions. 3. This Charge secures further advances. 4. The Borrower hereby applies 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 is to be registered without a written consent signed by the proprietor for the time being of the charge dated [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions. | 2.4 | and representations given or made now or hereafter by and any rights or remedies against all or any of the designers, builders, contractors, professional advisors, sub-contractors, manufacturers, suppliers and installers of any fixtures in each case so far as the same relate to the Property and (ii) any other rights arising from the Property (including any rights to statutory compensation) not otherwise charged under this Charge, (and in each case to be re-assigned to the Borrower |
| Conditions) in accordance with Condition 5.1 of the Mortgage Conditions. 3. This Charge secures further advances. 4. The Borrower hereby applies 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 is to be registered without a written consent signed by the proprietor for the time being of the charge dated [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions. | 2.5 | |
| 4. The Borrower hereby applies 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 is to be registered without a written consent signed by the proprietor for the time being of the charge dated [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions. | 2.6 | |
| "No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated [this charge] in favour of The Mortgage Works (UK) plc referred to in the Charges Register" in accordance with Condition 7.1 (j) of the Mortgage Conditions. | 3. This | Charge secures further advances. |
| IN WITNESS whereof this Charge has been executed as a deed and is intended to be and is delivered on the above date. | "No sign | disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent ed by the proprietor for the time being of the charge dated [this charge] in favour of The Mortgage Works (UK) plc referred to |
| | IN WIT | NESS whereof this Charge has been executed as a deed and is intended to be and is delivered on the above date. |
| | | |
| | | |
| | | |
| | | |

Form of charge filed at HM Land Registry under reference MD842S

| | SIGNED as a deed by the BORROWER in the presence of:- | | | |
|----|---|---|--|---|
| | | | | |
| | Wilness signature | | | |
| | Printed Name | | | |
| | Address | | | |
| | SIGNED as a deed by the BORROWER in the presence of- | * | | |
| | Wilness signature | | | |
| E. | Printed Name | | | |
| | Address | | | |
| | r ne en anne | 1 | | |
| | ann an Airtean Airtean Airtean Air Airtean Airtean | o t | 20- | |
| | COMPANIES: EXECUTED as a Deed by the |) | Director | |
| | BORROWER acting by a director and | 16.00 | Director | |
| | its secretary or two directors or by a |) Herein | 9 ************************************ | |
| | director in the presence of a witness: | an a | Director/Sacretary- | |
| | Winess | <u> </u> | T Chillin | 1 |
| | NURCES | Signature | Slught | |
| | | Name (in BLOCK CAPITALS) | EDWINSON | |
| | | CALL CALL | 5 UNILORN WAY | |
| | | | 5 UNILORN WAT | |
| | | Address | BURGESS HTUL | |
| | acting by who, in accordance with the laws of that territory, [is][are] acting under the authority of the company. | | | |
| | Signature in the name of the company | | | |
| | aillingane in the name of the combani. | | | |
| | | | | |
| | Signature of | | | |
| | Signature of Authorised (signatory](signatories) Executed as a deed by affixing the common | · | | |
| | Signature of Authorised (signatory](signatories) | | | |
| | Signature of Authorised (signatory](signatories) Executed as a deed by affixing the common |)) Director: | | |
| | Signature of Authorised (signatory](signatories) Executed as a deed by affixing the common |)) Director: | | |
| | Signature of Authorised (signatory](signatories) Executed as a deed by affixing the common |)) Director: Director/Secretary: | : . | |
| | Signature of Authorised (signatory[(signatories] Executed as a deed by affixing the common seal of the BORROWER in the presence of: | | | |
| | Signature of Aulhorised (signatory[(signatories] Executed as a deed by affixing the common seal of the BORROWER in the presence of: LLPS: EXECUTED as a Deed by the | | LLP member | |
| | Signature of Authorised (signatory[(signatories] Executed as a deed by affixing the common seal of the BORROWER in the presence of: LLPS: EXECUTED as a Deed by the BORROWER acting by two designated | | un u | |
| | Signature of Aulhorised (signatory[(signatories] Executed as a deed by affixing the common seal of the BORROWER in the presence of: LLPS: EXECUTED as a Deed by the | | LLP member | |
| | Signature of Authorised (signatory[(signatories] Executed as a deed by affixing the common seal of the BORROWER in the presence of: LLPS: EXECUTED as a Deed by the BORROWER acting by two designated members or by a designated member | Director/Secretary: | an in an | |
| | Signature of Authorised (signatory[(signatories] Executed as a deed by affixing the common seal of the BORROWER in the presence of: LLPS: EXECUTED as a Deed by the BORROWER acting by two designated members or by a designated member in the presence of a witness: | Director/Secretary:)) | an in an | |
| | Signature of Authorised (signatory[(signatories] Executed as a deed by affixing the common seal of the BORROWER in the presence of: LLPS: EXECUTED as a Deed by the BORROWER acting by two designated members or by a designated member in the presence of a witness: | Director/Secretary: | an in an | |
| | Signature of Authorised (signatory[(signatories] Executed as a deed by affixing the common seal of the BORROWER in the presence of: LLPS: EXECUTED as a Deed by the BORROWER acting by two designated members or by a designated member in the presence of a witness: | Director/Secretary:)))) Signature Name (in BLOCK | an in an | |
| | Signature of Authorised (signatory[(signatories] Executed as a deed by affixing the common seal of the BORROWER in the presence of: LLPS: EXECUTED as a Deed by the BORROWER acting by two designated members or by a designated member in the presence of a witness: | Director/Secretary:))) | an in an | |
| | Signature of Authorised (signatory[(signatories] Executed as a deed by affixing the common seal of the BORROWER in the presence of: LLPS: EXECUTED as a Deed by the BORROWER acting by two designated members or by a designated member in the presence of a witness: | Director/Secretary:)))) Signature Name (in BLOCK | an in an | |