

MR01

Particulars of a charge

022097/23



Go online to file this information
www.gov.uk/companieshouse

A fee is payable with this form
Please see 'How to pay' on the last page.

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument.

☐ **What this form is NOT for**
You may not use this form to
register a charge where there is no
instrument. Use form MR08.

For further information, please
refer to our guidance at:
www.gov.uk/companieshouse

This form **must be delivered to the Registrar for registration with 21 days** beginning with the day after the date of creation of the charge. If delivered outside of the 21 days it will be rejected unless it is accompanied by a court order extending the time for delivery.



You **must** enclose a certified copy of the instrument with this form. It must be scanned and placed on the public record. **Do not send the original.**

SATURDAY



AA7Z6IIB

A05

03/07/2021

#23

COMPANIES HOUSE

1 Company details

Company number 1 0 6 2 2 2 8 1

Company name in full Avocet Faculties Limited

For official use

→ Filling in this form

Please complete in typescript or in
bold black capitals.

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date 0 6 0 1 2 0 2 1

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge.

Name Omega Infinite Plc (In Liquidation)

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below.

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge.

MR01

Particulars of a charge

4**Brief description**

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.

Brief description

1 Sunwick Farm Cottages, Berwick-Upon Tweed, TD15 1XG and 2 Sunwick Farm Cottages, Berwick-Upon Tweed, TD15 1XG being the subjects registered in the Land Register of Scotland under Title Number BER7040. For more details please refer to the instrument.

Please submit only a short description if there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".

Please limit the description to the available space.

5**Other charge or fixed security**

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box.

☐ Yes☒ No**6****Floating charge**

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

☐ Yes Continue☒ No Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ Yes**7****Negative Pledge**

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box.

☐ Yes☒ No**8****Trustee statement ^①**

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge.

☐

^①This statement may be filed after the registration of the charge (use form MR06).

9**Signature**

Please sign the form here.

Signature

Signature

X

X

NEIL VELL, SOLICITOR TO OMCOR INFRASTRUCTURE PLC

This form must be signed by a person with an interest in the charge.

MR01

Particulars of a charge



Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name
Neil Kelly

Company name
MD Law

Address
Broom Hall 8-10 Broomhall Road

Sheffield

Post town
Sheffield

County/Region

Postcode
S 1 0 2 D R

Country
England

DX

Telephone
0114 299 4890



Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☒ The company name and number match the information held on the public Register.
- ☒ You have included a certified copy of the instrument with this form.
- ☒ You have entered the date on which the charge was created.
- ☒ You have shown the names of persons entitled to the charge.
- ☒ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☒ You have given a description in Section 4, if appropriate.
- ☒ You have signed the form.
- ☒ You have enclosed the correct fee.
- ☒ Please do not send the original instrument; it must be a certified copy.



Important information

Please note that all information on this form will appear on the public record.



How to pay

A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House.'



Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

For companies registered in England and Wales:

The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.

For companies registered in Scotland:

The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post).

For companies registered in Northern Ireland:

The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG.
DX 481 N.R. Belfast 1.



Further information

For further information, please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10622281

Charge code: 1062 2281 0003

The Registrar of Companies for England and Wales hereby certifies that a charge dated 6th January 2021 and created by AVOCET FACULTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd July 2021.

P

Given at Companies House, Cardiff on 16th August 2021



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

IN THE HIGH COURT OF JUSTICE
BUSINESS AND PROPERTY COURTS IN LEEDS
INSOLVENCY AND COMPANIES LIST (ChD)



CR-2021-LDS-000149

IN THE MATTER OF AVOCET FACULTIES LIMITED (CRN: 10622281)
AND IN THE MATTER OF THE COMPANIES ACT 2006

BETWEEN

OMEGA INFINITE PLC (IN LIQUIDATION) (CRN: 09346715)

Claimant

and

AVOCET FACULTIES LIMITED (CRN: 10622281)

Defendant

ORDER

BEFORE DISTRICT JUDGE GEDDES

On 23rd June 2021

UPON the Part 8 Claim of Omega Infinite Plc (in Liquidation) dated 29 March 2021 seeking an extension of the time for registration of charges pursuant to section 859F of the Companies Act 2006

AND UPON READING the Witness Statement of Neil Thomas Kelly filed in support

AND UPON the Order of District Judge Geddes dated 13 April 2021 ("the Order") and the subsequent Order dated 7 June 2021

AND UPON READING the Application of Omega Infinite Plc (In Liquidation) dated 24 May 2021 and the second Witness Statement of Neil Thomas Kelly filed in support

AND UPON THE COURT considering the Claim and the Application on the papers without a hearing and being satisfied that the omission to register the charges was due to inadvertence or was accidental and is not of a nature to prejudice the position of the creditors of shareholders of the Defendant

IT IS ORDERED THAT:-

1. The Order is set aside only in so far as it relates to the land and property known as 1 and 2 Sunwick Farm Cottages, Berwick-Upon-Tweed, TD15 1XG (Title Number BER7040).
2. The time for registration in the manner required by section 859A of the Companies Act 2006 of the standard securities dated 6 January 2021 made between the Claimant and the Defendant of certain land and property known as 1 and 2 Sunwick Farm Cottages, Berwick-Upon-Tweed, TD15 1XG (Title Number BER7040) and to secure repayment of sums due to the Claimant be extended to 21 days from the date of this Order.
3. This order is made without prejudice to the rights of any person acquired between the date of creation of the charge and the date of its actual registration.
4. No order as to costs.
5. The Claimant shall serve this Order on the Defendant.

AND IT IS DIRECTED THAT the Registrar of Companies shall not issue a conclusive certificate of registration in respect of the charge until such time as the Registrar of Companies is satisfied that (1) no winding up or administration has commenced at the expiry of 28 days from the date of this order or (2) if a winding up or administration has commenced within 28 days from the date of this order no application has been made to vary or discharge this order by a liquidator or administrator within 56 days from the date of this order

Service of Order

The Court has provided a sealed copy of this Order to the serving party:

MD Law, Broom Hall, 8-10 Broomhall Road, Sheffield, S10 2DR (Ref: NTK/1900)

Note

As this Order was made without a hearing, any party may apply to have the Order set aside, varied or stayed providing such application is made within seven days of service of the Order

IN THE HIGH COURT OF JUSTICE
BUSINESS AND PROPERTY COURTS IN LEEDS
INSOLVENCY AND COMPANIES LIST (ChD)



IN THE MATTER OF AVOCET FACULTIES LIMITED (CRN: 10622281)
AND IN THE MATTER OF THE COMPANIES ACT 2006

CR-2021-LDS-000149

BETWEEN

OMEGA INFINITE PLC (IN LIQUIDATION) (CRN: 09346715)

Claimant

and

AVOCET FACULTIES LIMITED (CRN: 10622281)

Defendant

ORDER

BEFORE DISTRICT JUDGE GEDDES ON 13 APRIL 2021

UPON the Part 8 Claim of Omega Infinite Plc (in Liquidation) dated 29 March 2021 seeking an extension of the time for registration of charges pursuant to section 859F of the Companies Act 2006

AND UPON READING the Witness Statement of Neil Thomas Kelly filed in support

AND UPON THE COURT considering the Claim on the papers without a hearing and being satisfied that the omission to register the charges was due to inadvertence or was accidental and is not of a nature to prejudice the position of the creditors of shareholders of the Defendant

IT IS ORDERED THAT: -

1. The time for registration in the manner required by section 859A of the Companies Act 2006 of the standard securities dated 6 January 2021 made between the Claimant and the Defendant of certain land and property known as 1 and 2 Sunwick Farm Cottages, Berwick-Upon-Tweed,

TD15 1XG (Title Number BER7040) and Port A Chaipuill, Loch Lomond, Arrochar (Title Number DMB81850) and to secure repayment of sums due to the Claimant be extended to 21 days from the date of this Order.

2. No order as to costs.
3. The Claimant shall serve this Order, the Part 8 Claim Form and the Witness Statement of Neil Thomas Kelly on the Defendant.

Service of Order - The Court has provided a sealed copy of this Order to the serving party:

MD Law, Broom Hall, 8-10 Broomhall Road, Sheffield, S10 2DR (Ref: NTK/1900)

Note

As this Order was made without a hearing, any party may apply to have the Order set aside, varied or stayed providing such application is made within seven days of service of the Order

**SIGNING THIS DOCUMENT WILL HAVE CERTAIN LEGAL CONSEQUENCES – YOU
SHOULD TAKE INDEPENDENT LEGAL ADVICE BEFORE SIGNING**

STANDARD SECURITY

by

AVOCET FACULTIES LIMITED

In favour of


OMEGA INFINITE PLC (in Liquidation)

Property: 1 Sunwick Farm Cottages, Berwick-Upon-Tweed, TD15 1XG and 2 Sunwick Farm
Cottages, Berwick-Upon-Tweed, TD15 1XG

BBM Solicitors
Unit 5b Wick Business Park
Wick
Caithness
KW1 4QR

27 George Street
Edinburgh
EH2 2PA

We hereby certify that this is a true
copy of the original document.


