



Registration of a Charge

Company name: **JCB DEVELOPMENTS (EAST ANGLIA) LIMITED**

Company number: **08542023**



X96G29HT

Received for Electronic Filing: **03/06/2020**

Details of Charge

Date of creation: **03/06/2020**

Charge code: **0854 2023 0005**

Persons entitled: **PARKVALE PROPERTY LIMITED**

Brief description: **LAND ON THE SOUTH AND EAST SIDE OF 23 ORMESBY ROAD,
CAISTER-ON-SEA, GREAT YARMOUTH, NORFOLK, NR30 5QJ**

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: **PAUL GREGORY**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 8542023

Charge code: 0854 2023 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 3rd June 2020 and created by JCB DEVELOPMENTS (EAST ANGLIA) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd June 2020 .

Given at Companies House, Cardiff on 4th June 2020

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**

Dated 3rd JUNE 2020 ~~2020~~

PARKVALE PROPERTY LIMITED

and

JCB DEVELOPMENTS (EAST ANGLIA) LIMITED

LEGAL CHARGE

Land on the south and east side of 23 Ormesby Road, Great Yarmouth, NR30 5QJ in
the county of Norfolk – Title Number NK487408

ENGLAND & CO.

Solicitors,

GORLESTON

THIS LEGAL CHARGE is made the 3RD day of JUNE 2020
BETWEEN PARKVALE PROPERTY LIMITED, of 55 Crown Street Brentwood Essex,
CM14 4BD Company Reg No.11922096 ("Parkvale Property Limited") and JCB
DEVELOPMENTS (East Anglia) Limited Company Register number 08542023 ("JCB
DEVELOPMENTS") of 3 Cromer Road, Ormesby, Great Yarmouth,
Norfolk, NR29 3RD.

WHEREAS:-

1. Parkvale Property Limited have agreed to advance to JCB Developments (East Anglia) Limited the sum of One Hundred and Twenty Thousand Pounds (£120,000.00) and any further advances.
2. JCB Developments (East Anglia) Limited have agreed to charge the property known as Land on south and east side of 23 Ormesby Road Caister on Sea Great Yarmouth NR30 5QJ (the Property) in favour of the Parkvale Property Limited to secure the specified sum herein after defined.

NOW THIS DEED WITNESSETH as follows:-

1. In this Deed the following expression shall have the following meanings:-
 - "the Repayment Date"
 - (i) shall be on the death of Mr Warren Bensley
 - (ii) any disposition of a legal or equitable estate or interest in the Charged Property
 - (iii) 22 April 2021

Whichever is the earlier, "the Specified Sum" shall be £120,000.00 together with any further advances

2. JCB Developments (East Anglia) Ltd covenants with Parkvale Property Limited to pay to them the Specified Sum on the Repayment Date this being the legal date for redemption and when the power of sale arises with interest thereon at the sum which is 10% of the balance outstanding at the date of actual payment, and in addition, and in the event that the payment is not made on the Repayment Date, interest will be due at the rate of 10% on the balance outstanding
3. JCB Developments (East Anglia) Ltd charge by way of Legal Charge with full title guarantee the land comprised and the property in the above title with payment to Parkvale Property Limited of the Specified Sum interest and other money hereby covenants to be paid by the JCB Developments (East Anglia) Ltd
4. JCB Developments (East Anglia) Ltd further covenants with Parkvale Property Limited that they will:-
 - 4.1 at all times keep the Property insured and produce on demand evidence of the terms of the Policy and receipt for the last payment of the premium
 - 4.2 will at all times keep the property in good repair and condition
 - 4.3 will not charge the property in favour of any person without the written consent of Parkvale Property Limited
 - 4.4 will not during the continuance of this security without the consent in writing of Parkvale Property Limited register or cause to be registered under the Land

Registrations Act 1925 to 1997 any amendment thereto for the time being in force
any person or persons as proprietor of the Charged Property

4.5 will not without the written consent of the Parkvale Property Limited grant or
agree to grant any lease or tenancy of the property or any part thereof

5. IT IS AGREED AND DECLARED as follows: -

5.1 The statutory power of sale shall be applicable hereto

5.2 The power of sale and all other statutory powers vested in Parkvale Property
Limited shall in favour of the purchasers arise six months from the date hereof

IN WITNESS whereof this Deed has been duly executed the day and year before written

Signed as a Deed by PARKVALE PROPERTY LIMITED
Acting by a Director
in the presence of:-

Signature of witness

Name (in BLOCK CAPITALS)

Address

Occupation

Signed as a Deed by JCB DEVELOPMENTS (EA) LIMITED
Acting as a Director
in the presence of:-

Signature of witness

Name (in BLOCK CAPITALS)

Address

Occupation

Paul Gregory, Partner / FCILEX
Norton Paskett Solicitors
18 Church Plain
Great Yarmouth
NR30 1NF

Dated 2019

PARKVALE PROPERTY LIMITED
and
JCB DEVELOPMENTS (EAST ANGLIA) LIMITED

LLEGAL CHARGE

Land on the south and east side of 23 Cemetery Road, Great Yarmouth, NR30 5Q1 in
the county of Norfolk - Title Number NK487408

ENGLAND & CO.
Solicitors,
GORLESTON