



Registration of a Charge

Company Name: **TITAN (SOUTH WEST) LIMITED**

Company Number: **04736133**



XCDJGYAX

Received for filing in Electronic Format on the: **06/10/2023**

Details of Charge

Date of creation: **06/10/2023**

Charge code: **0473 6133 0022**

Persons entitled: **C. HOARE & CO.**

Brief description: **LAND LYING TO THE SOUTH-WEST OF PEN AN VRE, WEST HILL, WADEBRIDGE PL27 7ET (TITLE NUMBER CL218256 SAVE FOR THE LAND SHOWN COLOURED PINK ON PLAN 1, LAND EDGED RED ON PLAN 2 AND LAND EDGED MAUVE ON PLAN 3)**

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: **WE CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **FORSTERS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 4736133

Charge code: 0473 6133 0022

The Registrar of Companies for England and Wales hereby certifies that a charge dated 6th October 2023 and created by TITAN (SOUTH WEST) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 6th October 2023 .

Given at Companies House, Cardiff on 10th October 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**



Legal Charge of Land

for securing own liabilities as principal or surety

Form of charge filed at HM Land Registry under reference MD583E**Guidance Notes**

THIS IS AN IMPORTANT DOCUMENT. YOU SHOULD TAKE INDEPENDENT LEGAL ADVICE BEFORE SIGNING AND ONLY SIGN IF YOU WANT TO BE LEGALLY BOUND. IF YOU SIGN AND THE BANK IS NOT PAID THE BANK MAY ENFORCE ITS RIGHTS UNDER THIS CHARGE.

THIS LEGAL CHARGE is made

Date: 06.10.2023

BY:

Name:	Titan (South West) Limited (the Mortgagor)
Registered address:	5 Clifford Street, London, Greater London W1S 2LG
Registered in:	England and Wales
Registered number:	04736133

IN FAVOUR OF:

Name:	C. Hoare & Co. (the Bank)
Registered address:	37 Fleet Street, London EC4P 4DQ

It is agreed as follows:

The C. Hoare & Co. Mortgage Conditions 2019 (the **Mortgage Conditions**) form part of this legal charge (this **Deed**) and words and phrases used in this Deed shall have the same meanings attributed to them in the Mortgage Conditions and the Mortgagor confirms receipt of a copy of the Mortgage Conditions.

- 1.1 The Mortgagor with full title guarantee as continuing security for the payment and discharge of all moneys and liabilities payable and owing to the Bank pursuant to the Mortgage Conditions:
 - 1.1.1 Charges the Property (as defined in schedule 1) to the Bank by way of legal mortgage;
 - 1.1.2 Charges by fixed charge:
 - (a) the proceeds of sale of the whole or any part of the Property and any other monies paid or payable in respect of or in connection with the Property and all licenses to enter in or use the Property (or any part of it);
 - (b) the benefit of any covenants for title given, or entered into, by any predecessor in title of the Mortgagor in respect of the whole or any part of the Property and any monies paid or payable in respect of those covenants;
 - (c) the benefit of all agreements (including, without limitation, any agreement for sale or agreement for lease), instruments and rights in respect of the whole or any part of the Property;

- (d) all plant, machinery, vehicles, computers, office and other equipment, all furniture, furnishings, equipment and tools and any removals or replacement of them, present and future and the benefit of all contracts, licences, warranties, maintenance contracts relating to them and any renewals and replacements of them;
- (e) each policy of insurance in respect of the Property which the Mortgagor has an interest in, together with any other insurance policies from time to time; and
- (f) assigns to the Bank the proceeds of any policy of insurance from time to time affecting the whole or any part of the Property.

- 1.2 The Mortgagor applies to the Land Registry for registration of the following restriction in the Proprietorship Register of the Property title to which is registered or is required to be registered at the Land Registry (including any unregistered properties subject to compulsory first registration at the date of the Deed):

“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 06.10.2023 in favour of C. Hoare & Co. referred to in the charges register.”

