



Registration of a Charge

Company Name: **J J A ESTATES LIMITED**

Company Number: **07460262**



Received for filing in Electronic Format on the: **09/04/2024**

XD0PF3QH

Details of Charge

Date of creation: **08/04/2024**

Charge code: **0746 0262 0006**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **27 WHIPCORD LANE, CHESTER CH1 4DH**

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: **D WINNARD**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 7460262

Charge code: 0746 0262 0006

The Registrar of Companies for England and Wales hereby certifies that a charge dated 8th April 2024 and created by J J A ESTATES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 9th April 2024 .

Given at Companies House, Cardiff on 10th April 2024

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	08/04/2024		
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 Residential Mortgage Conditions 2020		
You, the borrower (insert full name(s))	JJA Estates Limited		
Registered Number (if applicable)	07460262		
Registered Address or address	Unit 102 Bowen Court, St Asaph Business Park, St. Asaph, LL17 0JE		
Property (insert full address)	27 Whipcord Lane, Chester CH1 4DH		
Title Number	CH95171		
<p>1. This Mortgage Deed incorporates the Mortgage Conditions, a copy of which has been received by You.</p> <p>2. You 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.</p> <p>3. This Mortgage Deed secures additional borrowing but the Bank is not obliged to make additional borrowing.</p> <p>4. You agree 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.</p> <p>5. You hereby apply 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".</p>			
Executed as a Deed by You acting by:			
Director signature: 		Director/Secretary signature: 	
Director full name: PAUL BUCHANAN (in block capitals)		Director/Secretary full name: ALISON BUCHANAN (in block capitals)	
In the presence of:			
Witness signature: 		Witness address: 3 DRYDEN CLOSE EWLOE FLINTSTIRE CH5 3UL	
Witness full name: KIRSTY COLWELL (in block capitals)			
Executed as a Deed by You:			
.....			
Full name: (in block capitals)			
Witness signature:		Witness address:	
Witness full name: (in block capitals)			

Form of Mortgage Deed filed at HM Land Registry under reference MD1226V.