

395**Particulars of a mortgage or charge**

A fee of £10 is payable to Companies House in respect of each register entry for a mortgage or charge.

ACCOUNT

31 OCT 2003

Pursuant to section 395 of the Companies Act 1985

Please do not
write in
this margin

CHFP025

To the Registrar of Companies

For official use

Company Number

20

2205712

Please complete
legibly, preferably in
black type, or bold
block lettering

*Insert full name of
company

Name of company

TWIGDEN HOMES LIMITED (the "Chargor")

Date of creation of the charge

14 October 2003

Description of the instrument (if any) creating or evidencing the charge (note 2)

Deed of First Legal Charge dated 14 October 2003 and made between the Chargor and the Chargee (as defined below)

Amount secured by the mortgage or charge

A sum equivalent to 30% of the Net Open Market Value (as defined below) (the "Amount Secured")

Names and addresses of the mortgagees or persons entitled to the charge

MICHAEL IAN DUNN and AMANDA JANE DUNN of Duncombe House, Lower Way, Great Brickhill, Milton Keynes MK17 9AG (together the "Chargee")

Presentors name address and
reference, (if any):

ADDLESHAW GODDARD
BOX 500
21 BLOOMSBURY STREET
LONDON

Ref: BOTTA/G13587.10

994/4-970061-1

For official use

Mortgage Section

Post room



LD7
COMPANIES HOUSE

0948
31/10/03

Time critical reference

1. LEGAL CHARGE

The Chargor, as security for the payment of the Amount Secured, charged by way of a first legal mortgage the Property in favour of the Chargee.

2. EQUITABLE CHARGE

The Chargor, as security for the payment of the Amount Secured, charged in equity the Property in favour of the Chargee.

3. DEFINITIONS

"Agricultural Open Market Value" shall mean shall mean the open market value of the Property for agricultural use upon the date of the grant of Satisfactory Planning Approval (and upon the assumption that the Property does not have the benefit of a Satisfactory Planning Approval, but that user for agricultural purposes is an authorised use), assessed as between a willing buyer and a willing seller on the open market with vacant possession having regard to all relevant factors and contingencies;

Particulars as to commission allowance or discount (note 3)

N/A

Signed Addleshaw Goddard Date 31 October 2003

On behalf of [company] mortgagee/chargee ☐

☐ delete as appropriate

NOTES

- 1 The original instrument (if any) creating or evidencing the charge, together with these prescribed particulars correctly completed must be delivered to the Registrar of Companies within 21 days after the date of creation of the charge (section 395). If the property is situated and the charge was created outside the United Kingdom delivery to the Registrar must be effected within 21 days after the date on which the instrument could in due course of post, and if dispatched with due diligence, have been received in the United Kingdom (section 398). A copy of the instrument creating the charge will be accepted where the property charged is situated and the charge was created outside the United Kingdom (section 398) and in such cases the copy must be verified to be a correct copy either by the company or by the person who has delivered or sent the copy to the Registrar. The verification must be signed by or on behalf of the person giving the verification and where this is given by a body corporate it must be signed by an officer of that body. A verified copy will also be accepted where section 398(4) applies (property situate in Scotland or Northern Ireland) and Form No. 398 is submitted.
- 2 A description of the instrument, eg "Trust Deed", "Debenture", "Mortgage" or "Legal charge", etc, as the case may be, should be given.
- 3 In this section there should be inserted the amount or rate per cent. of the commission, allowance or discount (if any) paid or made either directly or indirectly by the company to any person in consideration of his:
 - (a) subscribing or agreeing to subscribe, whether absolutely or conditionally, or
 - (b) procuring or agreeing to procure subscriptions, whether absolute or conditional,for any of the debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered.
- 4 If any of the spaces in this form provide insufficient space the particulars must be entered on the prescribed continuation sheet.
- 5 Cheques and Postal Orders are made payable to **Companies House**.
- 6 The address of the Registrar of Companies is:-
Companies House, Crown Way, Cardiff CF4 3UZ

"Agricultural Uplift" shall mean the amount (if any) by which the Agricultural Open Market Value exceeds the Sale Price;

"Net Open Market Value" shall mean the Serviced Open Market Value less the greater of the Sale Price and the Agricultural Uplift;

The **"Property"** shall mean all the freehold property being the land comprised in title number BM278276 and known as land adjoining Manor Farm, Whaddon Road, Newton Longville MK17 0AU;

"Sale Price" shall mean the sum of three hundred and seventy thousand eight hundred pounds (£370,800);

"Satisfactory Planning Approval" shall mean any outline or full detailed planning permission obtained by the Chargor or agents on behalf of it or its successors in title to the Property which authorises residential commercial or mixed use development (with any ancillary use) on all or part of the Property (whether with or without other land);

"Serviced Open Market Value" shall mean the open market value of the Property upon the date of the grant of a Satisfactory Planning Approval (and upon the assumption that the Property has the benefit of Satisfactory Planning Approval), determined in accordance with the Fifth Edition of the appraisal and valuation manual of the Royal Institute of Chartered Surveyors last published at the date of this Agreement.

FILE COPY



CERTIFICATE OF THE REGISTRATION OF A MORTGAGE OR CHARGE

Pursuant to section 401(2) of the Companies Act 1985

COMPANY No. 02205712

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES HEREBY CERTIFIES THAT A DEED OF FIRST LEGAL CHARGE DATED THE 14th OCTOBER 2003 AND CREATED BY TWIGDEN HOMES LIMITED FOR SECURING ALL MONIES DUE OR TO BECOME DUE FROM THE COMPANY TO MICHAEL IAN DUNN AND AMANDA JANE DUNN UNDER THE TERMS OF THE AFOREMENTIONED INSTRUMENT CREATING OR EVIDENCING THE CHARGE WAS REGISTERED PURSUANT TO CHAPTER 1 PART XII OF THE COMPANIES ACT 1985 ON THE 31st OCTOBER 2003.

GIVEN AT COMPANIES HOUSE, CARDIFF THE 4th NOVEMBER 2003.

Handwritten signature



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



Companies House

— for the record —