



Registration of a Charge

Company Name: **PASSDEAN RAGLAN LIMITED**

Company Number: **10897479**



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

XA4APNZ5

Details of Charge

Date of creation: **30/04/2021**

Charge code: **1089 7479 0004**

Persons entitled: **C. HOARE & CO**

Brief description: **RAGLAN HOUSE 23 BETWEEN TOWNS ROAD, OXFORD OX4 3LX UNDER
TITLE NO ON84036**

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: **WE CERTIFY THAT THE ELECTRONIC COPY INSTRUMENT
DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION
IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **FORSTERS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10897479

Charge code: 1089 7479 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th April 2021 and created by PASSDEAN RAGLAN 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**

Leglan

C. Hoare & Co.
PRIVATE BANKERS SINCE 1672

Legal Charge of Land

for securing own liabilities as principal or surety

J.

Form of charge filed at HM Land Registry under reference MD583E

Jr.

Guidance Notes

THIS IS AN IMPORTANT DOCUMENT. YOU SHOULD TAKE INDEPENDENT LEGAL ADVICE BEFORE SIGNING AND ONLY SIGN IF YOU WANT TO BE LEGALLY BOUND. IF YOU SIGN AND THE BANK IS NOT PAID THE BANK MAY ENFORCE ITS RIGHTS UNDER THIS CHARGE.

THIS LEGAL CHARGE is made

Date:

30 April 2021

BY:

Name:

Passdean Raglan Limited (the Mortgagor)

Registered address:

The Wichenford Estate Office, The Hill Farm, The Hill Farm, Wichenford, Worcester WR6 6YY

Registered in:

England and Wales

Registered number:

10897479

It is agreed as follows:

The C. Hoare & Co, Mortgage Conditions 2019 (the **Mortgage Conditions**) form part of this legal charge (this **Deed**) and words and phrases used in this Deed shall have the same meanings attributed to them in the Mortgage Conditions and you confirm receipt of a copy of the Mortgage Conditions.

- 1.1 The Mortgagor with full title guarantee as continuing security for the payment and discharge of all moneys and liabilities payable and owing to the Bank pursuant to the Mortgage Conditions:
- 1.1.1 Charges the Property (as defined in schedule 1) to the Bank by way of legal mortgage;
- 1.1.2 Charges by fixed charge:
- (a) the proceeds of sale of the whole or any part of the Property and any other monies paid or payable in respect of or in connection with the Property and all licenses to enter in or use the Property (or any part of it);
 - (b) the benefit of any covenants for title given, or entered into, by any predecessor in title of the Mortgagor in respect of the whole or any part of the Property and any monies paid or payable in respect of those covenants;
 - (c) the benefit of all agreements (including, without limitation, any agreement for sale or agreement for lease), instruments and rights in respect of the whole or any part of the Property;
 - (d) all plant, machinery, vehicles, computers, office and other equipment, all furniture, furnishings, equipment and tools and any removals or replacement of them, present and future and the benefit of all contracts, licences, warranties, maintenance contracts relating to them and any renewals and replacements of them;



- (e) each policy of insurance in respect of the Property which the Mortgagor has an interest in, together with any other insurance policies from time to time; and
- (f) assigns to the Bank the proceeds of any policy of insurance from time to time affecting the whole or any part of the Property.

- 1.2 The Mortgagor consents to apply to the Land Registry for registration of the following restriction in the Proprietorship Register of the Property title to which is registered or is required to be registered at the Land Registry (including any unregistered properties subject to compulsory first registration at the date of the Deed):

"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 ~~the date of the Deed~~ 30 APR 2021 in favour of C. Hoare & Co. referred to in the charges register."

- 1.3 The Mortgagor confirms that so far as any of the Property is unregistered, such land is not affected by any unregistered interests which override first registration.
- 1.4 Where the Bank is, subject to the terms of any Offer Letter (as defined in the Mortgage Conditions), under an obligation to make further advances to you, the Deed has been made for securing such further advances, where such further advances constitute Debt (as defined in the Mortgage Conditions), and the Bank applies to the Land Registrar to enter a note of such obligation on the Charges Register of any registered land (and any unregistered properties subject to compulsory first registration at the date of the Deed) forming part of the Property.

IN WITNESS of which this Deed has been entered into as a deed and is intended to be and is delivered on the day and year first before written.

SCHEDULE 1
THE PROPERTY

REGISTERED LAND

(Freehold, commonhold or leasehold property (if any) in England and Wales of which the Mortgagor is registered as the proprietor at the Land Registry)

Premises at:	Registered at HM Land Registry under Title No:
Raglan House 23 Between Towns Road, Oxford OX4 3LX	ON84036

UNREGISTERED LAND

(Freehold or leasehold property (if any) in England and Wales title to which is not registered at the Land Registry of which the Mortgagor is the owner)

The freehold/leasehold property comprised in the following title deed(s) or other document(s) of title:

Not applicable.



EXECUTION PAGE

EXECUTED as a DEED by
PASSDEAN RAGLAN LIMITED

Acting by a Director

.....
in the presence of:

)
)
)
)
)

.....
Director



Name of witness:
(In Block Capitals)

JAMES R. M. PARKER

Signature of witness:

JRM

Address:

UPPER COURT BARNES
LULSLEY, WORCESTER WR6 5QW

Occupation:

University lecturer

C. Hoare & Co.
37 Fleet Street
London EC4P 4DQ

C. Hoare & Co.
32 Lowndes Street
London SW1X 9HZ

T : +44 (0)20 7353 4522
F : +44 (0)20 7353 4521

www.hoaresbank.co.uk

A handwritten signature or mark, possibly initials, located in the bottom right corner of the page.