



**Registration of a Charge**

Company Name: **MR & MRS P HANLON PORTFOLIO A LIMITED**

Company Number: **11629766**



Received for filing in Electronic Format on the: **03/07/2023**

XC6YXDMQ

**Details of Charge**

Date of creation: **30/06/2023**

Charge code: **1162 9766 0008**

Persons entitled: **SHAWBROOK BANK LIMITED**

Brief description: **ALL THE FREEHOLD LAND KNOWN AS 100 DORSET ROAD, BEXHILL-ON-SEA TN40 2HS REGISTERED AT THE LAND REGISTRY UNDER TITLE NUMBER ESX55802 AND A FURTHER TWENTY EIGHT PROPERTIES FOR FULL DETAILS OF WHICH REFER TO THE INSTRUMENT**

**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: **KUIT STEINART LEVY LLP**



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

Company number: 11629766

Charge code: 1162 9766 0008

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th June 2023 and created by MR & MRS P HANLON PORTFOLIO A LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd July 2023 .

Given at Companies House, Cardiff on 4th July 2023

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**

**Charge given by a corporate (England and Wales) - Full recourse**

<b>Borrower:</b>	Mr and Mrs P Hanlon Portfolio A Limited – 11629766 - 20 Havelock Road, Hastings, East Sussex, United Kingdom, TN34 1BP		
<b>Mortgagor:</b>	Mr and Mrs P Hanlon Portfolio A Limited – 11629766 - 20 Havelock Road, Hastings, East Sussex, United Kingdom, TN34 1BP		
<b>Lender:</b>	Shawbrook Bank Limited Lutea House Warley Hill Business Park The Drive Brentwood Essex CM13 3BE (registered in England and Wales number: 388466)		
<b>The Property:</b>	<b>Description</b>	<b>Class of Title</b>	<b>Title Number</b>
1	100 Dorset Road, Bexhill-On-Sea (TN40 2HS)	Freehold title absolute	ESX55802
2	184 Old London Road, Hastings (TN35 5LX)	Freehold title absolute	HT3629
3	Flat 1, 184 Old London Road, Hastings (TN35 5LX)	Leasehold title absolute	ESX306311
4	Flat 2, 184 Old London Road, Hastings (TN35 5LX)	Leasehold title absolute	ESX306312
5	Flat 3, 184 Old London Road, Hastings (TN35 5LX)	Leasehold title absolute	ESX306313
6	Flat 4, 184 Old London Road, Hastings (TN35 5LX)	Leasehold title absolute	ESX306315
7	Flat 1A, 184 Old London Road, Hastings (TN35 5LX)	Leasehold title absolute	ESX303760
8	Flat 2a, 184 Old London Road, Hastings and garden ground (TN35 5LX)	Leasehold title absolute	ESX303761
9	12-13 Undercliffe, St Leonards-On-Sea (TN38 0DJ)	Freehold title absolute	ESX218482
10	15 Marina, Bexhill-On-Sea (TN40 1DA)	Freehold title absolute	ESX5010
11	Flat 1, Le Pavilion, 15 Marina, Bexhill-On-Sea (TN40 1DA)	Leasehold title absolute	ESX289935
12	Flat 2, Le Pavilion, 15 Marina, Bexhill-On-Sea (TN40 1DA)	Leasehold title absolute	ESX289937
13	Flat 3, Le Pavilion, 15 Marina, Bexhill-On-Sea (TN40 1DA)	Leasehold title absolute	ESX289938
14	Flat 4, Le Pavilion, 15 Marina, Bexhill-On-Sea (TN40 1DA)	Leasehold title absolute	ESX289940
15	Flat 5, Le Pavilion, 15 Marina, Bexhill-On-Sea (TN40 1DA)	Leasehold title absolute	ESX289941
16	Flat 6, Le Pavilion, 15 Marina, Bexhill-On-Sea (TN40 1DA)	Leasehold title absolute	ESX289943
17	Flat 3, 31 Western Road, St Leonards-On-Sea (TN37 6DJ)	Leasehold title absolute	ESX269283

