

In accordance with
Sections 859A and
859J of the Companies
Act 2006.

MR01

Particulars of a charge



Companies House



Go online to file this information
www.gov.uk/companieshouse

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

☒ **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 the
instrument. Use form MR01.



A8G40DYZ

A15 15/10/2019 #8

COMPANIES HOUSE

A8FBJWBK

A10 03/10/2019 #357

COMPANIES HOUSE

This form **must be delivered to the Registrar for registration 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 scanned and placed on the public record. **Do not send the original.**

1 Company details

Company number 03213118

Company name in full AJ BELL TRUSTEES LIMITED

For official use

403

→ Filling 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 3/10/2019

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 / BEST COMPANIES LIMITED /

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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Particulars of a charge

4

Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.

Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".

Please limit the description to the available space.

Brief description

The freehold property known as Hamilton House, Llay Industrial Estate, Rackery Lane, Llay, Wrexham LL12 0PB registered at HM Land Registry under title number WA462217 and Harrison House, Llay Industrial Estate, Rackery Lane, Llay, Wrexham LL12 0PB registered at HM Land Registry under title number WA481975

5

Other charge or fixed security

Does the instrument include a charge (which is not a floating 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 company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box.

☒ Yes

☐ No

8

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

Gaulins Law

X

This form must be signed by a person with an interest in the charge.

MR01

Particulars of a charge



Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name Glyn Morrice-Evans

Company name Gamlins Law Limited

Address 31-37 Russell Road

Post town Rhyl

County/Region Denbighshire

Postcode L L 1 8 3 D B

Country United Kingdom

DX 17352 Rhyl

Telephone 01745 343500



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 £23 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.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 3213118

Charge code: 0321 3118 0403

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th September 2019 and created by AJ BELL TRUSTEES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 15th October 2019.

A handwritten signature in black ink, consisting of a stylized 'D' followed by a flourish.

Given at Companies House, Cardiff on 22nd October 2019



Companies House



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

HM Land Registry

Legal charge of a registered estate

CH1

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.

1	Title number(s) of the property: WA462217 WA481975
2	Property: Hamilton House, Llay Industrial Estate Rackery Lane, Llay, Wrexham LL12 0PB Harrison House, Llay Industrial Estate Rackery Lane, Llay, Wrexham LL12 0PB
3	Date: 30th September 2019
4	Borrower: Jonathan Hamilton Austin, Beverly Austin, Alistair Hamilton Austin and AJ Bell Trustees Limited as Trustees of the J H Austin Group Retirement Benefit Scheme <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 3213118 <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: Best Companies Limited <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 03916471 <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:

WE CERTIFY THAT THIS
IS A TRUE COPY OF
THE ORIGINAL
SIGNED: Gamlins Law
DATED: 14/10/2019

Give full name(s)
Gamlins Law
81-87 Russell Road, Rhyl
Denbighshire LL18 3DB

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.

- 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.

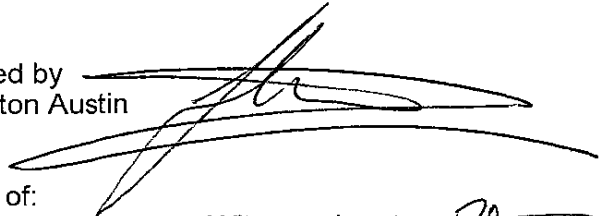
6	Lender's intended address(es) for service for entry in the register: Hamilton House, Rackery Lane, Llay, Wrexham LL12 0PB
7	<p>The borrower with</p> <p><input type="checkbox"/> full title guarantee</p> <p><input checked="" type="checkbox"/> limited title guarantee</p> <p>charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9.</p>
8	<p><input type="checkbox"/> The lender is under an obligation to make further advances and applies for the obligation to be entered in the register</p> <p><input checked="" type="checkbox"/> The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:</p> <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 [date] in favour of Best Companies Limited referred to in the charges register."</p>
9	<p>Additional provisions</p> <p>9.1 In this clause 9 unless the context requires otherwise:</p> <p>Interest rate 4.5%</p> <p>Principal means the sum of £579,500.00</p> <p>Property means the property described in panel 2</p> <p>9.2 The Lender has agreed to lend to the Borrower the Principal on condition that its repayment together with interest is secured in the manner set out in this document and in accordance with the Loan Agreement dated <u>30th September 2019</u>.</p> <p>9.3 The Borrower covenants with the Lender to pay the Principal to the Lender by equal monthly installements of £4,829.17 each on the 30th day of each month.</p> <p>9.4 The Borrower covenants with the Lender to pay the Lender interest at the Interest Rate from the date of this deed by equal annual payments on 30 September of each year.</p> <p>9.5 Notwithstanding anything to the contrary herein appearing it is hereby expressly agreed and declared by the parties hereto that each and every liability undertaken by the Borrower hereunder shall be subject to the proviso that AJ Bell Trustees Limited and Jonathan Hamilton Austin, Beverly Austin, Alistair Hamilton Austin and James Hamilton Austin shall not incur any liability in respect thereof whether jointly or severally save to the extent that such liability shall not exceed in amount the value of the assets of the J. H. Austin Group Retirement Benefits Scheme from time to time in their hands in their capacity as trustees for such pension scheme.</p>

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

Signed as a deed by
Jonathan Hamilton Austin



In the presence of:

Witness name: (in BLOCK
CAPITALS)

Address:

Occupation:

Witness signature

ZOE GRIFFITHS
BLYNGWILLA HOUSE
ST MARTIN
OSWESLEY
SY10 7AY (EA)

Signed as a deed by Beverly
Austin



In the presence of:

Witness name: (in BLOCK
CAPITALS)

Address:

Occupation:

Witness signature

ZOE GRIFFITHS
BLYNGWILLA HOUSE
ST MARTIN
SY10 7AY
EA

Signed as a deed by Alistair
Hamilton Austin



In the presence of:

Witness name: (in BLOCK
CAPITALS)

Address:

Occupation:

Witness signature

BLYNGWILLA HOUSE
ST MARTIN
SY10 7AY
EA

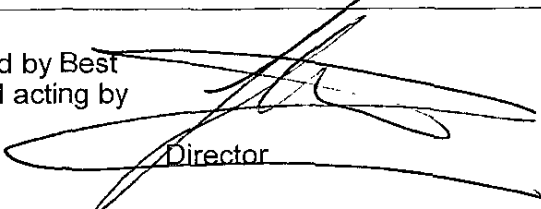
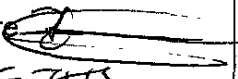
Executed as a deed by AJ
Bell Trustees Limited acting
by two directors

Director



Director



Executed as a deed by Best Companies Limited acting by a director	 Director
In the presence of	Witness signature 
Witness name (in BLOCK CAPITALS)	ZOE GRIGGITHS
Address:	BRYNHWILLA HOUSE ST MARTINS
Occupation:	STUDIO FAY SA

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.