



**Registration of a Charge**

Company name: **PRESTON & PRESTON LTD**

Company number: **10086780**



X8D62C1K

Received for Electronic Filing: **02/09/2019**

---

**Details of Charge**

Date of creation: **22/08/2019**

Charge code: **1008 6780 0013**

Persons entitled: **STEPHEN ANDREW GOULD AND LYNN ANNETTE GOULD AS TRUSTEES OF THE ETS (PORTSMOUTH) LIMITED RETIREMENT BENEFIT SCHEME**

Brief description: **THE PROPERTY KNOWN AS 4,5 & 6 RED LION BUSINESS PARK, RED LION ROAD, SURBITON, SURREY, KT6 7QD AND REGISTERED AT LAND REGISTRY UNDER TITLE NUMBERS TGL153116 AND TGL155498**

---

**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: **ROYDS WITHY KING**



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

Company number: 10086780

Charge code: 1008 6780 0013

The Registrar of Companies for England and Wales hereby certifies that a charge dated 22nd August 2019 and created by PRESTON & PRESTON LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 2nd September 2019 .

Given at Companies House, Cardiff on 3rd September 2019

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

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

Signed: *Rayde Winy King*

Dated: *2/9/19*

# 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.

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.

1	Title number(s) of the property:  TGL153116 and TGL155498
2	Property: Units 4, 5 and 6 Red Lion Business Park, Red Lion Road, Surbiton KT6 7QD
3	Date: 22 AUGUST 2019
4	Borrower: Preston & Preston Ltd  <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix: 10086780 <u>For overseas companies</u> (a) Territory of incorporation:  (b) Registered number in the United Kingdom including any prefix:
5	Lender for entry in the register:  Stephen Andrew Gould and Lynn Annette Gould (acting in their capacity as Trustees of the ETS (Portsmouth) Limited Retirement Benefit Scheme)  <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:  <u>For overseas companies</u> (a) Territory of incorporation:  (b) Registered number in the United Kingdom including any prefix:

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 electronic 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.

6	<p>Lender's intended address(es) for service for entry in the register:</p> <p>Hampshire House, Knowl Hill, Woking GU22 7HL</p>
7	<p>The borrower with</p> <p><input checked="" type="checkbox"/> full title guarantee</p> <p><input type="checkbox"/> limited title guarantee</p> <p>charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9</p>
8	<p><input type="checkbox"/> The lender is under an obligation to make further advances and applies for the obligation to be entered in the register</p> <p><input type="checkbox"/> The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:</p>
9	<p>Additional provisions</p> <p>9.1 The charge secures a deferred payment of £200,000 <del>plus VAT</del> and interest and costs referred to in a contract for the sale and purchase of the Property entered into between the Lender and the Borrower dated 22 / 08 / 2019 ('the Contract') such sum to be paid by the Borrower to the Lender on 22 / 08 / 2020 (and to include default interest and costs in the event of late payment as specified in the Contract)</p> <p>9.2 The Borrower consents to an application being made by the Lender to the Land Registrar for the following restriction in Form P to be registered against its titles to the Property:</p> <p>"No transfer 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 charge dated 22 AUGUST 2019 in favour of Stephen Andrew Gould and Lynn Annette Gould (acting in their capacity as Trustees of the ETS (Portsmouth) Limited Retirement Benefit Scheme) referred to in the charges register or their conveyancer."</p> <p>9.3 To the extent permitted by law, any right, power or discretion conferred by this deed (either expressly or impliedly) or by law on a receiver (being a receiver appointed by the Lender pursuant to clause 9.6 may, after the security constituted by this deed has become enforceable, be exercised by the Lender in relation to any of the assets charged by this deed ('the Charged Assets') whether or not it has taken possession of the Charged Assets and without first appointing a receiver or notwithstanding the appointment of a receiver.</p> <p>9.4 For the purposes of all powers implied by statute, the amounts secured by this deed pursuant to the Contract are deemed to have become due and payable on 22 AUGUST 2020.</p>

9.5 After the security constituted by this deed has become enforceable, the Lender may, in its absolute discretion, enforce all or any part of that security at the times, in the manner and on the terms it thinks fit, and take possession of and hold or dispose of all or any part of the Charged Assets

9.6 At any time after the security constituted by this deed has become enforceable, or at the request of the Borrower, the Lender may, without further notice, appoint by way of deed, or otherwise in writing, any one or more persons to be a Receiver of all or any part of the Charged Assets.

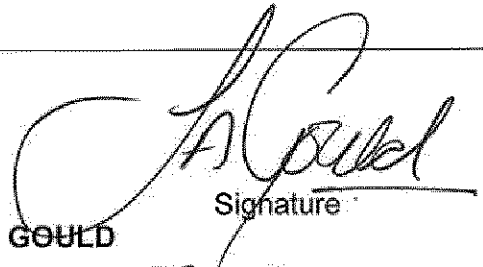
9.7 The power to appoint a Receiver (whether conferred by this deed or by statute) shall be, and remain, exercisable by the Lender despite any prior appointment in respect of all or any part of the Charged Assets

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.

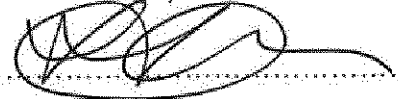
10 Execution

Signed as a deed by  
**STEPHEN ANDREW GOULD**  
in the presence of:

Signature



Signature of witness .....



Name .....

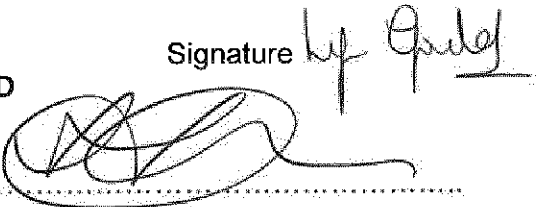
Ja Farr

Address .....

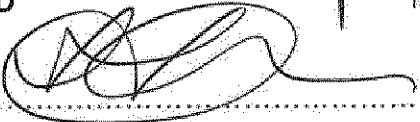
Barlow Robbins LLP  
The Oriel  
Sydenham Road  
Guildford  
Surrey GU1 3SR

Signed as a deed by  
**LYNN ANNETTE GOULD**  
in the presence of:

Signature



Signature of witness .....



Name .....

Ja Farr

Address .....

Barlow Robbins LLP  
The Oriel  
Sydenham Road  
Guildford  
Surrey GU1 3SR

Executed as a deed by  
**PRESTON & PRESTON LTD**  
acting by a director in the  
presence of:

Signature

Director

Signature of witness .....

Name .....

Address .....

**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.

© Crown copyright (ref: LR/HO) 05/18  
WB-19530511