



**Registration of a Charge**

Company Name: **URBAN ENHANCE LIMITED**

Company Number: **04036680**



XC2SNPZ6

Received for filing in Electronic Format on the: **04/05/2023**

**Details of Charge**

Date of creation: **02/05/2023**

Charge code: **0403 6680 0073**

Persons entitled: **SUNRAY DEVELOPMENTS LTD**

Brief description: **1 CASWALLEN CLOSE, WILMINGTON, KENT, DA2 7EL FORMERLY  
KNOWN AS 49A LEYTON CROSS ROAD**

**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: **TINKLIN SPRINGALL**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 4036680

Charge code: 0403 6680 0073

The Registrar of Companies for England and Wales hereby certifies that a charge dated 2nd May 2023 and created by URBAN ENHANCE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th May 2023 .

Given at Companies House, Cardiff on 5th May 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).

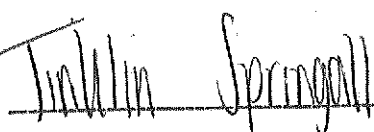
Complete as appropriate where the borrower is a company.

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:
2	Property: 1 Caswallen Close, Wilmington, Kent, DA2 7EL formerly known as 49A Letyon Cross Road (as identified on the attached plan edged red)
3	Date: 2nd May 2023
4	Borrower: URBAN ENHANCE LIMITED  For UK incorporated companies/LLPs Registered number of company or limited liability partnership including any prefix: 04036680 For overseas entities (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:

**CERTIFIED A TRUE AND COMPLETE  
COPY OF THE ORIGINAL**



Sign and Print

4/5/23

Date

Tinklin Springall Solicitors. 9 - 11 Rectory Road. Beckenham. Kent. BR3 1JB

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 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.

5	<p>Lender for entry in the register: Sunray Developments Ltd</p> <p><u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 01607757</p> <p><u>For overseas companies</u> (a) Territory of incorporation:</p> <p>(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:</p>
6	<p>Lender's intended address(es) for service for entry in the register: 1 Beauchamp Court, 10 Victors Way, Barnet, Hertfordshire, EN5 5TZ</p>
7	<p>The borrower with</p> <p><input checked="" type="checkbox"/> full title guarantee</p> <p><input 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: 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 <u>2nd May</u> 2023 in favour of Sunray Developments Limited referred to in the Charges Register</p>
9	<p>Additional provisions None</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

Executed as a deed by Urban Enhance Limited acting by a director and its secretary

Signature



Director

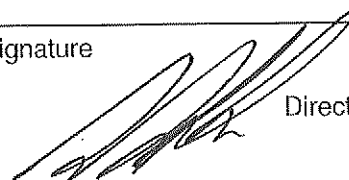
Signature



Secretary

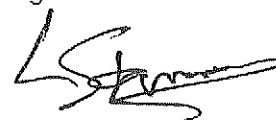
Executed as a deed by Sunray Developments Limited acting by a director and its secretary

Signature



Director

Signature



Secretary

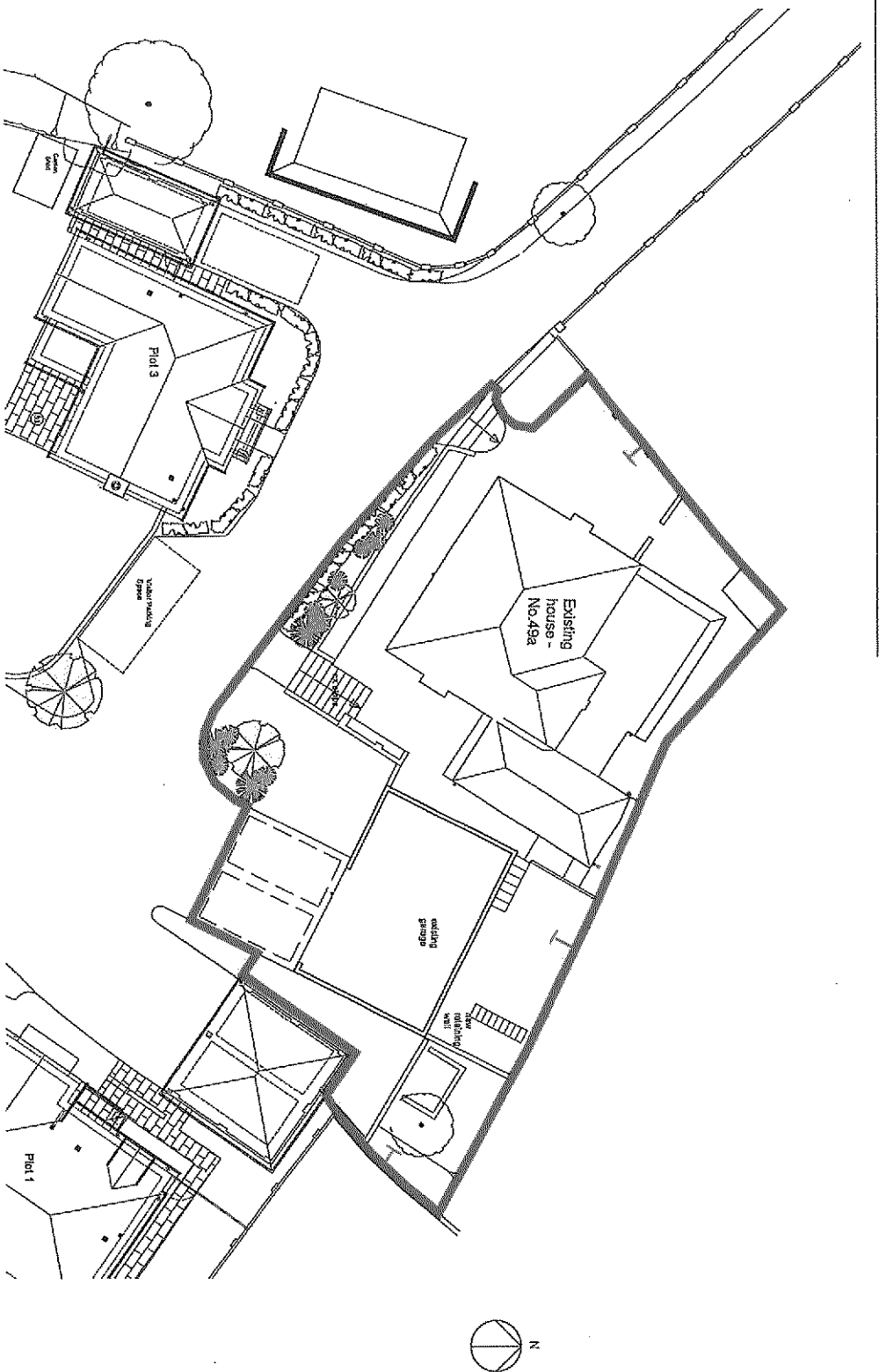
### WARNING

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.

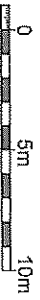
Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

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.

DO NOT SCALE



Existing House



Scale bar 1:200

## Existing House- Land Registry Plan

Drawing No.

2022 - 39-P1

Date: September 2021

Scale: 1:200 @ A3

Drawn:

KUBE  
ARCHITECTURE

Proposed Residential Development  
49A Leyton Cross Road, Wilmington, Kent

9, Giffordstone Road, Herne Bay, Kent CT16 7TL

info@kubearchitecture.co.uk