



Registration of a Charge

Company name: **ANCOATS LIMITED**

Company number: **11595307**



X83HFP4G

Received for Electronic Filing: **16/04/2019**

Details of Charge

Date of creation: **16/04/2019**

Charge code: **1159 5307 0001**

Persons entitled: **WEST BROMWICH COMMERCIAL LIMITED**

Brief description: **THE PROPERTY KNOWN AS FLAT 34 MELMERBY COURT, ECCLES NEW ROAD, SALFORD M5 4UG REGISTERED AT THE LAND REGISTRY UNDER TITLE NUMBER GM497799**

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: **SYDNEY MITCHELL LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 11595307

Charge code: 1159 5307 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 16th April 2019 and created by ANCOATS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 16th April 2019 .

Given at Companies House, Cardiff on 17th April 2019

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

LEGAL CHARGE

SECURITY PROVIDER: ANCOATS LIMITED (Company registration number 11595307)

whose address for the service of notices is Glenwood Higher Arthurs,
Greenfield, Oldham, United Kingdom, OL3 7BE

LENDER:

WEST BROMWICH COMMERCIAL LIMITED whose registered number is 5285783 and address for the service of notices is 374 High Street, West Bromwich, B70 8LR

DATE:

16 APRIL 2019

certified as being a true copy of the original

THIS DEED WITNESSES as follows:

Sydney Mitchell LP
Sydney Mitchell LP

1. COVENANT TO PAY

Dated this 16..... day of April..... 2019

The/Each Security Provider covenants with the Lender to pay discharge and satisfy the Loan Obligations in accordance with their respective terms and to indemnify the Lender against any losses, costs, charges, expenses and liabilities arising from any breach or failure to pay, discharge and satisfy the Loan Obligations in accordance with their respective terms.

2. LEGAL CHARGE

The/Each Security Provider charges with full title guarantee in favour of the Lender, with the payment and discharge of the Loan Obligations, by way of first legal mortgage, the property specified in the Schedule (the "**Mortgaged Property**").

3. LAND REGISTRY

3.1 Application for restriction

- (a) In relation to land and buildings comprised within the Mortgaged Property title to which is registered or is to be registered at the Land Registry, the Security Provider consents to an application being made to the Chief Land Registrar for registration of a restriction on the register of title of all such present and future registered freehold, leasehold or commonhold property (and any unregistered properties subject to compulsory first registration at the date of this Deed).
- (b) The Security Provider confirms that so far as any of the Mortgaged Property is unregistered, such land is not affected by any disclosable overriding interests within the meaning of the Land Registration Act 2002 or the Land Registration Rules 2003.

4. GENERAL CONDITIONS

The Commercial Mortgage Conditions 2018 (the "**General Conditions**") are incorporated into and form part of this Legal Charge. Terms and phrases defined in the General Conditions bear the same meaning in this Legal Charge, unless separately defined in this Legal Charge.

THIS LEGAL CHARGE has been executed as, and is intended to take effect as, a deed by the/each Security Provider with effect from the date written above.

SCHEDULE
MORTGAGED PROPERTY

Registered Land

Country and District (or Address or Description London Borough)	Title Number
FLAT 34 MELMERBY COURT, ECCLES NEW ROAD, SALFORD M5 4UG	GM497799

Unregistered Land

EXECUTION PAGE

Security Provider

The Common Seal of

was affixed to this deed in the presence of:

Signature of Director _____
Name of Director _____
Signature of Director/Secretary _____
Name of Director/Secretary _____

Signed as a deed by

Signature of Director _____
Name of Director _____
Signature of Director/Secretary _____
Name of Director/Secretary _____

Signed as a deed by
ANCOATS LIMITED
acting by a director
in the presence of:

J Nield
Director

Witness Signature
Witness Name
Witness Address

RM Russell
RACHAEL MICHELLE RUSSELL
1 DEEGLE MILL
DEEGLE
OLDHAM
OL3 5LB