



Registration of a Charge

Company Name: **A & R PROFESSIONAL PROPERTIES LTD**

Company Number: **13978086**



Received for filing in Electronic Format on the: **02/04/2024**

XD06M80J

Details of Charge

Date of creation: **26/03/2024**

Charge code: **1397 8086 0002**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **FLAT 1, 17 ST PATRICKS ROAD SOUTH, LYTHAM ST ANNES, FY8 1XP
AND FLAT 2, 17 ST PATRICKS ROAD SOUTH, LYTHAM ST ANNES FY8 1XP**

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: **ASHLEY WILLIAMS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13978086

Charge code: 1397 8086 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 26th March 2024 and created by A & R PROFESSIONAL PROPERTIES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 2nd April 2024 .

Given at Companies House, Cardiff on 4th April 2024

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006


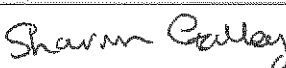


Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

MORTGAGE DEED

Date	26/03/2024		
The Bank	Aldermore Bank PLC (registered number: 947662) whose registered office is Apex Plaza, Forbury Road, Reading, RG1 1AX (and its transferees as described in the Mortgage Conditions)		
Mortgage Conditions	The Aldermore Bank PLC Residential Mortgage Conditions 2024		
You, the borrower (insert full name(s))	A & R PROFESSIONAL PROPERTIES LTD		
Registered Number (if applicable)	13978086		
Registered Address or address	2 Lindow Road, Manchester, England, M16 0DP		
Property (insert full address)	Flat 1, 17 St Patricks Road South, Lytham St Annes FY8 1X & as Flat 2, 17 St Patricks Road South, Lytham St Annes FY8 1XP		
Title Number	LAN177348 & LAN70035		
<p>1. This Mortgage Deed incorporates the Mortgage Conditions, a copy of which has been received by You.</p> <p>2. You as legal and beneficial owner, with full title guarantee and as continuing security for the Secured Amounts (as that term is defined in the Mortgage Conditions), hereby charges the Property by way of first legal mortgage in favour of the Bank as security for the payment and discharge of the Secured Amounts.</p> <p>3. This Mortgage Deed secures additional borrowing but the Bank is not obliged to make additional borrowing.</p> <p>4. You agree to pay the Secured Amounts (as that term is defined in the Mortgage Conditions) in accordance with the terms of the Mortgage Conditions and otherwise to comply with the Mortgage Conditions.</p> <p>5. You hereby apply to the Registrar to enter the following restriction against the title(s) above referred to: "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 restriction is to be registered without a written consent signed by the proprietor for the time being of the mortgage deed dated (this charge) in favour of Aldermore Bank PLC referred to in the Charges Register".</p>			
Executed as a Deed by You acting by:			
Director signature: 		Director/Secretary signature:	
Director full name: ANGELA MCGIBBON (in block capitals)		Director/Secretary full name: (in block capitals)	
In the presence of:			
Witness signature: 		Witness address: 3 LARCH AVENUE, CHHEADLE HULCHE SK8 6HS.	
Witness full name: SHARRON GALLEY (in block capitals)			
Executed as a Deed by You:			
Full name: (in block capitals)			
Witness signature:		Witness address:	
Witness full name: (in block capitals)			

Form of Mortgage Deed filed at HM Land Registry under reference MD1615E.