- 1.3 The Mortgagor confirms that so far as any of the Property is unregistered, such land is not affected by any unregistered interests which override first registration.
- 1.4 Where the Bank is, subject to the terms of any Offer Letter (as defined in the Mortgage Conditions), under an obligation to make further advances to the Mortgagor, the Deed has been made for securing such further advances, where such further advances constitute Debt (as defined in the Mortgage Conditions), and the Bank applies to the Land Registrar to enter a note of such obligation on the Charges Register of any registered land (and any unregistered properties subject to compulsory first registration at the date of the Deed) forming part of the Property.

IN WITNESS of which this Deed has been entered into as a deed and is intended to be and is delivered on the day and year first before written.

**SCHEDULE 1
THE PROPERTY****REGISTERED LAND**

(Freehold, commonhold or leasehold property (if any) in England and Wales of which the Mortgagor is registered as the proprietor at the Land Registry)

Premises at:	Registered at HM Land Registry under Title No:
Land lying to the south-west of Pen An Vre, West Hill, Wadebridge PL27 7ET save for the land shown coloured pink on Plan 1, land edged red on Plan 2 and land edged mauve on Plan 3.	CL218256

UNREGISTERED LAND

(Freehold or leasehold property (if any) in England and Wales title to which is not registered at the Land Registry of which the Mortgagor is the owner)

The freehold/leasehold property comprised in the following title deed(s) or other document(s) of title:
None.

EXECUTION PAGE

EXECUTED as a DEED by
Titan (South West) Limited
Acting by a Director
Neil David Eckert

)

DocuSigned by:
Neil David Eckert
8C0CE689C842406.....

)

Director

)

.....
in the presence of:

)

Tristan McDonald

Name of witness:
(In Block Capitals)

Signature of witness:
19FF9D12384P438.....

DocuSigned by:
T.M. Donald

26 Princes
Avenue, N10 3LR

Address:

I confirm that I was physically
present when Neil David
Eckert signed this document.

