

# MG01

## Particulars of a mortgage or charge



534586/13

**A fee is payable with this form.**

We will not accept this form unless you send the correct fee

Please see 'How to pay' on the last page

☒ **What this form is for**  
You may use this form to register  
particulars of a mortgage or charge  
in England and Wales or Northern  
Ireland

☐ **What this form is NOT for**  
You cannot use this form to  
particulars of a charge for a  
company. To do this, please  
form MG01s

For further information, please



\*A125SZD7\*

A36

07/02/2012

#2

COMPANIES HOUSE

TUESDAY

### 1 Company details

Company number 0 5 8 5 4 6 0 1

Company name in full Abbotsfield Developments Limited

**Filling in this form**

Please complete in typescript or in  
bold black capitals

All fields are mandatory unless  
specified or indicated by \*

### 2 Date of creation of charge

Date of creation 0 2 / 0 2 / 2 0 1 2

### 3 Description

Please give a description of the instrument (if any) creating or evidencing the  
charge, e.g. 'Trust Deed', 'Debenture', 'Mortgage', or 'Legal charge'

Description Legal charge given by the Company (the "Chargor") in favour of National Westminster Bank plc  
(company number 00929027) (the "Chargee") dated 2nd February 2012 (the "Legal Charge")

### 4 Amount secured

Please give us details of the amount secured by the mortgage or charge

Amount secured 470  
All the Chargor's liabilities to the Chargee (present, future, actual or  
contingent and whether incurred alone or jointly with another)  
including  
(a) Interest at the rate charged by the Chargee, calculated both  
before and after demand or judgment on a daily basis and  
compounded according to agreement, or, in the absence of  
agreement, quarterly on the days selected by the Chargee  
("Interest") and  
(b) Any expenses the Chargee or a receiver incurs (on a full  
indemnity basis and with interest from the date of payment) in  
connection with 102 Chester Road, Castle Bromwich, Birmingham,  
West Midlands B36 0AL (title numbers WM415325 and WM83475)  
(the "Property") or in taking, perfecting, protecting, enforcing or  
exercising any power under the Legal Charge (the "Secured  
Liabilities")

**Continuation page**

Please use a continuation page if  
you need to enter more details

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## Particulars of a mortgage or charge

### 5 Mortgagee(s) or person(s) entitled to the charge (if any)

Please give the name and address of the mortgagee(s) or person(s) entitled to the charge

#### Continuation page

Please use a continuation page if you need to enter more details

Name National Westminster Bank plc (company number 00929027)

Address 135 Bishopsgate, London

Postcode E C 2 M 3 U R

Name

Address

Postcode

### 6 Short particulars of all the property mortgaged or charged

Please give the short particulars of the property mortgaged or charged

#### Continuation page

Please use a continuation page if you need to enter more details

Short particulars

#### 1 Charge

The Chargor, as a continuing security for the payment on demand of the Secured Liabilities and with full title guarantee

1 1 charges to the Chargee all legal interest in the Property, by way of legal mortgage,

1 2 gives to the Chargee a fixed charge over any of the following property of the Chargor, whether owned now or in the future

1 2 1 any other interest in the Property,

1 2 2 all rents receivable from any lease granted of the Property,

1 2 3 all the goodwill of the Chargor's business carried on at the Property,

1 2 4 the proceeds of any insurance affecting the Property,

1 2 5 all fixtures and fittings not forming part of the Property,

1 2 6 all plant and machinery at the Property, including any associated warranties and maintenance contracts, and

1 2 7 all furniture, furnishings, equipment, tools and other goods kept at the Property, that are not regularly disposed of in the ordinary course of business

#### 2 Negative pledge and disposal restrictions

2 1 The Chargor will not, without the Chargee's consent:

2 1 1 permit or create any mortgage, charge or lien on the Property,

2 1 2 dispose of the Property,

2 1 3 grant, or accept a surrender of, any lease or licence of the Property or consent to a tenant assigning or sub-letting, or

2 1 4 part with or share possession or occupation of the Property

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## Particulars of a mortgage or charge

### 7 Particulars as to commission, allowance or discount (if any)

Please insert the amount or rate percent of any commission, allowance or discount paid or made either directly or indirectly by the company to any person on consideration of his

- subscribing or agreeing to subscribe, whether absolutely or conditionally, or
- procuring or agreeing to procure subscriptions, whether absolute or conditional,

for any debentures included in this return. The rate of interest payable under the terms of the debentures should not be entered

Commission, allowance or discount

Nil

### 8 Delivery of instrument

You must deliver the original instrument (if any) creating or evidencing the charge and these prescribed particulars to the Registrar of Companies within 21 days after the date of creation of the charge (section 860). If the property is situated and the charge was created outside the United Kingdom (UK), you must deliver the information to the Registrar within 21 days after the date on which the instrument could have been received in the UK in the normal course of post and assuming you had posted it promptly (section 870).