Form of charge filed at Land Registry under reference MD1504V

18	Flat 1, 31 Western Road, St Leonards-On-Sea (TN37 6DJ)	Leasehold title absolute	ESX269856
19	Flat 2, 31 Western Road, St Leonards-On-Sea (TN37 6DJ)	Leasehold title absolute	ESX269855
20	Flat 3, 30-32 Western Road, St Leonards-On-Sea (TN37 6DJ)	Leasehold title absolute	ESX282609
21	Bishops Court, 39 Cantelupe Road, Bexhill-On-Sea (TN40 1NA)	Freehold title absolute	ESX205892
22	Cantelupe House, 13-15 Cantelupe Road, Bexhill-On-Sea (TN40 1JG)	Freehold title absolute	ESX207447
23	Flat 1, 13 Cantelupe Road, Bexhill-On-Sea (TN40 1JG)	Leasehold title absolute	ESX285657
24	Flat 2, 13 Cantelupe Road, Bexhill-On-Sea (TN40 1JG)	Leasehold title absolute	ESX285916
25	Flat 3, 13 Cantelupe Road, Bexhill-On-Sea (TN40 1JG)	Leasehold title absolute	ESX285004
26	Flat 5, Cantelupe House, 15 Cantelupe Road, Bexhill-on-Sea (TN40 1JG)	Leasehold title absolute	ESX285005
27	Flat 6, 15 Cantelupe Road, Bexhill-On-Sea (TN40 1JG)	Leasehold title absolute	ESX285006
28	Flat 7, 15 Cantelupe Road, Bexhill-On-Sea (TN40 1JG)	Leasehold title absolute	ESX284983
29	Flat 8, 15 Cantelupe Road, Bexhill-On-Sea (TN40 1JG)	Leasehold title absolute	ESX285066

1. **By THIS DEED of LEGAL CHARGE, dated 30 June 2023**

The Mortgagor charges with full title guarantee and as a continuing security:-

- (a) the Property described above by way of legal mortgage; and
- (b) the Related Rights and the goodwill of any business conducted from the Property by way of fixed charge,

with the payment and discharge of:

- (i) all monies now or at any time due, owing or payable in any manner whatsoever to the Lender from the person or persons named above as Borrower whether actually or contingently and whether solely or jointly with one or more persons and whether as a borrower or a mortgagor or a guarantor or in any other capacity and including, without limitation, all sums due and payable under any Loan Agreement now or at any time made between the Lender and the Borrower; and
- (ii) all costs, charges and expenses incurred by the Lender in connection with the preservation, protection or enforcement of the Lender's rights and interests under this Charge.

2. To the extent not validly and effectively charged by way of legal mortgage pursuant to Clause 1, the Mortgagor charges by way of fixed charge any and all of its present and future rights, title and interest in the Property with the payment and discharge of the matters referred to in clause 1(i) and (ii).

3. This Charge is made for securing further advances although the Lender is not, as at the date of this Charge, obliged to make any further advances.
4. The Mortgagor applies to the Chief Land Registrar to enter the following restriction in the Proprietorship Register of Property:  
  
"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 { } in favour of Shawbrook Bank Limited referred to in the charges register".
5. This Charge is granted by the Mortgagor to the Lender on the Shawbrook Bank Limited Commercial Mortgage Terms and Conditions (08/05/2020) ("Terms and Conditions") which are hereby incorporated into this Charge and the Mortgagor agrees to those Terms and Conditions as subsequently amended, supplemented and/or varied from time to time.

**THIS CHARGE** has been executed as a deed on the date written on the first page of this Charge.

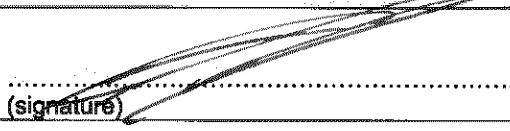
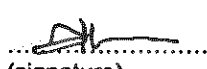
EXECUTION PAGE

WARNING:

THIS IS AN IMPORTANT LEGAL DOCUMENT. YOUR PROPERTY IS AT RISK IF PAYMENTS ARE NOT MADE TO THE LENDER WHEN DUE, OR IF THERE IS SOME OTHER TERMINATION EVENT, IN ACCORDANCE WITH THE TERMS OF THIS DOCUMENT. YOU SHOULD CONSIDER TAKING INDEPENDENT LEGAL ADVICE FROM A SOLICITOR BEFORE YOU SIGN THIS CHARGE DEED.

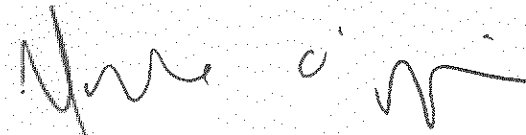
Mortgagor

EXECUTED AS A DEED by  
MR & MRS P HANLON PORTFOLIO A LIMITED acting by  
two directors or a director and its secretary

Director	 (signature)
Full Name: (IN BLOCK CAPITALS)	PATRICK ANTHONY HANLON
Director	 (signature)
Full Name: (IN BLOCK CAPITALS)	DAWN HANLON

Lender  
Signed by  
Shawbrook Bank Limited  
acting by its attorney

witnessed by

  
Anna Moores

A. Moores

3 st Marys Porchage

Manchester

M3 2RD