



**Registration of a Charge**

Company name: **LANGFORD AGRICULTURAL SERVICES LTD**

Company number: **11983403**



X97EP60G

Received for Electronic Filing: **17/06/2020**

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**Details of Charge**

Date of creation: **12/06/2020**

Charge code: **1198 3403 0001**

Persons entitled: **SIMON ROBERT ERIC BUST AND JANE RUTH BUST AS EXECUTORS OF ERNEST FRANK WARD DECEASED**

Brief description: **LAND AT THE GRANGE, GAINSBOROUGH ROAD, LANGFORD, NEWARK, NOTTINGHAMSHIRE**

**Contains fixed charge(s).**

**Contains negative pledge.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**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: **LARKEN & CO**



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

Company number: 11983403

Charge code: 1198 3403 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 12th June 2020 and created by LANGFORD AGRICULTURAL SERVICES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th June 2020 .

Given at Companies House, Cardiff on 18th June 2020

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

# HM Land Registry

## Legal charge of a registered estate

# CH1

This form should be accompanied by either Form AP1 or Form FR1

Any parts of the form that are not typed should be completed in black ink and in block capitals.

If you need more room than is provided for in a panel, and your software allows, you can expand any panel in the form. Alternatively use continuation sheet CS and attach it to this form.

Conveyancer is a term used in this form. It is defined in rule 217A, Land Registration Rules 2003 and includes persons authorised under the Legal Services Act 2007 to provide reserved legal services relating to land registration and includes solicitors and licensed conveyancers.

For information on how HM Land Registry processes your personal information, see our [Personal Information Charter](#).

Leave blank if not yet registered.

Insert address including postcode (if any) or other description of the property, for example 'land adjoining 2 Acacia Avenue'.

Give full name(s).

Complete as appropriate where the borrower is a company.

Give full name(s).

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

1	Title number(s) of the property: NT553179
2	Property: Land at The Grange, Gainsborough Road, Langford, Newark, Nottinghamshire
3	Date: 12 <sup>th</sup> June 2020
4	Borrower: Langford Agricultural Services Limited  <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:  <u>For overseas companies</u> (a) Territory of incorporation: 11983403 (b) Registered number in the United Kingdom including any prefix:
5	Lender for entry in the register: Simon Robert Eric Bust and Jane Ruth Bust as Executors of Ernest Frank Ward deceased <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:  <u>For overseas companies</u> (a) Territory of incorporation: (b) Registered number in the United Kingdom including any prefix:

Each proprietor may give up to three addresses for service, one of which must be a postal address whether or not in the UK (including the postcode, if any). The others can be any combination of a postal address, a UK DX box number or an electronic address.

Place 'X' in any box that applies.

Add any modifications.

Place 'X' in the appropriate box(es).

You must set out the wording of the restriction in full.

Standard forms of restriction are set out in Schedule 4 to the Land Registration Rules 2003.

Insert details of the sums to be paid (amount and dates) and so on.

The borrower must execute this charge as a deed using the space opposite. If there is more than one borrower, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If a note of an obligation to make further advances has been applied for in panel 8 this document must be signed by the lender or its conveyancer.

6 Lender's intended address(es) for service for entry in the register:  
Hollybeck, Holme Lane, Halam, Nottinghamshire, NG22 8AS

7 The borrower with  
☒ full title guarantee  
☐ limited title guarantee

charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9

8 ☐ The lender is under an obligation to make further advances and applies for the obligation to be entered in the register  
☒ The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:  
No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by Simon Robert Eric Bust and Jane Ruth Bust both of Hollybeck, Holme Lane, Halam, Nottinghamshire, NG22 8AS or their personal representatives or their conveyancer

9 Additional provisions  
(a) By a transfer of even date the Property was transferred by the Lender to the Borrower for the sum of £227,000.00  
(b) the sum of £100,000.00 remains unpaid and this charge is to secure that sum ("the Balance")  
(c) the Balance is to be paid to the Lender within 12 months of the date hereof  
(d) for the period of 12 months from the date hereof no interest will accrue on the Balance but after 12 months interest shall accrue at a rate of 8% per annum  
(e) Within 28 days of payment of the whole of the Balance the Lender shall complete and submit Form DS1

#### 10 Execution

Executed as a deed by Langford Agricultural Services Limited acting by a director in the presence of:

Signature

 Director

Signature of witness

Name (in BLOCK CAPITALS)

Address

P D Sutherland

P D SUTHERLAND

Looken & Co Solicitors

10 Lombard Street  
Newark  
NG24 1XE

Signed as a deed by Simon Robert Eric  
Bust in the presence of:

Signature

Signature of witness .....