We will accept a verified copy of the instrument creating the charge where the property charged is situated and the charge was created outside the UK (section 866). The company or the person who has delivered the copy to the Registrar must verify it to be a correct copy and sign it. Where a body corporate gives the verification, an officer of that body must sign it. We will also accept a verified copy where section 867(2) applies (property situated in another part of UK).

### 9 Signature

Please sign the form here

Signature

Signature

X

*Wing H. Ho*

X

This form must be signed by a person with an interest in the registration of the charge

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## Particulars of a mortgage or charge

### Presenter information

You do not have to give any contact information, but if you do it will help Companies House if there is a query on the form and will establish where we return the original documents. The contact information you give will be visible to searchers of the public record.

Contact name **Russell Spencer**

Company name  
**Wright Hassall LLP**

Address **Olympus House**

**Olympus Avenue**

Post town **Leamington Spa**

County/Region **Warwickshire**

Postcode **C V 3 4 6 B F**

Country **England**

DX **742180 Leamington Spa 6**

Telephone **01926 886688**

### Certificate

We will send your certificate to the presenter's address if given above or to the Company's Registered Office if you have left the presenter's information blank.

### Checklist

**We may return forms completed incorrectly or with information missing.**

**Please make sure you have remembered the following:**

- ☐ The company name and number match the information held on the public Register
- ☐ You have included the original deed with this form
- ☐ You have entered the date the charge was created
- ☐ You have supplied the description of the instrument
- ☐ You have given details of the amount secured by the mortgagee or chargee
- ☐ You have given details of the mortgagee(s) or person(s) entitled to the charge
- ☐ You have entered the short particulars of all the property mortgaged or charged
- ☐ You have signed the form
- ☐ You have enclosed the correct fee

### Important information

**Please note that all information on this form will appear on the public record**

### How to pay

**A fee of £13 is payable to Companies House in respect of each mortgage or charge.**

Make cheques or postal orders payable to 'Companies House'

### Where to send

**You may return this form to any Companies House address, however for expediency we advise you to return it to the appropriate address below.**

**For companies registered in England and Wales.**  
The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ  
DX 33050 Cardiff

**For companies registered in Scotland:**  
The Registrar of Companies, Companies House,  
Fourth floor, Edinburgh Quay 2,  
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF  
DX ED235 Edinburgh 1  
or LP - 4 Edinburgh 2 (Legal Post)

**For companies registered in Northern Ireland:**  
The Registrar of Companies, Companies House,  
Second Floor, The Linenhall, 32-38 Linenhall Street,  
Belfast, Northern Ireland, BT2 8BG  
DX 481 N R Belfast 1

### Further information

For further information, please see the guidance notes on the website at [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

**This form is available in an alternative format. Please visit the forms page on the website at [www.companieshouse.gov.uk](http://www.companieshouse.gov.uk)**



FILE COPY

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

**Pursuant to section 869(5) & (6) of the Companies Act 2006**

**COMPANY NO. 5854601  
CHARGE NO. 5**

THE REGISTRAR OF COMPANIES FOR ENGLAND AND WALES  
HEREBY CERTIFIES THAT A LEGAL CHARGE DATED 2  
FEBRUARY 2012 AND CREATED BY ABBOTSFIELD  
DEVELOPMENTS LIMITED FOR SECURING ALL MONIES DUE  
OR TO BECOME DUE FROM THE COMPANY TO NATIONAL  
WESTMINSTER BANK PLC ON ANY ACCOUNT WHATSOEVER  
UNDER THE TERMS OF THE AFOREMENTIONED INSTRUMENT  
CREATING OR EVIDENCING THE CHARGE WAS REGISTERED  
PURSUANT TO CHAPTER 1 PART 25 OF THE COMPANIES ACT  
2006 ON THE 7 FEBRUARY 2012

GIVEN AT COMPANIES HOUSE, CARDIFF THE 10 FEBRUARY  
2012



*Companies House*  
— for the record —



THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES