



Registration of a Charge

Company Name: **TALL OAK ESTATES LIMITED**

Company Number: **10633826**



Received for filing in Electronic Format on the: **11/05/2021**

XA4AOX4H

Details of Charge

Date of creation: **11/05/2021**

Charge code: **1063 3826 0005**

Persons entitled: **LENDINVEST SECURITY TRUSTEES LIMITED**

Brief description: **5 FIELD STREET, BICESTER, OX26 6SH - TITLE NUMBER ON258204**

Contains fixed charge(s).

Contains negative pledge.

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: **JMW**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10633826

Charge code: 1063 3826 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 11th May 2021 and created by TALL OAK ESTATES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th May 2021 .

Given at Companies House, Cardiff on 12th May 2021

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**



WE HEREBY CERTIFY THIS
TO BE A TRUE COPY OF
THE ORIGINAL
DAVISON'S SOLICITORS

15/04/21

LendInvest Mortgage Deed

Bank of Scotland & A.S. (Bank of Scotland)



THIS IS AN IMPORTANT LEGAL DOCUMENT. ONCE YOU HAVE SIGNED IT YOU WILL BE LEGALLY BOUND BY ITS TERMS. WE MAY BECOME ENTITLED TO ENFORCE OUR RIGHTS AGAINST THE PROPERTY IF YOU FAIL TO PAY THE MONIES OWED UNDER THE TERMS OF THE MORTGAGE DOCUMENTS WHEN DUE. YOU MUST OBTAIN INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS DOCUMENT.

Legal mortgage made on 11th day of MAY 2021

By this legal mortgage made by you:

BOX A (Borrower details)

TALL OAK ESTATES LIMITED

(Company number 10633826)

of Valley Farm, Main Street, Charndon, Bicester, England, OX27 0BL

E-mail address: simon@urbanandcountry.co.uk

in favour of us, LendInvest Security Trustees Limited (company number: 08743617) of 8 Mortimer Street, London, England, W1T 3JJ, you charge the *Property* to secure your liabilities to the *Secured Parties* on the terms which appear in this *Mortgage Deed* (including the *Mortgage Conditions*).

BOX B (Description of the freehold/leasehold property to be mortgaged)

Address of Property

5 Field Street Bicester OX26 6SH

Registered Land

Title Number(s)

ON258204

Unregistered land

The Property is comprised in the following deed(s):		
Date	Description of deed(s)	Parties
N/A	N/A	N/A

Form of charge filed at H M Land Registry under reference MD1494A

- (1) This *Mortgage Deed* incorporates the General Mortgage Conditions (2017) (the **Mortgage Conditions**). You acknowledge that you have received a copy of the Mortgage Conditions and agree that you will observe and perform them.
- (2) Terms in italics used in this *Mortgage Deed* are defined in or, as applicable, interpreted in accordance with, the Mortgage Conditions.
- (3) You undertake to pay us, on demand, the amounts outstanding in respect of the *Debt* when they become due.
- (4) As continuing security for the payment and discharge of the *Debt* with full title guarantee:
 - (A) you charge to us:
 - (i) by way of legal mortgage, the *Property*;
 - (ii) by way of fixed charge to the extent not effectively assigned under sub-paragraph (4)(B) below:
 - (a) all your *Insurance Policy Rights*;
 - (b) any *Rental Income* and the benefit of any guarantee or security in respect of that *Rental Income*;
 - (c) the benefit of each *Property Document* and the benefit of any guarantee or security for the performance of each *Property Document*; and
 - (iii) by way of fixed charge all *Authorisations* and all rights in connection with those *Authorisations*;
 - (B) you assign to us absolutely (subject to such rights being re-assigned to you at the end of the *Security Period*):
 - (i) all of your *Insurance Policy Rights*;
 - (ii) any *Rental Income* and the benefit of any guarantee or security in respect of that *Rental Income*; and
 - (iii) the benefit of each *Property Document* and the benefit of any guarantee or security for the performance of each *Property Document*,



provided that nothing in this sub-paragraph (4)(B) shall constitute *us* as mortgagee in possession.

- (5) Subject to the terms of the *Mortgage Documents*, the *Lender* under the applicable *Loan Agreement* is under an obligation to make further advances in accordance with Section D of the Mortgage Conditions and LendInvest Security Trustees Limited (as security trustee for the Lender) applies for that obligation to be entered in the register at the Land Registry.
- (6) You consent to an application being made by us to the Land Registry for the following restriction to be registered against the title to the *Property*:

"No disposition 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 [•] in favour of LendInvest Security Trustees Limited referred to in the charges register."

You also consent to us registering any priority arrangements applicable to the Mortgage Deed at the Land Registry which will then be publicly available.

This *Mortgage Deed* has been executed as a deed and is delivered and takes effect on the date stated at the top of the first page of this *Mortgage Deed*.

EXECUTION PAGE TO MORTGAGE DEED

THIS IS AN IMPORTANT LEGAL DOCUMENT. ONCE YOU HAVE SIGNED IT YOU WILL BE LEGALLY BOUND BY ITS TERMS. WE MAY BECOME ENTITLED TO ENFORCE OUR RIGHTS AGAINST THE PROPERTY IF YOU FAIL TO PAY THE MONIES OWED UNDER THE TERMS OF THE MORTGAGE DOCUMENTS WHEN DUE. YOU MUST OBTAIN INDEPENDENT LEGAL ADVICE BEFORE SIGNING THIS DOCUMENT.

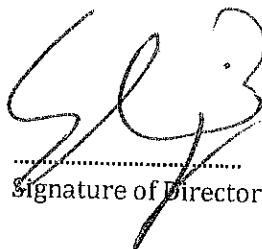
Where you are a limited company and are signing by a director in the presence of a witness

Executed as a deed by **TALL OAK ESTATES LIMITED**

acting by its Director

SIMON HAIGH

Name of Director



Signature of Director

In the presence of a witness:

Witness signature

VEward

Witness name

Victoria Edwards

Witness address

10 Missenden Rd

Winslow
MK18 3AS

Witness occupation

ADMINISTRATIVE ASSISTANT