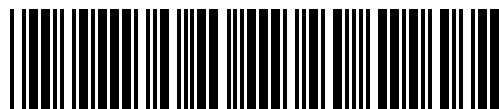




**Registration of a Charge**

Company Name: **BIGUNS LTD**

Company Number: **14865134**



Received for filing in Electronic Format on the: **16/01/2024**

XCUUC50H

**Details of Charge**

Date of creation: **15/01/2024**

Charge code: **1486 5134 0001**

Persons entitled: **CASTLE TRUST CAPITAL PLC**

Brief description: **THE PROPERTY KNOWN AS 69 BROUGHTON STREET, SW8 3QB  
REGISTERED AT H.M. LAND REGISTRY UNDER TITLE NUMBER  
SGL234165**

**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: 14865134

Charge code: 1486 5134 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 15th January 2024 and created by BIGUNS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 16th January 2024 .

Given at Companies House, Cardiff on 16th January 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**

# MORTGAGE DEED

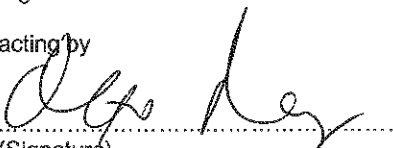
IMPORTANT NOTICE: THIS IS A FORMAL DOCUMENT CREATING LEGAL RIGHTS AND OBLIGATIONS. WE RECOMMEND THAT YOU CONSULT YOUR SOLICITOR OR OTHER INDEPENDENT LEGAL ADVISER BEFORE EXECUTING THIS DOCUMENT

Date:	15 <sup>th</sup> January 2024	Loan ref:	811587
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:	Biguns Ltd (CRN 14865134)		
Property:	means the property known as 69 Broughton Street, SW8 3QB  registered at H.M. Land Registry under Title Number SGL234165		
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

Biguns Ltd

acting by

  
(Signature)

LUKE ARON MONEY, a director  
(Print name)

in the presence of:



(Witness Signature)

Witness Full Name:  
(in BLOCK CAPITALS)

Tracy Lau

Witness Address:

Tracy Lau  
Commissioner for Oaths  
6 Lower Grosvenor Place  
London, SW1W 0EN  
Tel: 020 7630 1777  
Email: tracy@notary.co.uk

Witness Occupation:

12 DEC 2023

Biguns Ltd

acting by

(Signature)

....., a director  
(Print name)

in the presence of:

(Witness Signature)

Witness Full Name:  
(in BLOCK CAPITALS)

Witness Address:

Witness Occupation:

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

Castle Trust Bank PO Box 6966, Basingstoke, RG24 4XF, Tel: 0345 241 3079\* www.castletrust.co.uk

Castle Trust Bank means Castle Trust Capital plc, a company incorporated in England and Wales with company number 07454474 and registered office 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 number 541910. 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 an 01 or 02 landline, which are often included in your monthly allowance. Your calls may be recorded or monitored for training purposes

811587 MD\_RG\_Biguns LTD 20231204 034036

- 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 15 / 01 / 24 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.