



Registration of a Charge

Company Name: **BEAUMONT CARE HOMES PROPERTY LIMITED**

Company Number: **13816187**



XB91L7NE

Received for filing in Electronic Format on the: **26/07/2022**

Details of Charge

Date of creation: **18/07/2022**

Charge code: **1381 6187 0021**

Persons entitled: **HSBC UK BANK PLC**

Brief description: **35 CARDY CLOSE, BANGOR, BT19 1AT WITH TITLE NUMBER DN22257**

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: **PINSENT MASONS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13816187

Charge code: 1381 6187 0021

The Registrar of Companies for England and Wales hereby certifies that a charge dated 18th July 2022 and created by BEAUMONT CARE HOMES PROPERTY LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 26th July 2022 .

Given at Companies House, Cardiff on 28th July 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**

LAND REGISTRY OF NORTHERN IRELAND

FOLIO NUMBER(S): DN22257

COUNTY: DOWN

REGISTERED OWNER(S): BEAUMONT CARE HOMES PROPERTY LIMITED

LEGAL MORTGAGE

Dated 18 JULY 2022

THIS IS AN IMPORTANT LEGAL DOCUMENT. WE RECOMMEND THAT EACH OF YOU OBTAIN INDEPENDENT LEGAL ADVICE AND MAKE SURE YOU UNDERSTAND IT BEFORE YOU SIGN IT

Key Mortgage Details	
'You/Your'	Beaumont Care Homes Property Limited with registered number 13816187
'Us/We'	HSBC UK Bank plc, or another entity that it transfers its rights and/or obligations under this Mortgage to.
The 'Property'	The Registered Property and the Unregistered Property including all buildings, fixtures and fittings and fixed plant and machinery on the Property.
The 'Registered Property'	Property address/Property description: 35 Cardy Close, Bangor, BT19 1AT Land Registry Folio number(s): DN22257 County: Down
The 'Unregistered Property'	Short Property Description: Deed Date Parties
Your assets that are secured	By entering into this Mortgage you are giving us security over the Property and your other assets listed in clause 3.
Your obligations to us that are secured	You give us security under this Mortgage for the payment of any amounts owed by you to us whether now or in the future and whether owed jointly or severally (the 'Debt').

Bank reference:

1. MEANING OF WORDS

- 1.1 The definitions in the Key Mortgage Details table apply to the rest of this Mortgage.
- 1.2 Our Mortgage Deed Conditions Northern Ireland (2021 edition) (the '**Conditions**') are incorporated into this Mortgage.

2. WHAT YOU AGREE TO PAY US

- 2.1 You will pay us, on demand, the Debt.
- 2.2 The Debt does not include any money and liabilities arising under a regulated agreement, as defined under section 189 of the Consumer Credit Act 1974 as may be amended or replaced from time to time.
- 2.3 We will charge you interest in accordance with any agreement between you and us or (if there is no agreement) at a rate of 3% per year above the Bank of England base rate (as such base rate may change, and whenever such base rate is less than zero it shall be deemed to be zero) from the date of demand until the date on which you make the payment, if you fail to pay us in accordance with our demand.

3. THE SECURITY YOU GIVE US

You give us, as beneficial owner, and as continuing security for the payment of the Debt:

- 3.1 a grant and demise by way of first legal mortgage over all that part of the Unregistered Property that is freehold holding such freehold Unregistered Property to us for a term of 10,000 years from the date of this Mortgage;
- 3.2 an assignment by way of first legal mortgage over all that part of the Unregistered Property that is leasehold holding such leasehold Unregistered Property to us for the remainder of the term of years created by each lease, less the last ten days of the term;
- 3.3 a charge by way of first fixed charge over the Registered Property;
- 3.4 an absolute assignment (subject to a proviso for reassignment on the irrevocable discharge in full of the Debt) of all your present and future right title and interest in:
- 3.4.1 all amounts due or owing to you in respect of the Property including under any lease or other right of occupation and any guarantee, security or other rights you have in relation to those amounts;
- 3.4.2 all rights under policies of insurance relating to the Property;
- 3.4.3 the benefit of all rights, documents, undertakings and warranties relating to the Property;
- 3.4.4 all goodwill of any business carried on at the Property at any time;
- 3.5 a first fixed charge over all your present and future right, title and interest in or to all shares and membership rights mentioned in clause 3 of the Conditions.
- 3.6 You will hold any Asset on trust for us if the security over it is ineffective.

4. YOU AGREE TO REGISTER AN INHIBITION AT THE LAND REGISTRY (if registered land)

You consent to us making an application to the Registrar of Titles at the Land Registry of Northern Ireland to enter the following inhibition against the title of any land or property which is or becomes registered at the Land Registry and which is secured under this Mortgage:

"No disposition or dealing by the registered owner of the land, or by the owner of any registered charge, not being a charge registered before the date of this inhibition, is to be registered without a written consent signed by the registered charge holder for the time being of the charge registered on the day of in favour of HSBC UK Bank plc."

5. ATTORNMENT

You attorn tenant to us of any part of the Property subject to this Mortgage at the yearly rent of five pence (if demanded) provided that we may at any time after the power of sale under this Mortgage can be exercised and without notice to

you, end the tenancy created and enter upon such Property. Neither receiving the rent nor the tenancy itself shall render us liable to account to any person as mortgagee in possession.

6. REVERSION

You will stand possessed of the reversion immediately following the term of years granted in any part of the Property subject to this Mortgage, in trust for us and you will assign, convey or dispose of the reversion as we may direct. We may at any time throughout the duration of this Mortgage, remove you or any other person or company from being a trustee of the trust created and appoint a new trustee or trustees in their place.

IN WITNESS of the above, this document, which is intended to take effect as a deed, has been executed by you and is now delivered on the date mentioned above.

This is an important legal document. We strongly recommend that you obtain independent legal advice and make sure that you understand it before you sign it.

Executed as a deed by)
Beaumont Care Homes Property Limited)

acting by a
director
JOHN HILL
(name of director)

Director

in the presence of:
Signature of Witness

Print full name RUSSELL BAINBRIDGE
Address Knights plc
Commercial House
14 Commercial Street
Sheffield
S1 2AT

Occupation SOLICITOR

Signature of Witness

Print full name

Address

Occupation