.....
Managing
Director

C. Hoare & Co.
37 Fleet Street
London EC4P 4DQ

C. Hoare & Co.
32 Lowndes Street
London SW1X 9HZ

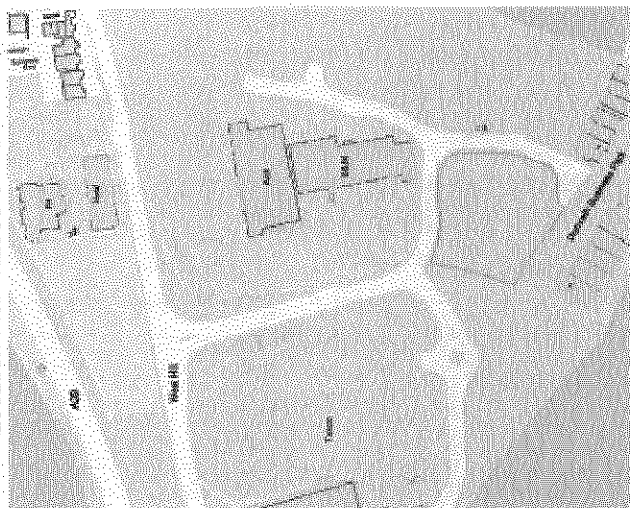
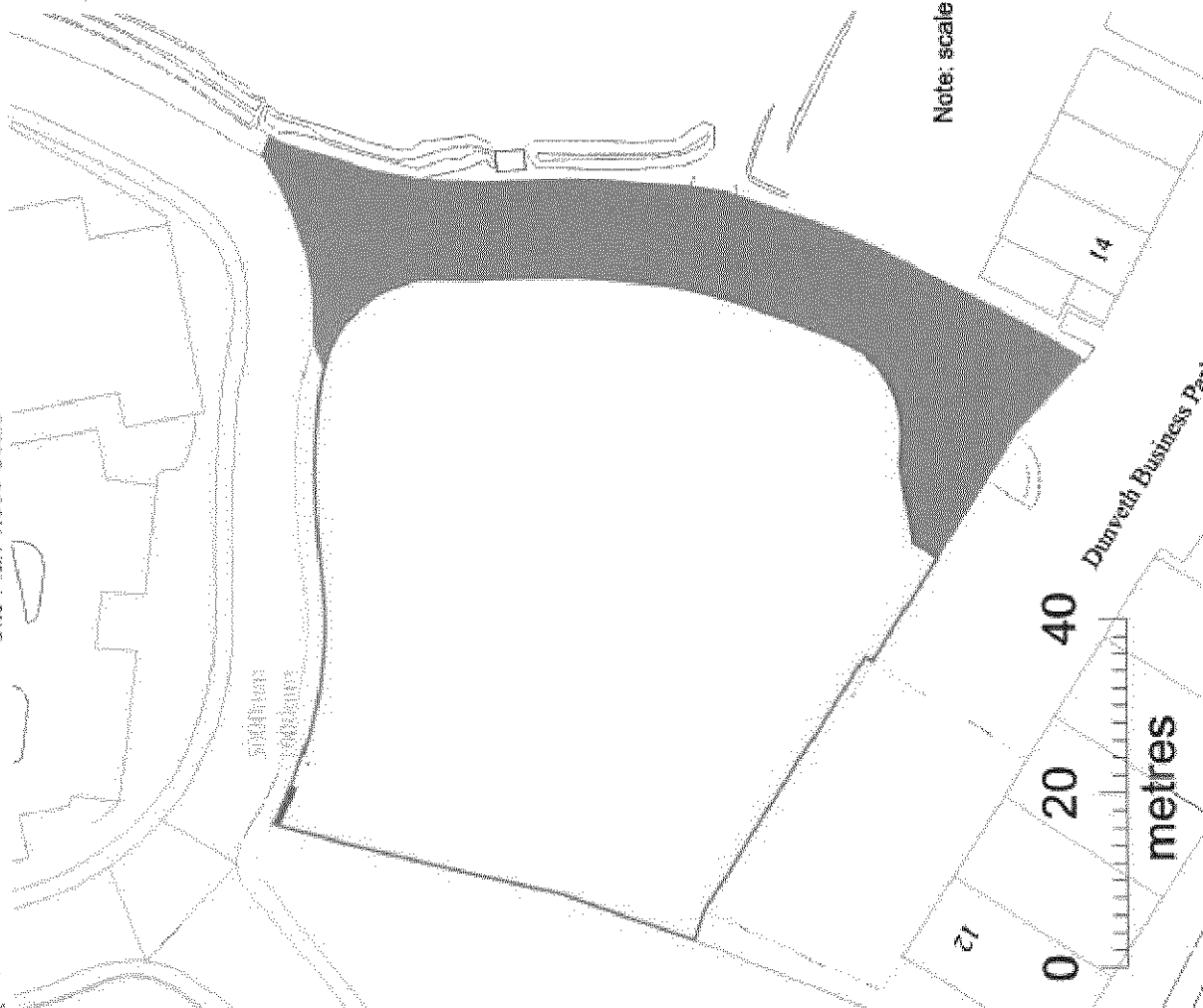
T : +44 (0)20 7353 4522
F : +44 (0)20 7353 4521

www.hoaresbank.co.uk



1501-1502

Location Plan 1:2500 Scale




Appendix

Neil David Eckert

SECRET

Note: scale bar relates to the 1:500 plan only



Philips Rogers Ltd
 Property Development
 10000 Wilshire Blvd
 Suite 1000
 Los Angeles, CA 90024
 Tel: (310) 551-1010
 Fax: (310) 551-1011
 Email: philips@philipsrogers.com

Philips Rogers Ltd
 Property Development
 10000 Wilshire Blvd
 Suite 1000
 Los Angeles, CA 90024
 Tel: (310) 551-1010
 Fax: (310) 551-1011
 Email: philips@philipsrogers.com

Philips Rogers Ltd
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 Fax: (310) 551-1011
 Email: philips@philipsrogers.com

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 Suite 1000
 Los Angeles, CA 90024
 Tel: (310) 551-1010
 Fax: (310) 551-1011
 Email: philips@philipsrogers.com

- DocuSigned by:

Neil David Eckert

-8C0CE669CB42406...

Plan 3

