

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

# MR01

## Particulars of a charge



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 the last page.

☒ **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 no  
instrument. Use form MR08.

For further information, please  
refer to our guidance at:  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

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 must be scanned and placed on the public record. **Do not send the original.**



\*AD0F0F4I\*  
A05 06/04/2024 #331  
COMPANIES HOUSE

SATURDAY

### 1 Company details

Company number	N	1	6	8	8	2	7	4
Company name in full	CARDWELL & LYND PROPERTIES LIMITED							

For official use			
→ <b>Filling in this form</b> 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	0	d	4	m	0	m	4	y	2	y	0	y	2	y	4
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### 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	KENSINGTON MORTGAGE COMPANY LIMITED
Name	
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

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**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

249 LINN ROAD LARNE COUNTY ANTRIM BT40 2AH

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).

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**Signature**

Please sign the form here.

Signature

Signature

X *M. Allen Allen, G* X

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

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## 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 MARIA GILLEN

Company name GILLEN & CO SOLICITORS LIMITED

Address 3 OLD KENLIS STREET

Post town BANBRIDGE

County/Region DOWN

Postcode B T 3 2 3 B D

Country NORTHERN IRELAND

DX

Telephone 028406 26639

**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

I CERTIFY THIS TO BE A TRUE  
COPY OF THE ORIGINAL

DATED: 4th Apr 2024

SIGNED: [Signature]

**Gillen & Co Solicitors**

3 Old Kenlis Street  
Banbridge  
Co Down BT32 3BD



**Kensington**

This Mortgage Deed is made on the Date between the Borrower(s) and the Company. All capitalised terms in this Deed have the meaning given to them in the Kensington Mortgage Conditions (Northern Ireland) 2020 Ref KMC20 (**the Mortgage Conditions**) unless otherwise defined.

Date date)	<u>4th Apr 2024</u>	(Insert	<b>Mortgage Conditions</b> Kensington Mortgage Company Limited Mortgage Conditions Northern Ireland 2020 (the "Mortgage Conditions")
<b>Lender</b>	Kensington Mortgage Company Limited (Company number: 3049877) whose registered office is at Ascot House, Maidenhead Office Park, Maidenhead, SL6 3QQ and its successors and assigns including any legal and/or equitable assignee, or transferee of this Mortgage Deed whether by way of security only and those deriving title under it or them ("we" or "us" or "our")		
<b>Property</b>	<b>Property:</b> Freehold/Leasehold land being: <u>249 LINN ROAD LARNE CO ANTRIM BT40 2AN</u> Registered at the Land Registry for Northern Ireland with Folio Number(s): <u>86646</u> County: <u>ANTRIM</u>  and shown edged on the plan filed with the Land Registry under the same Folio Number  (the "Property")		
<b>Mortgagor</b>	<b>Name of company:</b> <u>CARDWELL LYND PROPERTIES LIMITED</u> a limited liability company incorporated under the Companies Act 2006 in  <u>NORTHERN IRELAND</u> with Company Number: <u>NI 688274</u> having its registered office at: <u>AVING HOUSE 50 STRANMILLIS</u> <u>EMBANKMENT BELFAST BT9 5FL</u> ("you" or "your")		

1. This Mortgage Deed incorporates the Mortgage Conditions. You agree to be bound by the Mortgage Conditions and the Mortgage Offer and covenant to observe and comply with the conditions contained in the Mortgage Conditions and the Mortgage Offer. You confirm that you have received a copy of the Mortgage Conditions and acknowledge receipt of these.
2. As beneficial owner, you hereby:
  - a) Charge so much of the Property as has a title registered in the Land Registry as a continuing security for the payment of the loan (as defined in the Mortgage Conditions) and any other amount you owe us under any other agreement we have (or will have) with you while we still have security over the property (in accordance with condition 11.1 of the Mortgage Conditions) and consent to the registration of this charge as a burden against the Property at Land Registry;

Form of charge filed at HM Land Registry under reference MD682L

b) demise so much of the Property as is of freehold tenure unto us for the term of ten thousand (10,000) years from the date of this deed;

c) demise so much of the Property as is of leasehold tenure unto us for the residue of the term or respective term of years created by the lease or leases under which the Property is held less the last ten days thereof.

3. This Mortgage Deed secures further loans (that is, other loans that we make to you at a later date) but does not oblige us to make further loans.
4. If the Property is, or includes, registered land, you apply to the Land Registry of Northern Ireland for the registration against the Property comprised in the above mentioned Folio of an inhibition to read as follows:

"Except under an order of the Court or Registrar of Titles, all dispositions by the registered owner are inhibited unless consent has been obtained from the owner for the time being of the charge on in favour of Kensington Mortgage Company Limited."

5. This Mortgage Deed and our agreement with you are governed by the laws of Northern Ireland.

**Warning:**

**Please note that if you sign this Mortgage Deed you will be legally bound by its terms. If this Mortgage Deed is signed by more than one borrower you will also be responsible for the others' debts and liabilities in addition to your own. If you do not pay us what you owe us when it is due or you do not comply with your obligations to us we may repossess and sell the Property.**

The witness must be over the age of 18 and cannot be a borrower, spouse, civil partner, cohabitee or an immediate family member of a borrower. Unless the witness is a solicitor, the signature of each borrower must be witnessed by two separate individuals.

You should obtain legal advice before you sign this Mortgage Deed.

Executed as a deed by:

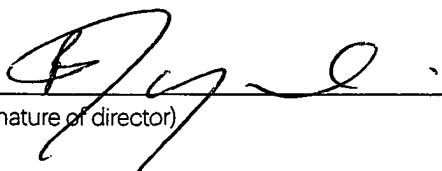
CARDWELL & LYND PROPERTIES LIMITED

(name of executing company)

ROBERT LYND

Acting by:

(name of director)



(signature of director)

In the presence of:

Witness 1

Maria Giller (MARIA GILLER)

Witness signature:

MARIA GILLER

Witness name:

3 OLD KENNEL STREET BANHAMORE CO DOWN BT22 380

Witness address:

Solicitor

Witness occupation:

Witness 2

Witness signature:

Witness name:

Witness address:

Witness occupation:



**FILE COPY**

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

Company number: NI688274

Charge code: NI68 827 4 0003

The Registrar of Companies for Northern Ireland hereby certifies that a charge dated 4th April 2024 and created by CARDWELL & LYND PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 6th April 2024 .

Given at Companies House, Belfast on 9th April 2024



**Companies House**



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