



Registration of a Charge

Company Name: **MCD ESTATES LIMITED**

Company Number: **03643991**



XC6YSR82

Received for filing in Electronic Format on the: **03/07/2023**

Details of Charge

Date of creation: **30/06/2023**

Charge code: **0364 3991 0016**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **32 WINDBURY ROAD, SOUTHAMPTON, HAMPSHIRE, SO16 9NR**

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: **JAMES SMITH**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 3643991

Charge code: 0364 3991 0016

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th June 2023 and created by MCD ESTATES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd July 2023 .

Given at Companies House, Cardiff on 4th July 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**

MORTGAGE DEED

Date	30/06/2023
The Bank	Aldermore Bank PLC (registered number: 947662) whose registered office is Apex Plaza, Forbury Road, Reading, RG1 1AX (and its transferees as described in the Mortgage Conditions)
Mortgage Conditions	The Aldermore Bank PLC Commercial Mortgage Conditions 2020
The Chargor (insert full name(s))	MCD Estates Ltd
Registered Number (if applicable):	03643991
Registered Address or address:	Highland House, Mayflower Close, Chandler's Ford, Eastleigh, England, SO53 4AR
Property (insert full address)	32 Windbury Road, Southampton, Hampshire, SO16 9NR
Title Number:	HP288163
<ol style="list-style-type: none"> 1. This Mortgage Deed incorporates the Mortgage Conditions, a copy of which has been received by the Chargor. 2. The Chargor as legal and beneficial owner, with full title guarantee and as continuing security for the Secured Amounts (as that term is defined in the Mortgage Conditions), hereby charges the Property by way of first legal mortgage in favour of the Bank as security for the payment and discharge of the Secured Amounts. 3. This Mortgage Deed secures additional borrowing but the Bank is not obliged to make additional borrowing. 4. The Chargor agrees to pay the Secured Amounts (as that term is defined in the Mortgage Conditions) in accordance with the terms of the Mortgage Conditions and otherwise to comply with the Mortgage Conditions. 5. The Chargor hereby applies to the Registrar to enter the following restriction against the title(s) above referred to: "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 mortgage deed dated (this charge) in favour of Aldermore Bank PLC referred to in the Charges Register". 	
Executed as a Deed by the Chargor acting by:	
Director signature: x 	Director/Secretary signature:
Director full name: x CALLUM SMITH (in block capitals)	Director/Secretary full name: (in block capitals)
In the presence of:	
Witness signature: x 	Witness address: x 38 Eastings Turnings Oxsheden Hants SO31 8LP
Witness full name: x NICHOLAS MINTON (in block capitals)	
Executed as a Deed by You:	
X	
Full name: x (in block capitals)	
Witness signature: x	Witness address: x
Witness full name: x (in block capitals)	

Form of Mortgage Deed filed at HM Land Registry under reference MD1226W.