



Registration of a Charge

Company name: **CADMUS ROCK LIMITED**

Company number: **10331796**



X7Z4CE6X

Received for Electronic Filing: **12/02/2019**

Details of Charge

Date of creation: **23/01/2019**

Charge code: **1033 1796 0002**

Persons entitled: **BONAVENTURE DEVELOPMENTS LIMITED**

Brief description: **LAND AT CADMUS BONAVENTURE ROAD SALCOMBE TQ8 8BE MORE PARTICULARLY REGISTERED AT HM LAND REGISTRY UNDER TITLE NUMBER DN336132**

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: **PAUL HUSSELL OF THOMPSON AND JACKSON SOLICITORS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10331796

Charge code: 1033 1796 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 23rd January 2019 and created by CADMUS ROCK LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 12th February 2019 .

Given at Companies House, Cardiff on 13th February 2019

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**

This form should be accompanied by either Form AP1 or Form FR1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).


Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Give full name(s).

Complete as appropriate where the borrower is a company.

WE CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL

 PHILIP BROWN
FOR AND ON BEHALF OF
CLARKE WILLMOTT LLP

28/1/19

Date: Give full name(s).

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1	Title number(s) of the property: DN336132
2	Property: Land at Cadmus, Bonaventure Road, Salcombe TQ8 8BE
3	Date: 23 rd January 2019
4	Borrower: Cadmus Rock Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 10331796 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
5	Lender for entry in the register: Bonaventure Developments Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: [11763806] <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:

Each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in any box that applies.

Add any modifications.

Place 'X' in the appropriate box(es).

You must set out the wording of the restriction in full.

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.

Insert details of the sums to be paid (amount and dates) and so on.

The borrower must execute this charge as a deed using the space opposite. If there is more than one borrower, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If a note of an obligation to make further advances has been applied for in panel 8 this document must be signed by the lender or its conveyancer.

6 Lender's intended address(es) for service for entry in the register:

[
A
Coast Construction, Unit 1, Orchard Industrial Estate, Kingsbridge,
TQ7 1EG

7 The borrower with

- ☒ full title guarantee
☐ limited title guarantee

charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9

8 ☐ The lender is under an obligation to make further advances and applies for the obligation to be entered in the register

☒ The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:


No disposition of the registered estate by the proprietor of the registered estate is to be registered without a certificate signed by a conveyance that the provisions of clauses 12.7 and 12.8, clause 17.3 and clause 18.4 of an agreement dated [23rd January —] 2019 and made between (1) Cadmus Rock Limited and (2) Bonaventure Developments Limited have been complied with or that they do not apply to the disposition

9 Additional provisions

This legal charge secures the sums payable by the Borrower to the Lender under the provisions of clauses 12.7 and 12.8, clause 17.3 and clause 18.4 of an agreement dated [23rd January —] 2019 and made between (1) Cadmus Rock Limited and (2) Bonaventure Developments Limited

10 Execution

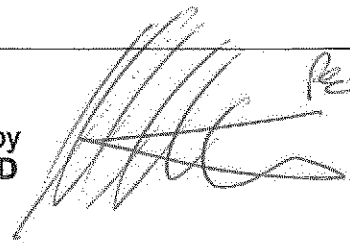
EXECUTED as a DEED by
CADMUS ROCK LIMITED
acting by one director
in the presence of:

Signature of witness: 

Name of witness: JULIE PUENTY

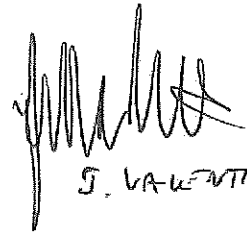
Address of witness: BLACKBROOK GATE, BLACKBROOK
PARK AVENUE, TAUNTON, TA1 2PG

Occupation of witness: SECRETARY

 PETER D. WILLIAMS

EXECUTED as a DEED by
**BONAVENTURE DEVELOPMENTS
LIMITED**

acting by one director
in the presence of:



J. VALENTINE

Signature of witness:



Name of witness: ERICA BOSTOCK

Address of witness: 7 WATER MEADOW WALK
DARTINGTON TQ9 6FR

Occupation of witness: RECEPTION MANAGER

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is '10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

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