



Registration of a Charge

Company name: **BELLWAY HOMES LIMITED**

Company number: **00670176**



X60V2QG1

Received for Electronic Filing: **23/02/2017**

Details of Charge

Date of creation: **17/02/2017**

Charge code: **0067 0176 0433**

Persons entitled: **PAUL TINSON
DAVID TINSON
ARTHUR TINSON**

Brief description: **LAND AT YAPHAM ROAD POCKLINGTON EAST YORKSHIRE**
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: **TIM CROSS - LANGLEYS SOLICITORS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 670176

Charge code: 0067 0176 0433

The Registrar of Companies for England and Wales hereby certifies that a charge dated 17th February 2017 and created by BELLWAY HOMES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 23rd February 2017 .

Given at Companies House, Cardiff on 24th February 2017

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

Land Registry

Legal charge of a registered estate

CH1

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

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.

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.

Give full name(s).

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with 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.

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.

1	Title number(s) of the property: YEA53420 YEA53299 YEA29585
2	Property: Land at Yapham Road, Pocklington shown edged red on the attached plan
3	Date: 17 th FEBRUARY 2017
4	Borrower: Bellway Homes Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 670176 <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: Paul Tinson, David Tinson and Arthur Tinson <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:
6	Lender's intended address(es) for service for entry in the register: Gowthorpe Farm, York, YO41 5QN

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.

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:

Standard Form P

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 17th FEBRUARY 2018 in favour of Paul Tinson, David Tinson and Arthur Tinson referred to in the charges register or their conveyancer or without a certificate signed by a conveyancer that the provisions of 19 of an agreement for the sale of the Property made between (1) Paul Tinson, David Tinson, Arthur Tinson and Judith Tinson and (2) Bellway Homes Limited dated the 11 November 2015 have been complied with or that they do not apply to the disposition.

9 Additional provisions

Pursuant to an agreement for the sale of the Property made between (1) the Lender and (2) the Borrower and Judith Tinson (decd) dated 11 December 2015 the Borrower has agreed to pay £3,820,000 to the Lender on the 17th day of FEBRUARY 2018.

10 Execution

SIGNED AS A DEED by
PAUL TINSON
in the presence of:-

Signature of witness

Name (in BLOCK CAPITALS)

Address

QUEENS HOUSE, MICKLEBATE,
YORK YO1 6WG

SIGNED AS A DEED by
DAVID TINSON
in the presence of:-

Signature of witness

D. Tinson
[Signature]

Name (in BLOCK CAPITALS) *AS ABOVE*

Address

SIGNED AS A DEED by
ARTHUR TINSON
in the presence of:-

Signature of witness

A.R. Tinson
[Signature]

Name (in BLOCK CAPITALS) *AS ABOVE*

Address

EXECUTED AS A DEED by
BELLWAY HOMES LIMITED
acting by two Directors or
a director and the Secretary

Director

Director/Secretary

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.

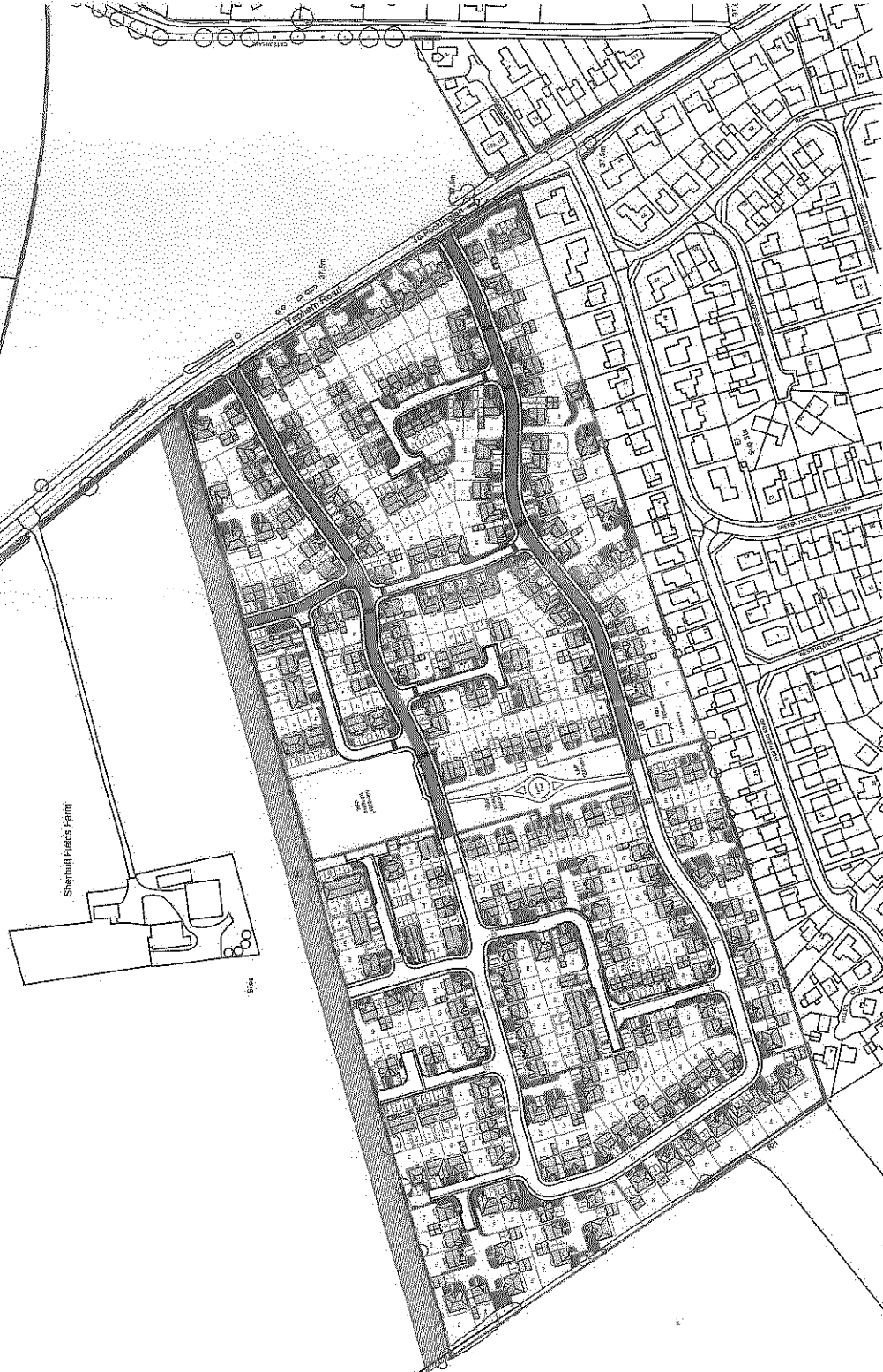
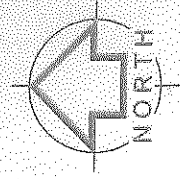
Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

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.

© Crown copyright (ref: LR/HO) 10/11

Bellway

Yapham Road, Pocklington



Development

Yapham Road,
Pocklington.

Display Title

Contract Plan

Bellway

(Incorporated in England)
(A member of the Bellway Plc Group of Companies)
2 Douglas Close, Watlington, Oxford, OX12 7JZ
Tel 0187 893 833 Fax 0187 895 147
www.bellway.co.uk

Scale 1:2000 @ A3

Drawn 28

Date Aug 2016

Checked

Drawing No. 108-B/E/CD 1

Rev

A