



**Registration of a Charge**

Company name: **DECIMUS DEVELOPMENTS HA LIMITED**

Company number: **10243364**

Received for Electronic Filing: **14/12/2016**



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**Details of Charge**

Date of creation: **01/12/2016**

Charge code: **1024 3364 0002**

Persons entitled: **BRIDGECO LIMITED**

Brief description: **50 SEDLESCOMBE ROAD SOUTH, ST.LEONARDS ON SEA, EAST  
SUSSEX, TN38 0TJ TITLE NUMBER: HT12653 FOR MORE DETAILS  
PLEASE REFER TO THE INSTRUMENT**

**Contains fixed charge(s).**

**Contains floating 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:

**FIELDFISHER**



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

Company number: 10243364

Charge code: 1024 3364 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 1st December 2016 and created by DECIMUS DEVELOPMENTS HA LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 14th December 2016 .

Given at Companies House, Cardiff on 15th December 2016

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

MORTGAGE DEED – Corporate

This Legal Charge is made on the Date between the Mortgagor(s) and the Lender

Date:	01 December 2016
Lender:	BRIDGECO LIMITED (Company Number: 06629989) whose registered office is at 33 Holborn, London, EC1N 2HT.
Borrower:	DECIMUS DEVELOPMENTS HA LIMITED (Company Number: 10243364) whose registered office is at Scotts Sufferance Wharf, 5 Mill Street, London, SE1 2DF
Mortgagor(s):	DECIMUS DEVELOPMENTS HA LIMITED (Company Number: 10243364) whose registered office is at Scotts Sufferance Wharf, 5 Mill Street, London, SE1 2DF
Property:	<del>Building Plot at 50 Sedlescombe Road South, St. Leonards on Sea, East Sussex, TN38 0TJ &amp; 102 London Road, St Leonards on Sea, East Sussex, TN37 6LT &amp; Building Plot, 102 London Road, St Leonards on Sea, East Sussex, TN37 6LT (1st Charge)</del>
Title Numbers:	HT 12653

The Mortgagor named above, as continuing security for the payment of the Secured Liabilities, hereby:

- 1 With full title guarantee:
  - a. charges the Property mentioned above as legal owner by way of legal mortgage in favour of the Lender;
  - b. charges and (subject to redemption) assigns all the Related Rights to the Lender; and
  - c. (where the Mortgagor is a company) charges in favour of the Lender by way of first floating charge the whole of the Mortgagor's undertaking and all its present or future property and assets.
- 2 Agrees that this Legal Charge is capable of securing further advances and re-advances.
- 3 Applies to the Chief Land Registrar for the following restriction to be entered in the proprietorship register of any registered land forming part of the Property:
 


*"No disposition of the registered estate by the proprietor(s) of the registered estate, or by the proprietor of any future 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 [ 01/12/16 ] in favour of Bridgeco Limited referred to in the charges register".*
- 4 Agrees to and is bound by the Conditions.
- 5 Acknowledges that the Conditions shall be deemed to be incorporated herein and that they have received a copy of the Conditions and read their terms.
- 6 Agrees that to the extent not validly and effectively charged by way of legal mortgage pursuant to Clause 1, the Mortgagor charges by way of fixed charge any and all of its present and future rights, title and interest in the Property.
- 7 Agrees that the Lender may at any time on notice to the Mortgagor convert the floating charge referred to in Clause 1(c) into a fixed charge as regards all or any asset specified in such notice. Additionally, the said floating charge will automatically convert into a fixed charge upon the occurrence of an Enforcement Event.

**NOTE:**


- 1 The Conditions mentioned above are the OCTOPUS PROPERTY LENDING AND MORTGAGE CONDITIONS CLMC0916 THESE SHOULD BE GIVEN TO YOU BEFORE YOU SIGN THIS MORTGAGE. IF THEY HAVE NOT BEEN, DON'T SIGN THIS MORTGAGE.
- 2 The Secured Liabilities are the liabilities which are secured by this mortgage and are defined in the Conditions.

**Mortgagor**

**EXECUTED as a DEED by  
DECIMUS DEVELOPMENTS HA LIMITED acting by two Directors:**

Director's Signature:.....

Director's Name:.....MANDY KATRINA WRAY

Director's Signature:.....

Director's Name:.....HARRY ELDON YOUNG

SIGNED on behalf of Bridgeco Limited 