



Registration of a Charge

Company name: **F.W. JOHNSON LIMITED**

Company number: **00811075**



X8X114FE

Received for Electronic Filing: **20/01/2020**

Details of Charge

Date of creation: **02/01/2020**

Charge code: **0081 1075 0026**

Persons entitled: **JOHN NELSON POWELL
RICHARD BERT POWELL**

Brief description: **LAND AT 51 ALLASTON ROAD, LYDNEY, GLOUCESTERSHIRE GL15 5SS**
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: **ROSS W.H., WHITE**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 811075

Charge code: 0081 1075 0026

The Registrar of Companies for England and Wales hereby certifies that a charge dated 2nd January 2020 and created by F.W. JOHNSON LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 20th January 2020 .

Given at Companies House, Cardiff on 21st January 2020

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.

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:

2 Property:

Land at 51 Allaston Road, Lydney, Gloucestershire GL15 5SS and being shown edged red/hatched red on the attached plan.

3 Date: 2nd January 2020

4 Borrower:

F.W. JOHNSON LIMITED

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

00811075

For overseas companies

(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

5 Lender for entry in the register:

JOHN NELSON POWELL and RICHARD BERT POWELL

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas companies

(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.

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

John Nelson Powell - 122 Primrose Hill, Lydney,
Gloucestershire GL15 5SP and

Richard Bert Powell - Skainimesro, Park Hill,
Whitecroft, Lydney, Gloucestershire GL15 4PL

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 (other than a charge) 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 the written consent signed by John Nelson Powell of 122 Primrose Hill, Lydney, Gloucestershire GL15 5SP and Richard Bert Powell of Skainimesro, Park Hill, Whitecroft, Lydney, Gloucestershire GL15 4PL or their conveyancer

9 Additional provisions

9.1 The amount secured by this Charge is One Hundred and Ten Thousand Pounds (£110,000) to be repaid in full by the Borrower to the Lender within six months of the date hereof

9.2 The Borrower grants to the Lender:

9.2.1 Full rights at all times and for all purposes with or without vehicles, equipment and/or materials over and across the remaining land in the above title (the Retained Land) for the purpose of gaining access to and egress from the Property and the adjoining maintained highway.

9.2.2 Full rights to lay/connect into all service media (and for the passage of services therein) in the Retained Land and to enter the Retained Land for the purposes of repairing, maintaining, renewing and/or inspecting the same.


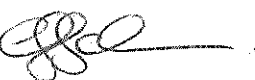
9.3.3 Any damage to the Retained Land in the exercise of the rights at clause 9.1 and 9.2 above to be made good at the Lender's expense to the reasonable satisfaction of the Borrower.

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.

Examples of the correct form of execution are set out in practice guide 8: execution of deeds. Execution as a deed usually means that a witness must also sign, and add their name and address.

10 Execution

Executed as a deed by F.W. JOHNSON LIMITED acting by a director and its secretary

| | | |
|-----------|---|-----------|
| Signature |  | Director |
| Signature |  | 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.

Retained Trees

Overgrown area

Existing tree No 13 to be retained
is not in clients land.

No development buffer zone

Existing trees to be removed

Existing post &
timber board fencing

Additional planting

No 51

No 2

No 1

Allaston Road.

2.4m visibility splay set back.

Visibility splay line

