

MR01

Particulars of a charge



943099/13

A fee is payable with this form.
Please see 'How to pay' on the
last page

You can use the WebFiling service to file this form online.
Please go to www.companieshouse.gov.uk

☒ **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

For other information please



R31M6749

RCS 13/02/2014 #18

COMPANIES HOUSE

A10 11/02/2014 #120

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.

THURSDAY

TL

1 Company details

Company number 0052572
Company name in full Samuel Hodge Limited ("Company")

15 For official use

→ **Filing 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 3 0 0 1 2 0 1 4

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 Bank of Scotland plc

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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Description

Please give a short description of any land (including buildings), ship, aircraft or intellectual property registered (or required to be registered) in the UK which is subject to this fixed charge or fixed security

Continuation page

Please use a continuation page if you need to enter more details

Description

Unit 1 Eurocourt, Cosgrove Road, Oliver Close, Grays, West Thurrock, Essex

1 BY WAY OF LEGAL MORTGAGE THE PROPERTY KNOWN AS UNIT 1, ZENITH HOUSE, GRESFORD INDUSTRIAL PARK, CHESTER ROAD, WREXHAM, LL12 8LX ("The Property"),
2 TOGETHER WITH ALL PRESENT AND FUTURE BUILDINGS AND FIXTURES (INCLUDING TRADE AND TENANT'S FIXTURES) WHICH ARE ON OR ATTACHED TO THE PROPERTY,
3 BY WAY OF FIXED CHARGE ANY GOODWILL RELATING TO THE PROPERTY OR THE BUSINESS OR UNDERTAKING CONDUCTED AT THE PROPERTY,
4 BY WAY OF FIXED CHARGE ALL PLANT, MACHINERY AND OTHER ITEMS ATTACHED TO AND FORMING PART OF THE PROPERTY ON OR AT ANY TIME AFTER THE DATE OF THE CHARGE,
5 BY WAY OF ASSIGNMENT THE RENTAL SUMS TOGETHER WITH THE BENEFIT OF ALL RIGHTS AND REMEDIES OF THE BORROWER RELATING TO THEM TO HOLD TO B0S ABSOLUTELY SUBJECT TO REDEMPTION UPON REPAYMENT OF THE SECURED LIABILITIES,
6 BY WAY OF FIXED CHARGE ALL RIGHTS AND INTERESTS IN AND CLAIMS MADE UNDER ANY INSURANCE POLICY RELATING TO ANY OF THE PROPERTY CHARGED UNDER THE CHARGE, AND
7 BY WAY OF FLOATING CHARGE ALL UNATTACHED PLANT, MACHINERY, CHATTELS AND GOODS ON OR IN OR USED IN CONNECTION WITH THE PROPERTY OR THE BUSINESS OR UNDERTAKING CONDUCTED AT THE PROPERTY

5

Fixed charge or fixed security

Does the instrument include a fixed 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 chargor from creating any further security that will rank equally with or ahead of the charge? Please tick the appropriate box

☒ Yes

☐ No

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Trustee statement ①

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

☐

① This statement may be filed after the registration of the charge (use form MR06)

9

Signature

Please sign the form here

Signature

Signature

X *ruin ditchen 24*

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

We will send the certificate to the address entered below. All details given here will be available on the public record. You do not have to show any details here but, if none are given, we will send the certificate to the company's Registered Office address.

Contact name Julie Perkins

Company name Irwin Mitchell LLP Solicitors

Address 2 Wellington Place

Post town Leeds

County/Region North Yorkshire

Postcode L S 1 4 B Z

Country

DX 706951 Leeds

Telephone 0113 220 6230



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 £13 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.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk

PROFORMA

Company Number 0052572

Company Name Samuel Hodge Limited

Contact Name/ Organisation Julie Perkins Irwin Mitchell LLP

Address 2 Wellington Place Leeds LS1 4BZ

The following details will need to be added to, amended or deleted from the Form MR01

Particulars of the charge to be added, amended or deleted (please tick as appropriate)

- ☐ Company /LLP number
- ☐ Company/LLP name
- ☐ Date of creation of charge
- ☐ Persons entitled to the charge
- ☒ Description of property
- ☐ Fixed charge tick box (applies only to MR01/LLMR01)
- ☐ Floating charge tick box (applies only to MR01/LLMR01)
- ☐ Negative pledge tick box (applies only to MR01/LLMR01)
- ☐ Nature of the charge
(applies only to MR08/LL MR08)
- ☐ Obligations secured by the charge
(applies only to MR08/LL MR08)

Please give the instructions in the box below

Please delete the words "Unit 1 Eurocourt, Cosgrove Road, Oliver Close, Grays, West Thurrock, Essex."

At numbered point 1 please delete the words "BY WAY OF LEGAL MORTGAGE THE PROPERTY KNOWN AS UNIT 1, ZENITH HOUSE, GRESFORD INDUSTRIAL PARK, CHESTER ROAD, WREXHAM, LL12 8LX ("The Property")".

