



Registration of a Charge

Company Name: **ARC TRUSTEES LIMITED**

Company Number: **08818861**



Received for filing in Electronic Format on the: **26/10/2023**

XCEYFL56

Details of Charge

Date of creation: **06/10/2023**

Charge code: **0881 8861 0021**

Persons entitled: **STUART GILL AND HELEN WARHURST GILL AS TRUSTEES OF ARTEN PENSIONS SSAS**

Brief description: **GROUND FLOOR COMMERCIAL UNITS QUEENS WALK, BEAR STREET, BARNSTAPLE, NORTH DEVON, EX32 7DA AND MORE PARTICULARLY DESCRIBED IN THE CHARGE AS DEMISED BY A LEASE DATED 6 OCTOBER 2023 MADE BETWEEN (1) TREE BEECH LIMITED AND (2) CAROLINE ANN BORG, AMANDA ANNE BORG AND ARC TRUSTEES LIMITED AS TRUSTEES OF THE ADMIRE PENSION SCHEME**

Contains negative pledge.

Chargor acting as a bare trustee for the property.

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: **NISHITA GUDKA**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 8818861

Charge code: 0881 8861 0021

The Registrar of Companies for England and Wales hereby certifies that a charge dated 6th October 2023 and created by ARC TRUSTEES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 26th October 2023 .

Given at Companies House, Cardiff on 30th October 2023

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**

HM Land Registry

Legal charge of a registered estate

CH1

This form should be accompanied by either Form AP1 or Form FR1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Give full name(s).

Complete as appropriate where the borrower is a company.

Enter the overseas entity ID issued by Companies House for the borrower pursuant to the Economic Crime (Transparency and Enforcement) Act 2022. If the ID is not required, you may instead state 'not required'.

Further details on overseas entities can be found in [practice guide 78: overseas entities](#).

1	Title number(s) of the property:
2	Property: Ground Floor Commercial Units Queens Walk, Bear Street, Barnstaple, North Devon EX32 7DA – specifically numbers 41, 41a, 42 Bear Street and Units 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 Queens Walk as demised in a lease dated the date hereof and made between (1) Tree Beech Limited and (2) the Borrower
3	Date: 6 October 2023
4	Borrower: Caroline Ann Borg, Amanda Anne Borg and ARC Trustees Limited (CRN: 08818861) together being the trustees of the Admire Pension Scheme <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: <u>For overseas entities</u> (a) Territory of incorporation or formation: (b) Overseas entity ID issued by Companies House, including any prefix: (c) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

Certified to be a true and exact copy of the original document


Solicitor for Lee Bolton Monier-Williams LLP

Give full name(s).

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

Each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an email address.

Place 'X' in any box that applies.

Add any modifications.

Place 'X' in the appropriate box(es).

You must set out the wording of the restriction in full.

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.

Insert details of the sums to be paid (amount and dates) and so on.

5

Lender for entry in the register:

Shyack Gull and Helen Warkus
~~Arten Pensions SSAS operating by its corporate trustee Retirement Capital~~

For UK incorporated companies/LLPs

Registered number of company or limited liability partnership including any prefix:

For overseas companies

(a) Territory of incorporation:

(b) Where the entity is a company with a place of business in the United Kingdom, the registered number, if any, issued by Companies House, including any prefix:

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Lender's intended address(es) for service for entry in the register:

Arten Pensions SSAS of 181 Wollaton Road, Beeston, Nottingham, NG9 2PN (Lender) operating by its corporate trustee Retirement Capital of Data Processing Centre, Retirement Capital Venture Wales Building, Merthyr Tydfil Industrial Business Park, Merthyr Tydfil, Wales CF48 4DR

7

The borrower with

- ☒ full title guarantee
☐ limited title guarantee

charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9

8

- ☐ The lender is under an obligation to make further advances and applies for the obligation to be entered in the register
☐ The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:

9

Additional provisions

9.1 This charge secures the sums as set out in an agreement dated *6 October 2023* made between the Borrower and the Lender

9.2 The parties to this document hereby agree and acknowledge that the liability of ARC Trustees Limited shall not be personal and shall be limited to the available assets of the Admire Pension Scheme.

The borrower must execute this charge as a deed using the space opposite. If there is more than one borrower, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If a note of an obligation to make further advances has been applied for in panel 8 this document must be signed by the lender or its conveyancer.

Examples of the correct form of execution are set out in practice guide 8: execution of deeds. Execution as a deed usually means that a witness must also sign, and add their name and address.

10 Execution

Signed as a deed by)
CAROLINE ANN BORG)
as trustee of the Admire)
Pension Scheme in the)
presence

C. Borg

Signature of witness

Schapman

Name of witness

(BLOCK CAPITALS) SARAH CHAPMAN

Address of witness 22 SEYMOUR ROAD
PLT 4NY

Signed as a deed by)
AMANDA ANNE BORG)
as trustee of the Admire)
Pension Scheme in the)
presence

A. Borg

Signature of witness

Schapman

Name of witness

(BLOCK CAPITALS) SARAH CHAPMAN

Address of witness 22 SEYMOUR ROAD
PLT 4NY

Executed as a deed by)
ARC TRUSTEES)
LIMITED as trustee of)
the Admire Pension)
Scheme acting by a)
director in the presence

A. R

Signature of witness

Mason

Name of witness

(BLOCK CAPITALS) AMANDA LOW

Address of witness

130 BURY NEW ROAD
MANCHESTER
M25 0AA

WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.