



Registration of a Charge

Company Name: **IMAGINATIVE PROPERTY GROUP LIMITED**

Company Number: **08563469**



Received for filing in Electronic Format on the: **11/03/2024**

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Details of Charge

Date of creation: **01/03/2024**

Charge code: **0856 3469 0010**

Persons entitled: **PARAGON BANK PLC**

Brief description: **LEASEHOLD PROPERTY KNOWN AS 2 HANSEN COURT, HEOL GLAN
RHEIDOL, CARDIFF, CF10 5NX**

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, SAVE FOR MATERIAL REDACTED PURSUANT
TO S. 859G OF THE COMPANIES ACT 2006, THE ELECTRONIC
COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION
FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL
INSTRUMENT.**

Certified by: **JOHN MOORE**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 8563469

Charge code: 0856 3469 0010

The Registrar of Companies for England and Wales hereby certifies that a charge dated 1st March 2024 and created by IMAGINATIVE PROPERTY GROUP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th March 2024 .

Given at Companies House, Cardiff on 15th March 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**

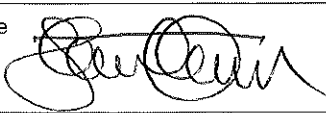
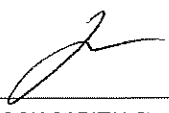
LEGAL CHARGE

July 2020

| | |
|-------------------------------------|---|
| Account number | 5260908 |
| Date | 1st March 2024 |
| Lender | Paragon Bank PLC |
| Registered office | 51 Homer Road, Solihull, West Midlands B91 3QJ |
| Registered No. | 05390593 |
| Borrower | Imaginative Property Group Limited |
| Registration No. (if applicable) | 08563469 |
| Property | 2 Hansen Court, Heol Glan Rheidol, CARDIFF, CF10 5NX |
| Title No. | CYM 404794 |
| Mortgage Conditions | The Paragon Buy-to-let Mortgage Conditions (Second Edition) |

- Expressions used in this Legal Charge have the same meanings given to them in the Mortgage Conditions. Where any of the covenants or agreements contained in this Legal Charge are given by more than one person they shall be treated as having been given by those persons jointly and severally.
- The Borrower with full title guarantee charges the Property (including the gross rents, licence fees and any other money at any time derived from the Property) BY WAY OF LEGAL MORTGAGE with the payment of the Secured Amount.
- This Legal Charge incorporates, and is subject to, the Mortgage Conditions and the Offer and the Borrower covenants with the Lender to observe and comply with, and be bound by, the Mortgage Conditions and the Offer.
- This Legal Charge is a continuing security for the payment and discharge of the Secured Amount.
- This Legal Charge is made for securing further loans and the Lender is under an obligation to make further advances. Application is made by the Lender to Chief Land Registrar for a note to be entered on the registered title of the Property to that effect.
- The Borrower applies to the Chief Land Registrar for a restriction to be registered against the registered title to the effect that 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 [] in favour of Paragon Bank PLC Limited referred to in the charges register.

Signed as a deed by the Borrower or Executed as a deed by the Borrower acting by a Director / Member

| |
|---|
| Borrower / Director / Member 1 |
| Signature  |
| Name (in BLOCK CAPITALS) STEVEN JAMES CORNEN |
| Witness |
| Signature  |
| Name (in BLOCK CAPITALS) JOHN MOON |
| Address Colin Jones Clarke & Hartland Solicitors 17 Thompson Street, Barry Vale of Glamorgan CF63 4JL |

| |
|---------------------------------------|
| Borrower / Director / Member 2 |
| Signature |
| Name (in BLOCK CAPITALS) |
| Witness |
| Signature |
| Name (in BLOCK CAPITALS) |
| Address |

| |
|---------------------------------------|
| Borrower / Director / Member 3 |
| Signature |
| Name (in BLOCK CAPITALS) |
| Witness |
| Signature |
| Name (in BLOCK CAPITALS) |
| Address |

| |
|---------------------------------------|
| Borrower / Director / Member 4 |
| Signature |
| Name (in BLOCK CAPITALS) |
| Witness |
| Signature |
| Name (in BLOCK CAPITALS) |
| Address |

Form of Legal Charge filed at the Land Registry under reference MD1413H

PARAGON 51 HOMER ROAD, SOLIHULL, WEST MIDLANDS B91 3QJ

2205-1(07/2020)

☎ 0345 849 4040

✉ btlenquiries@paragonbank.co.uk

💻 www.paragonbank.co.uk

Paragon Bank PLC is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Registered in England number 05390593. Registered office 51 Homer Road, Solihull, West Midlands B91 3QJ. Paragon Bank PLC is registered on the Financial Services Register under the firm reference number 604551.