.....
MD Law

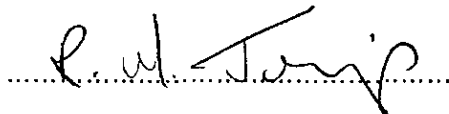
Dated: 22/4/21
.....


B B M
SOLICITORS

SIGNING THIS DOCUMENT WILL HAVE CERTAIN LEGAL CONSEQUENCES – YOU SHOULD TAKE INDEPENDENT LEGAL ADVICE BEFORE SIGNING.

We, AVOCET FACULTIES LIMITED, a company incorporated under the Companies Acts (company number 10622281) having our registered office at 25 Palace Street, Berwick-Upon-Tweed, Northumberland, United Kingdom, TD15 1HN hereby GRANT A STANDARD SECURITY in favour of OMEGA INFINITE PLC (in Liquidation) , a company incorporated under the Companies Acts (company number 09346715) and having its registered office at 25 Palace Street, Berwick-Upon-Tweed, Northumberland, TD15 1HN acting through its Liquidators MR ASHLEIGH FLETCHER of Begbies Traynor (SY) LLP of 3rd Floor, Westfield House, 60 Charter Row, Sheffield, S1 3FZ and MISS JOANNE HAMMOND of Begbies Traynor (SY) LLP of 3rd Floor, Westfield House, 60 Charter Row, Sheffield, S1 3FZ, both as Joint Liquidators of CONFORM to Certificate of Appointment of Liquidator by the Secretary of State with reference LQD5818807 and dated 28th April 2020, over the subjects known as and forming 1 Sunwick Farm Cottages, Berwick-Upon-Tweed, TD15 1XG and 2 Sunwick Farm Cottages, Berwick-Upon-Tweed, TD15 1XG being the subjects registered in the Land Register of Scotland under Title Number BER7040 Together with (One) the whole rights, sole, common, mutual and others pertaining to the subjects; (Two) the fittings and fixtures therein and thereon; (Three) the parts, privileges and pertinents effeiring thereto; and (Four) our whole right title and interest, present and future therein and thereto; The standard conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970, and any lawful variation thereof operative for the time being, shall apply: And I grant warrandice: IN WITNESS WHEREOF

Signature of Witness



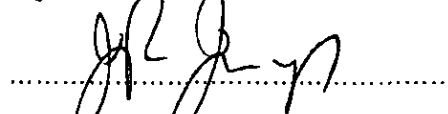
Full Name of Witness

ROSE MARY JENNINGS

Address of Witness

9 RUDDY LEA
HUTTONS RUDDY
TS15 0JZ

Signature of Granter



Full Name of Granter

JAMES ROBERT JENNINGS

Position

DIRECTOR

on behalf of Avocet Faculties Limited

Place 25 Palace St, Berwick.

Date 19/11/2020



LAND REGISTER OF SCOTLAND



TITLE NUMBER BER7040

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION

12 MAR 2003

DATE TITLE SHEET UPDATED TO

08 MAR 2021

We hereby certify that this is a true copy of the original document.

REAL RIGHT

OWNERSHIP

MD Law
MD Law

Dated: 22/4/21

DESCRIPTION

Subjects 1 SUNWICK FARM COTTAGES and 2 SUNWICK FARM COTTAGES, BERWICK-UPON-TWEED TD15 1XG edged red on the Title Plan being 3.1 hectares in measurement on the Ordnance Map together with the servitudes in Part 3 of the Disposition in Entry 1 of the Burdens section. Together also with the subsisting rights to real burdens specified in the Schedule below.

SCHEDULE OF PARTICULARS RELATIVE TO SUBSISTING RIGHTS TO REAL BURDENS

Entry No	Benefited Property	Real Burdens	Burdened Property
1	subjects in this Title	Part 2 of the Disposition to Janet Orr, registered 15 Aug. 2013, in Entry 1 of the Burdens section	the "Retained Property" as described in the Disposition in Entry 1 of the Burdens section

Note

The description of the burdened property in each entry of the Schedule of Particulars relative to Subsisting Rights to Real Burdens above should be read in conjunction with the Explanatory Note in the Burdens Section.

