



Registration of a Charge

Company name: **BOTANICAL CORNFIELD LIMITED**

Company number: **10928398**



X7DVOL09

Received for Electronic Filing: **05/09/2018**

Details of Charge

Date of creation: **31/08/2018**

Charge code: **1092 8398 0001**

Persons entitled: **FLEET MORTGAGES LIMITED**

Brief description: **ALL THAT FREEHOLD PROPERTY KNOWN AS 23 WHEATLEY LANE,
ILKLEY LS29 8BW REGISTERED UNDER TITLE NUMBER WYK237883**

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: **BRIDIE TENNANT**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10928398

Charge code: 1092 8398 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 31st August 2018 and created by BOTANICAL CORNFIELD LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th September 2018 .

Given at Companies House, Cardiff on 7th September 2018

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

Account No: 1100021424

Date: 31 August 2018

we, us and our means Fleet Mortgages Limited of 2nd Floor, Flagship House, Reading Road North, Fleet, Hampshire, GU51 4WP (registered in England and Wales as company number 08663979) and anyone who at any time in the future is entitled (as legal, equitable or beneficial owner) to all or any of the lender's and/or mortgagee's rights under any of the **mortgage documents** (including as a result of a **mortgage transfer**, a merger or consolidation with another person, a take-over and/or a group re-organisation) (each being a mortgagee).

conditions means: Fleet Mortgages - Mortgage Conditions 2014 - Version 2

you and your means: (insert full name and address of each borrower)

(1) BOTANICAL CORNFIELD LIMITED

(2)

(3)

(4)

and (if there is more than one) all of them together (and includes that person's personal representatives; and any person to whom title to the **property** passes) (each being a mortgagor and borrower).

The **property** means:

TITLE NO: WYK23788

23 WHEATLEY LANE
ILKLEY

Postcode: LS29 8BW

including existing and future fixtures, fittings, alterations and additions.

This mortgage deed is made on the above Date between you as mortgagor(s) and us as mortgagee:

1. In this Mortgage Deed, a number of words and phrases are printed in bold type because they have a special meaning. The meaning of some of these words and phrases is explained in the boxes above. The meaning of other words and phrases printed in bold type is explained in the **conditions**.

2. This mortgage deed incorporates all of the provisions set out in the **conditions** and the **mortgage offer**.

3. You acknowledge receipt of:-

3.1 the **initial advance**;

3.2 a copy of the **conditions**;

3.3 the **mortgage offer**; and

3.4 the latest edition of the **tariff**.

We hereby certify that this is a
True copy of the original
CHADWICK LAWRENCE SOLICITORS
WAKEFIELD

Date: 3 September 2018

Signed: Chadwick Lawrence

Mortgage Deed.

4. You charge to us with full title guarantee as continuing security for the payment and discharge of all the **secured liabilities**:-

4.1 the **property** by way of legal mortgage; and

4.2 the **ancillary assets** by way of fixed charge.

5. This mortgage deed secures further advances if we make them but we are not obliged to do so.

6. You consent to and apply for the registration of the following restriction against 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 registration is to be registered without written consent signed by the proprietor for the time being of the charge dated 31 August 2018 in favour of Fleet Mortgages Limited referred to in the charges register".

7. This mortgage deed, and any non-contractual aspects arising in connection with it, are governed by English law.

This is an important legal document.

If you sign this document you will be legally bound by the **mortgage documents**. We will be entitled to enforce our rights against you and the **property** if you fail to comply with your obligations under the **mortgage documents**.

Please note that brokers, other intermediaries or persons who may have introduced you to us and/or provided you with assistance, advice or other services in connection with your mortgage advance are not our agents and have no authority from us to make representations as to the effect of the **mortgage documents**, your liabilities under them or their suitability for you. No one other than a member of our staff has any authority to provide you with information on our behalf to you about the **mortgage documents**.

Also, other information provided by us (including in previous discussions, illustrations, quotations or representations) is superseded by the **mortgage documents**. Therefore, you must not rely upon any of that superseded information.

You should not sign this document unless: you have read and understood the **mortgage documents**, and you have obtained such legal and other advice as you consider appropriate and then decided that you want to be legally bound by the **mortgage documents**.

**IF YOU FAIL TO KEEP UP WITH PAYMENTS ON YOUR MORTGAGE A RECEIVER OF RENT MAY
BE APPOINTED AND/OR YOUR RENTAL PROPERTY MAY BE REPOSSESSED.**

Signed and delivered as a deed by each of you on the Date stated at the start of this mortgage deed as follows:

*Each signature to be separately witnessed but the witness can be the same person. Each witness must be at least 18 years old, not be a borrower or a guarantor, and not be a relative, spouse, civil partner or co-habitee of a borrower or a guarantor, and not reside in the **property**.*

Use the following where a borrower is an individual:

Signed as a deed by **you** as a borrower:

Your signature: _____
Your full name in
block capitals: _____

in the presence of the following witness:

Signature of witness: _____
Full name of witness
in block capitals: _____
Address of witness: _____

Signed as a deed by **you** as a borrower:

Your signature: _____
Your full name in
block capitals: _____

in the presence of the following witness:

Signature of witness: _____
Full name of witness
in block capitals: _____
Address of witness: _____

Signed as a deed by **you** as a borrower:

Your signature: _____
Your full name in
block capitals: _____

in the presence of the following witness:

Signature of witness: _____
Full name of witness
in block capitals: _____
Address of witness: _____

Signed as a deed by **you** as a borrower:

Your signature: _____
Your full name in
block capitals: _____

in the presence of the following witness:

Signature of witness: _____
Full name of witness
in block capitals: _____
Address of witness: _____

Use the following (as appropriate) where a borrower is a company:

Signed as a deed by **you** as a borrower:
acting by one of its directors:

Director signature: _____
Full name in block _____
capitals: _____
Director

and another of its directors or its company secretary:

Director/company
secretary signature: _____
Full name in block _____
capitals: _____
Director/Company Secretary

Signed as a deed by **you** as a borrower:
acting by a director:

Director signature: A. MIR
Full name in block _____
capitals: AISHA MIR
Director

in the presence of the following witness:

Signature of witness: [Signature]
Full name in block _____
capitals: MANJIT VERDEG
Address of witness: CHURCH BANK
BRADFORD
BD1 4DY

Signed as a deed by **you** as a borrower:
its common seal was affixed:

Common seal:

in the presence of the following:

Director signature: _____
Full name in block _____
capitals: _____
Director

Director/company
secretary signature: _____
Full name in block _____
capitals: _____
Director/Company Secretary