



Registration of a Charge

Company Name: **KEMPTON HOMES LIMITED**

Company Number: **03925327**



XBWCU7U1

Received for filing in Electronic Format on the: **31/01/2023**

Details of Charge

Date of creation: **31/01/2023**

Charge code: **0392 5327 0025**

Persons entitled: **SHAWBROOK BANK LIMITED**

Brief description: **ALL THAT LEASEHOLD LAND KNOWN AS LAND AT RABY STREET, MOSS SIDE, MANCHESTER M16 7DJ REGISTERED WITH TITLE ABSOLUTE AT HM LAND REGISTRY UNDER TITLE NUMBER GM964700 AND ALL THAT LEASEHOLD LAND KNOWN AS LAND ON THE EAST SIDE OF ALEXANDRA ROAD, MOSS SIDE, MANCHESTER REGISTERED WITH TITLE ABSOLUTE AT HM LAND REGISTRY UNDER TITLE NUMBER GM938481**

Contains fixed charge(s).

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: **KUIT STEINART LEVY LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 3925327

Charge code: 0392 5327 0025

The Registrar of Companies for England and Wales hereby certifies that a charge dated 31st January 2023 and created by KEMPTON HOMES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 31st January 2023 .

Given at Companies House, Cardiff on 1st February 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**

Charge given by a corporate (England and Wales) - Full recourse

Borrower:	Kempton Homes (MCR) Limited - 14433969 - Spring Court, Spring Road, Hale, Altrincham, Cheshire, WA14 2UQ		
Mortgagor:	Kempton Homes Limited – 03925327 - Spring Court, Spring Road, Hale, Altrincham, Cheshire, WA14 2UQ		
Lender:	Shawbrook Bank Limited Lutea House Warley Hill Business Park The Drive Brentwood Essex CM13 3BE (registered in England and Wales number: 388466)		
The Property:	Description	Class of Title	Title Number
1.	Land at Raby Street, Moss Side, Manchester M16 7DJ	Leasehold Title Absolute	GM964700
2.	Land on the East side of Alexandra Road, Moss Side, Manchester	Leasehold Title Absolute	GM938481

1. **By THIS DEED of LEGAL CHARGE**, dated *31st January 2023*

The Mortgagor charges with full title guarantee and as a continuing security:-

- (a) the Property described above by way of legal mortgage; and
- (b) the Related Rights and the goodwill of any business conducted from the Property by way of fixed charge,

with the payment and discharge of:

- (i) all monies now or at any time due, owing or payable in any manner whatsoever to the Lender from the person or persons named above as Borrower whether actually or contingently and whether solely or jointly with one or more persons and whether as a borrower or a mortgagor or a guarantor or in any other capacity and including, without limitation, all sums due and payable under any Loan Agreement now or at any time made between the Lender and the Borrower; and
 - (ii) all costs, charges and expenses incurred by the Lender in connection with the preservation, protection or enforcement of the Lender's rights and interests under this Charge.
2. To the extent not validly and effectively charged by way of legal mortgage pursuant to Clause 1, the Mortgagor charges by way of fixed charge any and all of its present and future rights, title and interest in the Property with the payment and discharge of the matters referred to in clause 1(i) and (ii).
3. This Charge is made for securing further advances although the Lender is not, as at the date of this Charge, obliged to make any further advances.
4. The Mortgagor applies to the Chief Land Registrar to enter the following restriction in the Proprietorship Register of Property:

EXECUTION PAGE

WARNING:

THIS IS AN IMPORTANT LEGAL DOCUMENT. YOUR PROPERTY IS AT RISK IF PAYMENTS ARE NOT MADE TO THE LENDER WHEN DUE, OR IF THERE IS SOME OTHER TERMINATION EVENT, IN ACCORDANCE WITH THE TERMS OF THIS DOCUMENT. YOU SHOULD CONSIDER TAKING INDEPENDENT LEGAL ADVICE FROM A SOLICITOR BEFORE YOU SIGN THIS CHARGE DEED.


Mortgagor

EXECUTED AS A DEED by
Kempton Homes Limited acting by
Habib Mofarah-Ghasri, a director:

.....
(Director signature)

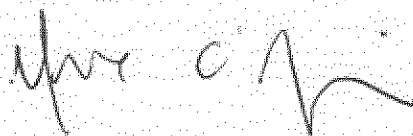


in the presence of:

Witness:	 (signature of witness)
Name:	PAUL DASSALL (block capitals)
Address: GORVINS LLP DALE HOUSE, TIVOT DALE STOCKPORT SK1 1TA TEL: 0161 930 5151 FAX: 0161 930 5252

Lender

Signed by
Shawbrook Bank Limited
acting by its attorney



Witness Signature: Kellane

WITNESS Name: Karen Clarke

WITNESS Address: 3 St Mary's Parsonage
Manchester
M3 2RD