



**Registration of a Charge**

Company Name: **IONIC DEVELOPMENTS LTD**

Company Number: **14326805**



Received for filing in Electronic Format on the: **01/09/2023**

XCB51WS1

**Details of Charge**

Date of creation: **30/08/2023**

Charge code: **1432 6805 0001**

Persons entitled: **CASTLE TRUST CAPITAL PLC**

Brief description: **THE FREEHOLD PROPERTY KNOWN AS 31 SHERWOOD ROAD, SEAFORD, BN25 3EH AS COMPRISED IN THE CONVEYANCE DATED 17 MARCH 1956 AND MADE BETWEEN WILLIAM GILDON AND ELIZABETH ELLEN GILDON (1) AND OLIVER CUTHBERT DENNIS (2)**

**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 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **PARIS SMITH LLP**



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

Company number: 14326805

Charge code: 1432 6805 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th August 2023 and created by IONIC DEVELOPMENTS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st September 2023 .

Given at Companies House, Cardiff on 1st September 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**

# MORTGAGE DEED

IMPORTANT NOTICE: THIS IS A FORMAL DOCUMENT CREATING LEGAL RIGHTS AND OBLIGATIONS. WE RECOMMEND THAT YOU CONSULT YOUR SOLICITOR OR OTHER INDEPENDENT LEGAL ADVISER BEFORE EXECUTING THIS DOCUMENT

Date:	30 Aug 2023	Loan ref:	810322
We are:	Castle Trust Capital plc (Company No. 07454474), whose registered office is 10 Norwich Street, London, EC4A 1BD which includes our successors and assignees.		
You are:	Ionic Developments Ltd (company number 14326805)		
Property:	means the freehold property known as 31 Sherwood Road, Seaford, BN25 3EH as comprised in the conveyance dated 17 March 1956 and made between William Gildon and Elizabeth Ellen Gildon (1) and Oliver Cuthbert Dennis (2)		
Conditions:	are the Castle Trust Roll-up (Buy To Let) Terms and Conditions Version 8.		
We includes "us" and "our". You includes "yourself" and "your".			

## EXECUTED as a DEED by

Ionic Developments Ltd

acting by

(Signature)

NEIL S. AUSTIN a director  
(Print name)

Ionic Developments Ltd

acting by

(Signature)

PHILIP MARK DOBSON a director  
(Print name)

in the presence of:

(Witness Signature)

Witness Full Name:  
(in BLOCK CAPITALS)

Witness Address:

Witness Occupation:

JACHA BOLOURCHI

1 WARWICK ROAD  
SEAFORD  
EAST SUSSEX BN25 1WZ

SOLICITOR

in the presence of:

(Witness Signature)

Witness Full Name:  
(in BLOCK CAPITALS)

Witness Address:

Witness Occupation:

JACHA BOLOURCHI

1 WARWICK ROAD  
SEAFORD EAST SUSSEX  
BN25 1WZ

SOLICITOR

Form of charge filed at H.M. Land Registry under reference MD1621A

Castle Trust Capital PO Box 6900, Liverpool L69 3WZ Tel: 0345 241 3079 www.castletrustcapital.co.uk  
Castle Trust is the trading name of Castle Trust Capital plc (company number 07454474) and Castle Trust Capital Management Limited (company number 07504954) both registered in England and Wales with registered offices at 10 Norwich Street, London EC4A 1BD. Castle Trust Capital plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority, under reference numbers 541910. Castle Trust Capital Management Limited is authorised and regulated by the Financial Conduct Authority, under reference number 541893. Buy to Let is not regulated by the Financial Conduct Authority or the Prudential Regulation Authority.

\*You will incur the same call costs as if you were calling on 01 or 02 landline, which are often included in your monthly allowance. Your calls may be recorded or monitored for training purposes.

MD\_RU\_Bridge\_LTD

- 1 This Mortgage incorporates the Conditions and you acknowledge that you have received a copy of the Conditions and the Agreement. This is the Mortgage Deed (the "Mortgage") referred to in the Agreement and Conditions.
- 2 Should you wish to repay this mortgage early, we may have the right to impose an early repayment charge. The early repayment charges that will apply are set out in clause 5 the Conditions and in the Agreement.
- 3 You hereby undertake to pay to us all sums due and that may become due by you to us.
- 4 You charge with full title guarantee as security for all sums due and that may become due by you to us:
- 4.1 by way of legal mortgage over the Property;
- 4.2 by way of fixed charge all buildings and other structures on, and items fixed to, the Property; and
- 4.3 by way of fixed charge the proceeds of any claim made under any insurance policy relating to the Property.
- 5 You apply to the Chief Land Registrar to enter a restriction on the register of title to the Property to the effect that 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 30/08/23 in favour of Castle Trust Capital plc referred to in the charges register.
- 6 This Mortgage shall take effect as a deed.
- 7 A person who is not a party to this Mortgage shall have no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Mortgage. This Clause does not affect any right or remedy of any person which exists or is available otherwise than pursuant to that Act.
- 8 This Mortgage shall be governed by and construed in accordance with English Law.