



Registration of a Charge

Company Name: **ROCKFORD ESTATES LIMITED**

Company Number: **06345280**



Received for filing in Electronic Format on the: **30/05/2022**

XB536J5L

Details of Charge

Date of creation: **26/05/2022**

Charge code: **0634 5280 0004**

Persons entitled: **CASTLE TRUST CAPITAL PLC**

Brief description: **ALL THAT FREEHOLD LAND REGISTERED UNDER TITLE NUMBER WM641619 KNOWN AS LAND AND BUILDINGS AT WESTHAVEN ROAD, SUTTON COLDFIELD**

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: **ANSONS SOLICITORS LIMITED**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 6345280

Charge code: 0634 5280 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 26th May 2022 and created by ROCKFORD ESTATES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th May 2022 .

Given at Companies House, Cardiff on 1st June 2022

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:	26 MAY 2022	Loan ref:	807594
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:	Rockford Estates Limited		
Property:	means the properties known as 1) All that freehold land registered under title number WM641619 known as land and buildings at Westhaven Road, Sutton Coldfield registered at H.M. Land Registry under Title Number <u>WM 641 619</u>		
Conditions:	are the Castle Trust TermTen Serviced (Buy To Let) Mortgage Terms and Conditions Version 1..		
We includes "us" and "our". You includes "yourself" and "your".			

EXECUTED as a DEED by

Rockford Estates Limited

acting by

N. Papanikolaou
(Signature)

Nicholas Papanikolaou, a director
(Print name)

in the presence of:

[Signature]
(Witness Signature)

Witness Full Name: *Jamarian Lewis*
(in BLOCK CAPITALS)

Witness Address: *ANSONS SOLICITORS
316 - 318 LICHFIELD ROAD
SUTTON COLDFIELD
B74 2UG*

Witness Occupation: *Solicitor*

~~Rockford Estates Limited~~

~~acting by~~

~~(Signature)~~

~~(Print name)~~, a director

~~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 MD1511P

Castle Trust Bank PO Box 6966 Basingstoke RG24 4XF Tel: 0345 241 3079* www.castletrust.co.uk
Castle Trust is the trading name of both 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 number 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 an 01 or 02 landline, which are often included in your monthly allowance. Your calls may be recorded or monitored for training purposes.

807594 MD_LTD 20220505 111723

- 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 of 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 26 / 05 / 22 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.