At numbered point 1 please insert the words "BY WAY OF LEGAL MORTGAGE THE PROPERTY KNOWN AS UNIT 1 EURO COURT, COSGROVE ROAD, OLIVER CLOSE, GRAYS, WEST THURROCK, ESSEX".



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 52572

Charge code. 0005 2572 0015

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th January 2014 and created by SAMUEL HODGE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 13th February 2014.

Given at Companies House, Cardiff on 17th February 2014



Companies House



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

BANK OF SCOTLAND

LEGAL CHARGE

by

SAMUEL HODGE LIMITED

AND

BANK OF SCOTLAND PLC

Form of Charge filed at H M Land Registry under reference MD1077M

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

John J. Mitchell
John Mitchell
05/02/14... (Dated)

IMPORTANT NOTICE: We recommend that you consult your solicitor or other independent legal adviser before signing this document.

This **LEGAL CHARGE** is made the *30th* day of *January* 2014

BETWEEN:

- (1) **The Borrower:** as described in the Schedule below
- (2) **BoS:** **BANK OF SCOTLAND PLC** incorporated under the Companies Act and having its Registered Office at The Mound, Edinburgh EH1 1YZ including those deriving any title or interest from it, as defined in the Conditions

IT IS AGREED IN THIS DEED as follows

- 1 In this Charge the following words have the meanings set out below -
 - "**BoS**" means Bank of Scotland plc
 - "**Conditions**" means BoS's Commercial Charge Conditions (2007 Edition),
 - "**Secured Liabilities**" and "**Rental Sums**" have the same meanings as in the Conditions,
 - "**Property**" means the property described in the Schedule below
- 2 The Borrower agrees to pay to BoS the Secured Liabilities when BoS demands in writing
- 3 The Borrower with full title guarantee charges to BoS as security for the Secured Liabilities -
 - 3 1 by way of legal mortgage the Property together with all present and future buildings and fixtures (including trade and tenant's fixtures) which are at any time on or attached to the Property,
 - 3 2 by way of fixed charge any goodwill relating to the Property or the business or undertaking conducted at the Property,
 - 3 3 by way of fixed charge all plant, machinery and other items attached to and forming part of the Property on or at any time after the date of this Charge,
 - 3 4 by way of assignment the Rental Sums together with the benefit of all rights and remedies of the Borrower relating to them to hold to BoS absolutely subject to redemption upon repayment of the Secured Liabilities,
 - 3 5 by way of fixed charge all rights and interests in and claims made under any insurance policy relating to any of the property charged under this Charge, and
 - 3 6 if the Borrower is a company (which shall include an industrial and provident society registered under the Industrial and Provident Society Acts) by way of floating charge all unattached plant, machinery, chattels and goods now or at any time after the date of this Charge on or in or used in connection with the Property or the business or undertaking conducted at the Property
- 4 All of the provisions of the Conditions shall be deemed to apply to this Charge as though they were set out here in full

Form of Charge filed at H M Land Registry under reference MD1077M

- 5 If the title to the Property is registered at H M Land Registry, the Borrower applies to the Chief Land Registrar to enter upon the register of title to the Property a restriction 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 in favour of the Bank of Scotland plc referred to in the charges register
- 6 The Borrower confirms that it has received a copy of the Conditions
- 7 This Charge shall take effect as a Deed
- 8 A person who is not a party to this Charge shall have no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this Charge
- 9 This Charge shall be governed by and construed in accordance with English Law

IN WITNESS this Charge has been executed as a Deed and delivered on the date at the top of this Charge

THE SCHEDULE

- (A) **"The Borrower"** means **SAMUEL HODGE LIMITED**
(Registered number) **52572**
of (address) **36 ORGREAVE DRIVE, SHEFFIELD, S13 9NR**
- (B) **"Property"** means the freehold property known as **Unit 1 Eurocourt, Cosgrove Road, Oliver Close, Grays, West Thurrock, Essex**

and described in the following document(s) -

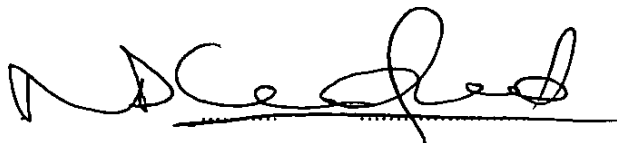
Date	Document	Parties
	Transfer	(1) Martin Gabriel Cosgrove and Janet Eileen Cosgrove (2) Samuel Hodge Limited

SIGNED as a Deed by

SAMUEL HODGE LIMITED

acting by

Director



Director/Secretary



SIGNED as attorney for BoS by

Signature

Name

Designation

Address of BoS for registration and service

**Bank of Scotland plc
Credit Fulfilment
Level 5
110 St Vincent Street
Glasgow
G2 5ER**