

108459/23

In accordance with Sections 859A and 859J of the Companies Act 2006.

# MR01

## Particulars of a charge



Companies House



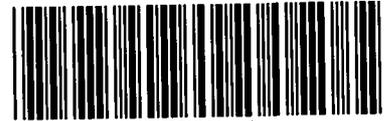
Go online to file this information  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

A fee is payable with this form  
Please see 'How to pay' on

**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 for**  
You may not use this form to register a charge where there is an instrument. Use form MR08.

MONDAY



\*ACIMY3U3\*  
A27 18/12/2023 #86  
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 9 3 5 9 3 4

Company name in full ELFE PROPERTY SERVICES 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 d 1 d 1 m 1 m 2 y 2 y 0 y 2 y 3

### 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

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.

MRO1  
Particulars of a charge

<b>4</b> Brief description	<b>Brief description</b> 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.  All that freehold property known as 4 Princess Street, Narborough, Leicester. LE19 2DH. United Kingdom.	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.
<b>5</b>	<b>Other charge or fixed security</b> 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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>6</b>	<b>Floating charge</b> Is the instrument expressed to contain a floating charge? Please tick the appropriate box. <input type="checkbox"/> Yes Continue <input checked="" type="checkbox"/> No Go to <b>Section 7</b> Is the floating charge expressed to cover all the property and undertaking of the company? <input type="checkbox"/> Yes	
<b>7</b>	<b>Negative Pledge</b> 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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>8</b>	<b>Trustee statement <sup>1</sup></b> 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. <input type="checkbox"/>	<sup>1</sup> This statement may be filed after the registration of the charge (use form MR06).
<b>9</b> Signature	<b>Signature</b> Please sign the form here.  X  X SOLICITORS FOR AND ON BEHALF OF THE CHARGE AND CHARGEES  This form must be signed by a person with an interest in the charge.	

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 **CARL SKELTON**

Company name **GS SOLICITORS**

Address **23 STATION ROAD**

Post town **HINCKLEY**

County/Region **LEICESTERSHIRE**

Postcode **L E 1 0 1 A W**

Country **UK**

DX **716425 HINCKLEY**

Telephone **01455618763**

 **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)**

**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: <b>11th December 2023.</b>	Application reference number: M2000373713
The Borrower(s): Elfe Property Services Ltd (‘you’, ‘your’)	
Company Number (if applicable): <b>14935934.</b>	
The Conditions: <b>Precise Mortgages General Mortgage Conditions 2018 England &amp; Wales</b>	
The Property: <b>4 Princess Street, Narborough, Leicester, LE19 2DH, United Kingdom</b>	
Title number: <b>LT 75351</b>	

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 **11/12/23**.....in favour of Charter Court Financial Services Limited referred to in the charges register."

**FOR USE BY INDIVIDUAL BORROWERS**

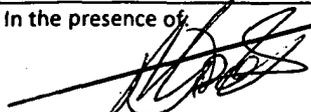
Signed and delivered as a deed in the presence of witnesses:	
Your signatures	Signature, name and address of each witness (the signature of each borrower must be witnessed separately)
Your signature:	Witness' signature:
Full name:	Name: (IN BLOCK CAPITALS) Address:
Your signature:	Witness' signature: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

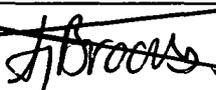
We hereby certify this to be a true copy of the original

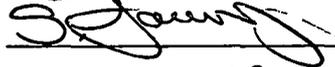
GS Solicitors  
23 Station Road, Hinckley LE10 1AW  
**GS SOLICITORS**  
**15-12-2023**

Form of Charge filed at HM Land Registry under reference MD1251V

**FOR USE BY LIMITED COMPANY BORROWERS**

<b>Executed as a deed by affixing the Common Seal of:</b>	
ELFE PROPERTY SERVICES LTD	
(Borrower)	Affix Company Seal
In the presence of: 	In the presence of: 
Signature of Director	Signature of (Director/Company Secretary)

<b>Executed as a deed by:</b>	
ELFE PROPERTY SERVICES LTD (Borrower)	
Acting by:	
	
Signature of Director	Signature of (Director/Company Secretary)

<b>Executed as a deed by:</b>	<b>Acting by a Director in the presence of:</b>
ELFE PROPERTY SERVICES LTD	Signature of Director: 
(Borrower)	Signature of witness: 
	Name (IN BLOCK CAPITALS): <u>S. LAVERT</u>
	Address: <u>5. BROOM WAY</u>
	<u>NARBOROUGH LEIC</u>
	<u>LE19 3RY</u>



**FILE COPY**

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

Company number: 14935934

Charge code: 1493 593 4 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 11th December 2023 and created by ELFE PROPERTY SERVICES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 18th December 2023 .

Given at Companies House, Cardiff on 22nd December 2023



Companies House



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES