



**Registration of a Charge**

Company Name: **AWR & SON LTD**

Company Number: **13163977**



Received for filing in Electronic Format on the: **22/03/2022**

XB0B8FEA

**Details of Charge**

Date of creation: **11/03/2022**

Charge code: **1316 3977 0008**

Persons entitled: **CHL MORTGAGES FOR INTERMEDIARIES LIMITED**

Brief description: **PHEASANT COTTAGE ALSO KNOWN AS 1 ROSE COTTAGE, NEWARK ROAD, CAUNTON, NEWARK NG23 6AE**

**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 SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **LEANNE HUGHES**



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

Company number: 13163977

Charge code: 1316 3977 0008

The Registrar of Companies for England and Wales hereby certifies that a charge dated 11th March 2022 and created by AWR & SON LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 22nd March 2022 .

Given at Companies House, Cardiff on 24th March 2022

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**

## DEED OF CHARGE

Date: 11 MARCH 2022	
	HMLR Code
<p>THE COMPANY: CHL MORTGAGES FOR INTERMEDIARIES LIMITED (Company No. 12954007)</p> <p>whose registered office is at Admiral House, Harlington Way, Fleet, Hampshire, GU51 4YA and its successors and assigns including any legal and/or equitable assignee of this Deed of Charge whether by way of security only and those deriving title under it or them</p>	
<p>ADDITIONAL CONDITIONS means:</p> <p>(a) the terms and conditions including the Special Conditions contained in the Mortgage Offer; and</p> <p>(b) the CHL Buy to Let Terms and Conditions England and Wales (2021) (the "Mortgage Conditions")</p>	
<p>BORROWER(S):</p> <p>Name of Borrower(s): <u>AWR &amp; SON LTD</u></p> <p>of: <u>PARK HOUSE, MINE EDD ROAD, COLWICK, NOTTINGHAM, NG4 2DW</u></p> <p>ALTERNATIVELY</p> <p>A limited liability company incorporated in England and Wales with company number: <u>13163977</u></p> <p>having its registered office at: <u>PARK HOUSE AS ABOVE</u></p>	

## THE PROPERTY:

Freehold / Leasehold land being:

PLEASANT COTTAGE ALSO KNOWN AS 1 ROSE  
COTTAGE, NEWARK ROAD, CAUNTON,  
NEWARK, NG23 6AE

## H M LAND REGISTRY

TITLE NO:

NT 342938

1. This Deed of Charge incorporates the Additional Conditions and the Borrower acknowledges receipt of the Additional Conditions. The Borrower agrees to be bound by the terms of this Deed of Charge and the Additional Conditions.

2. All capitalised terms shall have the meanings given to them in the Mortgage Conditions, save as otherwise defined herein.

3. The Borrower as legal and beneficial owner and with full title guarantee and as continuing security for the payment and discharge of the Secured Amounts and any other amounts which the Borrower owes to the Company under any other agreement the Company has or will have with the Borrower while the Company still has security over the Property charges in favour of the Company:

Form of Charge filed at H M Land Registry under reference MD1593A

CLERKS SOLICITORS  
 APEL COURT  
 RIDDINGTON LANE  
 WILFORD  
 NOTTINGHAM NG11 7DD

1. [Signature]  
 2. [Signature]  
 3. [Signature]

OF THE ORIGINAL

DATE 21/5/22

- 3.1 the Property, all proceeds of sale and all of the Borrower's interest and rights in the Property, by way of first legal charge;
- 3.2 all Rental Income by way of fixed charge (PROVIDED that nothing in this clause shall constitute the Company as mortgagee in possession).
4. The Borrower assigns by way of security to the Company with full title guarantee all its right, title and interest in and to the Rental Income and all Related Rights.
5. The Borrower covenants with the Company to observe, perform and comply with the covenants conditions stipulations and agreements on their respective parts contained in the Additional Conditions which are deemed to be incorporated herein.
6. The Borrower applies to the Chief Land Registrar for the registration against the registered title(s) (if any) specified in this Deed of Charge of the following restriction:
- "No disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated                      in favour of CHL Mortgages for Intermediaries Limited referred to in the charges register."*
7. This Deed of Charge is made for securing further advances but the Company is not obliged to make them.
8. This Deed of Charge is governed by the laws of England and Wales.

**If you sign this Deed of Charge, you will be legally bound by its terms. If this Deed of Charge is signed by more than one Borrower, you will also be responsible for the others' debts and liabilities in addition to your own. If you do not pay what you owe to us when it is due or if you fail to comply with your obligations under this Deed of Charge and/or the Additional Conditions, we may repossess and sell the Property.**

**Executed and delivered as a deed by the Borrower(s) acting in the presence of the witness or, if the Borrower is a Company acting by two directors or a director in the presence of a witness and takes effect on the date stated at the beginning of it**

**WHERE THE BORROWER IS AN INDIVIDUAL:**

**SIGNED as a DEED by the  
BORROWER acting in the  
presence of:**



*Witness*

*Signature:* .....

.....  
*Borrower Signature*

*Witness*

*Name:* .....

(in BLOCK CAPITALS)

.....  
*Print Name*

*Witness Address:*

.....

.....

.....

*Witness Occupation:*

.....

**SIGNED as a DEED by the  
BORROWER acting in the  
presence of:**



*Witness*

*Signature:* .....

.....  
*Borrower Signature*

*Witness*

*Name:* .....

(in BLOCK CAPITALS).

.....  
*Print Name*

*Witness Address:*

.....

.....

.....

*Witness Occupation:*

.....

WHERE THE BORROWER IS A COMPANY:

EXECUTED as a DEED by the  
BORROWER acting through two  
of its directors or a director and the  
company secretary or one director  
in the presence of:

Witness

Signature:

Witness

Name:

(in BLOCK CAPITALS)

Witness Address:

4 BANKS CRESCENT  
BINGHAM  
NOTTINGHAM  
NG13 8BP

Witness Occupation:

COMPANY DIRECTOR



Director

ADAM WILLIAM RADFORD

Print Name



Director/Secretary

ADAM RADFORD

Print Name