



Registration of a Charge

Company Name: **AJ BELL TRUSTEES LIMITED**

Company Number: **03213118**



XCHVNEQA

Received for filing in Electronic Format on the: **07/12/2023**

Details of Charge

Date of creation: **05/12/2023**

Charge code: **0321 3118 0482**

Persons entitled: **WILLOW BOUTIQUE HOTELS LIMITED**

Brief description: **THE BEAUMONT HOUSE HOTEL, 56 SHURDINGTON ROAD,
CHELTENHAM, GL53 0JE**

Contains negative pledge.

Chargor acting as a bare trustee for the property.

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: **PAUL LONGMAN**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 3213118

Charge code: 0321 3118 0482

The Registrar of Companies for England and Wales hereby certifies that a charge dated 5th December 2023 and created by AJ BELL TRUSTEES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 7th December 2023 .

Given at Companies House, Cardiff on 12th December 2023

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**

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.

Enter the overseas entity ID issued by Companies House for the borrower pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

| | |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Title number(s) of the property: GR60149 |
| 2 | Property: The Beaumont House Hotel, 56 Shurdington Road, Cheltenham, GL53 0JE |
| 3 | Date: 5 December 2023 |
| 4 | Borrower: Fiona Marion Burke and AJ Bell Trustees Limited as trustees of the Fiona Burke Pension Fund <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 3213118 <u>For overseas entities</u> (a) Territory of incorporation or formation: (b) Overseas entity ID issued by Companies House, including any prefix: (c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix: |

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.

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 email 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.

5 Lender for entry in the register:
Willow Boutique Hotels Limited

For UK incorporated companies/LLPs

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

11085032

For overseas companies

(a) Territory of incorporation:

(b) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

6 Lender's intended address(es) for service for entry in the register:
35 Chequers Court, Brown Street, Salisbury, SP1 2AS

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 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 a written consent signed by the proprietor for the time being of the charge dated 5 December 2023 in favour of Willow Boutique Hotels Limited referred to in the charges register or their conveyancers

9 Additional provisions

9.1 The parties acknowledge that this legal charge is entered into to secure the monies payable by the Lender to the Borrower pursuant to a Facility Agreement in respect of the Property dated 5 December 2023 and made between (1) the Lender and (2) the Borrower.

9.2 Notwithstanding anything to the contrary herein appearing it is hereby expressly agreed and declared by the parties hereto that each and every liability undertaken hereunder shall be subject to the proviso that AJ Bell Trustees Limited and Fiona Marion Burke 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 Fiona Burke Pension Fund from time to time in their hands in their capacity as trustees for such pension scheme.

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.

10 Execution

Executed as a deed by AJ Bell Trustees Limited acting by two directors or a director and its secretary

Signature

Director

Signature

Director/Secretary

Signed as a deed by Fiona Marion Burke in the presence of:

Signature

Fiona Burke

Signature of witness

S.A. Lynott-May

Name (in BLOCK CAPITALS) S.A. LYNOTT-MAY

Address Rothsey, Brockworth Rd Churchdown
GL32 2NH

Executed as a deed by Willow Boutique Hotels Limited acting by a director in the presence of:

Signature

Fiona Burke

Director

Signature of witness

S.A. Lynott-May

Name (in BLOCK CAPITALS) S.A. LYNOTT-MAY

Address Rothsey, Brockworth Rd Churchdown
GL32 2NH

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.

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.

HM Land Registry

Legal charge of a registered estate

CH1

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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.

5 Lender for entry in the register:
Willow Boutique Hotels Limited

For UK incorporated companies/LLPs

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

11085032

For overseas companies

(a) Territory of incorporation:

(b) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

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

☐ full title guarantee

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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:

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9 Additional provisions

9.1 The parties acknowledge that this legal charge is entered into to secure the monies payable by the Lender to the Borrower pursuant to a Facility Agreement in respect of the Property dated 5 December 2023 and made between (1) the Lender and (2) the Borrower.

9.2 Notwithstanding anything to the contrary herein appearing it is hereby expressly agreed and declared by the parties hereto that each and every liability undertaken hereunder shall be subject to the proviso that AJ Bell Trustees Limited and Fiona Marion Burke 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 Fiona Burke Pension Fund from time to time in their hands in their capacity as trustees for such pension scheme.

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10 Execution

Executed as a deed by AJ Bell Trustees Limited acting by two directors or a director and its secretary

| | |
|-------------------------------------------------------------------------------------|--------------------|
| Signature | Director |
|  | |
| Signature | Director/Secretary |
|  | |

Signed as a deed by Fiona Marion Burke in the presence of:

| |
|-----------|
| Signature |
|-----------|

Signature of witness
 Name (in BLOCK CAPITALS)
 Address

Executed as a deed by Willow Boutique Hotels Limited acting by a director in the presence of:

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

Signature of witness
 Name (in BLOCK CAPITALS)
 Address

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.

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