Name (in BLOCK CAPITALS) .....

Address .....

Signed as a deed by Jane Ruth Bust in  
the presence of:

Signature

Signature of witness .....

Name (in BLOCK CAPITALS) .....

Address .....

Examples of the correct form of  
execution are set out in practice  
guide 8: execution of deeds.

Execution as a deed usually means  
that a witness must also sign, and  
add their name and address.

#### WARNING

If you dishonestly enter information or make a statement that you know is, or might be, untrue or misleading, and intend by doing so to make a gain for yourself or another person, or to cause loss or the risk of loss to another person, you may commit the offence of fraud under section 1 of the Fraud Act 2006, the maximum penalty for which is 10 years' imprisonment or an unlimited fine, or both.

Failure to complete this form with proper care may result in a loss of protection under the Land Registration Act 2002 if, as a result, a mistake is made in the register.

Under section 66 of the Land Registration Act 2002 most documents (including this form) kept by the registrar relating to an application to the registrar or referred to in the register are open to public inspection and copying. If you believe a document contains prejudicial information, you may apply for that part of the document to be made exempt using Form EX1, under rule 136 of the Land Registration Rules 2003.

# HM Land Registry

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Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with HM Land Registry exists, lodge either a certificate in Form 7 in Schedule 3 to the Land Registration Rules 2003 or a certified copy of the constitution in English or Welsh, or other evidence permitted by rule 183 of the Land Registration Rules 2003.

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5	Lender for entry in the register: Simon Robert Eric Bust and Jane Ruth Bust as Executors of Ernest Frank Ward deceased <u>For UK incorporated companies/LLPs</u> Registered number of company or limited liability partnership including any prefix:  <u>For overseas companies</u> (a) Territory of incorporation:  (b) Registered number in the United Kingdom including any prefix:

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Insert details of the sums to be paid (amount and dates) and so on.

The borrower must execute this charge as a deed using the space opposite. If there is more than one borrower, all must execute. Forms of execution are given in Schedule 9 to the Land Registration Rules 2003. If a note of an obligation to make further advances has been applied for in panel 8 this document must be signed by the lender or its conveyancer.

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Hollybeck, Holme Lane, Halam, Nottinghamshire, NG22 8AS

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- ☒ full title guarantee  
☐ limited title guarantee

charges the property by way of legal mortgage as security for the payment of the sums detailed in panel 9

**8 ☐ The lender is under an obligation to make further advances and applies for the obligation to be entered in the register**

- ☒ The borrower applies to enter the following standard form of restriction in the proprietorship register of the registered estate:

No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by Simon Robert Eric Bust and Jane Ruth Bust both of Hollybeck, Holme Lane, Halam, Nottinghamshire, NG22 8AS or their personal representatives or their conveyancer

**9 Additional provisions**

- (a) By a transfer of even date the Property was transferred by the Lender to the Borrower for the sum of £227,000.00  
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 (e) Within 28 days of payment of the whole of the Balance the Lender shall complete and submit Form DS1

**10 Execution**

Executed as a deed by Langford Agricultural Services Limited acting by a director in the presence of:

Signature

Director

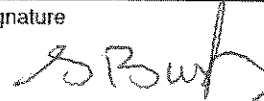
Signature of witness .....

Name (in BLOCK CAPITALS) .....

Address .....

Signed as a deed by Simon Robert Eric  
Bust in the presence of:

Signature



Signature of witness

Bridget Jane O'Shea

Name (in BLOCK CAPITALS)

BRIDGET JANE O'SHEA

Address

Orchard House, The Turnpike, Halesowen, Newham

NG22 8AF

Examples of the correct form of  
execution are set out in practice  
guide 8: execution of deeds.

Execution as a deed usually means  
that a witness must also sign, and  
add their name and address.

Signed as a deed by Jane Ruth Bust in  
the presence of:

Signature



Signature of witness

Bridget Jane O'Shea

Name (in BLOCK CAPITALS)

BRIDGET JANE O'SHEA

Address

Orchard House, The Turnpike, Halesowen, Newham

NG22 8AF

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