



**Registration of a Charge**

Company Name: **DRONFIELD HOLDINGS LTD**

Company Number: **10725829**



Received for filing in Electronic Format on the: **22/01/2024**

XCVAFEDM

**Details of Charge**

Date of creation: **19/01/2024**

Charge code: **1072 5829 0004**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **ALL THAT LONG LEASEHOLD LAND AND BUILDINGS KNOWN AS 1, 68  
LAUDERDALE AVENUE, COVENTRY, CV6 4LL**

**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: **SETFORDS SOLICITORS**



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

Company number: 10725829

Charge code: 1072 5829 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 19th January 2024 and created by DRONFIELD HOLDINGS LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 22nd January 2024 .

Given at Companies House, Cardiff on 22nd January 2024

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**

Date	19/01/24		
The Bank	Aldermore Bank PLC (registered number: 00947662) whose registered office is Apex Plaza, Forbury Road, Reading, RG1 1AX (and its transferees as described in the Mortgage Conditions)		
Mortgage Conditions	The Aldermore Bank PLC Residential Mortgage Conditions 2020		
You, the borrower (insert full name(s))	DRONFIELD HOLDINGS LTD		
Registered Number (if applicable)	10725829		
Registered Address or address	Suite A4 Skylon Court, Rotherwas, Hereford, HR2 6JS		
Property (insert full address)	Flat 1, 68 Lauderdale Avenue, Coventry, CV6 4LL		
Title Number			
<p>1. This Mortgage Deed incorporates the Mortgage Conditions, a copy of which has been received by You.</p> <p>2. You as legal and beneficial owner, with full title guarantee and as continuing security for the Secured Amounts (as that term is defined in the Mortgage Conditions), hereby charges the Property by way of first legal mortgage in favour of the Bank as security for the payment and discharge of the Secured Amounts.</p> <p>3. This Mortgage Deed secures additional borrowing but the Bank is not obliged to make additional borrowing.</p> <p>4. You agree to pay the Secured Amounts (as that term is defined in the Mortgage Conditions) in accordance with the terms of the Mortgage Conditions and otherwise to comply with the Mortgage Conditions.</p> <p>5. You hereby apply to the Registrar to enter the following restriction against the title(s) above referred to: "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 mortgage deed dated (this charge) in favour of Aldermore Bank PLC referred to in the Charges Register".</p>			
<b>Executed as a Deed by You acting by:</b>			
Director signature:			Director/Secretary signature:
Director full name: (in block capitals)	ZOE DRONFIELD		Director/Secretary full name: (in block capitals)
<b>In the presence of:</b>			
Witness signature:			Witness address:
Witness full name: (in block capitals)	MZLOME KATE SMITH		
<b>Executed as a Deed by You:</b>			
Full name: (in block capitals)			
Witness signature:		Witness address:	
Witness full name: (in block capitals)			

Form of Mortgage Deed filed at HM Land Registry under reference MD1226V.