**LAND REGISTER OF SCOTLAND**

TITLE NUMBER BER7040**B 1****B. PROPRIETORSHIP SECTION****ENTRY PROPRIETOR****NO**

1 AVOCET FACULTIES LIMITED
a Company incorporated
under the Companies Acts
in England, (Company Number
10622281), and having their
Registered Office at 25
Palace Street, Berwick-upon-
Tweed, DD15 1HN.

**DATE OF
REGISTRATION**
01 NOV 2017

CONSIDERATION
£280,000

DATE OF ENTRY
23 OCT 2017

**LAND REGISTER OF SCOTLAND**

TITLE NUMBER BER7040**C 1****C. SECURITIES SECTION**

ENTRY NO	SPECIFICATION	DATE OF REGISTRATION
1	Standard Security by said AVOCET FACULTIES LIMITED to OMEGA INFINITE PLC (in Liquidation) a company incorporated under the Companies Acts (Company number 09346715) and having its registered office at 25 Palace Street, Berwick-Upon-Tweed, Northumberland TD15 1HN acting through its liquidators MR ASHLEIGH FLETCHER of Begbies Traynor (SY) LLP of 3rd Floor, Westfield House, 60 Charter Row, Sheffield, S1 3FZ and MISS JOANNE HAMMOND of Begbies Traynor (SY) LLP of 3rd Floor, Westfield House, 60 Charter Row, Sheffield, S1 3FZ, both as Joint Liquidators of CONFORM to Certificate of Appointment of Liquidator by the Secretary of State with reference LQD5818807 and dated 28th April 2020.	06 JAN 2021



LAND REGISTER OF SCOTLAND



TITLE NUMBER BER7040

D 1

D. BURDENS SECTION

ENTRY NO

SPECIFICATION

- 1 Disposition by Sunwick Farm Ltd to Janet Orr and her executors and assignees, registered 15 Aug. 2013, of the subjects in this Title, being 31,572 square metres at Sunwick Farm with dwellinghouse known as 1 (otherwise One and Two) Sunwick Farm Cottages, Sunwick, Paxton, Paxton contains the following real burdens and servitudes:

Part 1

Interpretation

"Access Road" means that un-metalled road or track forming part of the retained property and which is tinted brown on the plan.

"Retained Property" means the subjects registered under Title Number BER2353 (under exclusion of the Conveyed Property).

"Conveyed Property" means the subjects conveyed in this Disposition.

"Septic Tank" means the septic tank and pipes leading thereto and outfall and which lie within the Conveyed Property.

"Water Pipes" means the mains water pipe system that runs through the Conveyed Property and serving both the Retained Property and Conveyed Property.

"Plan" means the Title Plan.

Part 2 Real Burdens affecting the Retained Property

The following real burdens are imposed on the Retained Property in favour of the Conveyed Property:



LAND REGISTER OF SCOTLAND



TITLE NUMBER BER7040

D 2

D. BURDENS SECTION

ENTRY NO

SPECIFICATION

1. A fifty per centum (50%) share of maintaining, repairing and renewing where appropriate, the access road

2. A fifty per centum (50%) share of maintaining, repairing and renewing the Septic Tank.

3. A fifty per centum (50%) share of maintaining, repairing and renewing the Water Pipes.

Part 3 Servitudes affecting the Retained Property

The following servitudes are imposed on the Retained Property in favour of the Conveyed Property:-

1. A heritable and irredeemable servitude right of access to and egress from the Conveyed property over the Access Road.

Part 4 Real Burdens affecting the Conveyed Property

The following real burdens are imposed on the Conveyed Property in favour of the Retained Property:-

1. A fifty per centum (50%) share of maintaining, repairing and renewing where appropriate the Access Road.

2. A fifty per centum (50%) share of maintaining, repairing and renewing the Septic Tank.

3. A fifty per centum (50%) share of maintaining, repairing and renewing the Water Pipes.

Part 5 Servitudes affecting the Conveyed Property

The following servitudes are imposed on the Conveyed Property in favour of the Retained Property:

**LAND REGISTER OF SCOTLAND**

TITLE NUMBER BER7040**D 3****D. BURDENS SECTION****ENTRY
NO****SPECIFICATION**

1. A heritable and irredeemable servitude right of wayleave for the use of the Septic Tank.
2. A heritable and irredeemable servitude right of wayleave for the use of the Water Pipes
- 2 Explanatory Note: The descriptions of the burdened and benefited properties in any deed registered in terms of sections 4 and 75 of the Title Conditions (Scotland) Act 2003 in this Title Sheet are correct as at the stated date of registration of such deed.