



**Registration of a Charge**

Company name: **Sunbirth (Dog & Duck) Limited**

Company number: **08692334**



X6G6PV9N

Received for Electronic Filing: **02/10/2017**

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**Details of Charge**

Date of creation: **29/09/2017**

Charge code: **0869 2334 0004**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **DOG & DUCK HOTEL, 44 CANTERBURY ROAD, MARGATE, CT9 5BG  
TITLE NUMBER: K878495.**

**Contains fixed charge(s).**

**Contains negative pledge.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**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: **MERIEL O'LOUGHLIN**



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

Company number: 8692334

Charge code: 0869 2334 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th September 2017 and created by Sunbirth (Dog & Duck) Limited was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 2nd October 2017 .

Given at Companies House, Cardiff on 4th October 2017

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**

(SM)

<b>MORTGAGE DEED</b>	
<b>Account Number:</b> D133702601	<b>Date:</b> 29 September 2017
<b>Lender:</b> Aldermore Bank PLC (and its transferees as described in the Mortgage Conditions) whose registered office is 1st Floor Block B, Western House, Peterborough Business Park, Lynch Wood, Peterborough PE2 6FZ	
<b>Mortgage Conditions:</b> The Aldermore Bank PLC Property Development Mortgage Conditions 2013	
<b>Full Name(s) of Chargor(s) :</b> Sunbirth (Dog & Duck) Limited (CRN: 08692334) whose registered office is at Court Lodge, Valley Road, Fawkham, Kent, DA3 8NA	
<b>Property :</b> All that freehold land being Dog & Duck Hotel, 44 Canterbury Road, Margate, CT9 5BG registered at the Land Registry with title absolute under title number K878495	
<b>Title No:</b> K878495	
<p>1. This Charge incorporates the Mortgage Conditions copies of which have been received by the Chargor which the Chargor hereby acknowledges.</p> <p>2. The Chargor as legal owner with full title guarantee and as continuing security hereby charges the Property by way of first legal mortgage in favour of the Lender in security for the payment and discharge of the secured amount (as defined in the Mortgage Conditions).</p> <p>3. The Chargor as legal owner and with full title guarantee assigns to the Lender as security for the payment and discharge of the secured amount (as defined in the Mortgage Conditions) the goodwill of any business carried on upon the Property from time to time (together with any licences relating to the same under the Licensing Act 2003) subject to redemption upon payment of the secured amount.</p> <p>4. This Charge secures further advances but the Lender is not obliged to make further advances.</p> <p>5. The Chargor agrees to pay the secured amount (as defined in the Mortgage Conditions) in accordance with its terms and comply with the Mortgage Conditions.</p> <p>6. The Chargor hereby applies 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 is to be registered without a written consent signed by the proprietor for the time being of the charge dated [this charge] in favour of Aldermore Bank PLC referred to in the Charges Register".</p>	
Signed as a deed by the Chargor(s) in the presence of the witness.	
<b>Chargor</b>	<b>Witness (signature, name and address) (each Chargor's signature must be separately witnessed)</b>
Signature of Ian West as Director of the Chargor <i>[Signature]</i>	Signature <i>[Signature]</i> Name/Address <b>Paul D. J. Sparks LLB</b> <b>A Solicitor Empowered</b> <b>to Administer Oaths</b>
Signature of Sadie West as Director of the Chargor <i>[Signature]</i>	Signature <i>[Signature]</i> Name/Address <b>Paul D. J. Sparks LLB</b> <b>A Solicitor Empowered</b> <b>to Administer Oaths</b>
Signature	Signature Name/Address

Form of Mortgage Deed filed at HM Land Registry under reference MD1226N.

We hereby certify this to be a true  
and accurate copy of the original

SAMA LLP  
Shakespeare Martineau LLP