

LL MR01

Particulars of a charge created by a Limited
Liability Partnership (LLP)

157736/46
laserform



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www.gov.uk/companieshouse

A fee is payable with this form
Please see 'How to pay' on the last page.

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument

☐ **What this form is NOT for**
You may not use this form to
register a charge where the
instrument Use form LL MR

WEDNESDAY



A23 *A629N7C2* 15/03/2017 #101
COMPANIES HOUSE

This form must be delivered to the Registrar for registration within
21 days beginning with the day after the date of creation of the charge.
If delivered outside of the 21 days it will be rejected unless it is accompanied by a
court order extending the time for delivery

You must enclose a certified copy of the instrument with this form. This will be
scanned and placed on the public record. **Do not send the original.**

1 **LLP details**

LLP number 0 C 3 8 8 4 6 5

LLP name in full ROMAN HOMES LLP

For official use
Filling in this form
Please complete in typescript or in
bold black capitals
All fields are mandatory unless
specified or indicated by *

2 **Charge creation date**

Charge creation date 0 7 0 3 2 0 1 7

3 **Names of persons, security agents or trustees entitled to the charge**

Please show the names of each of the persons, security agents or trustees
entitled to the charge.

Name LIME RESIDENTIAL LIMITED

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge

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Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.

Brief description

LITTLE CLACTON TENNIS CLUB HOLLAND ROAD LITTLE
CLACTON CLACTON ON SEA ESSEX CO16 9RS

Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument"

Please limit the description to the available space

5

Other charge or fixed security

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box

☐ Yes

☒ No

6

Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box

☐ Yes Continue

☒ No Go to Section 7

Is the floating charge expressed to cover all the property and undertaking of the LLP?

☐ Yes

7

Negative Pledge

Do any of the terms of the charge prohibit or restrict the LLP from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box

☐ Yes

☒ No

8

Trustee statement ^①

You may tick the box if the LLP named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge

☐

^① This statement may be filed after the registration of the charge (use form LL MR06).

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Signature

Please sign the form here.

Signature

X

X

This form must be signed by a person with an interest in the charge.

Signature

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Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name **GAYLE FORDHAM**

LLP name **Fisher Jones Greenwood LLP**

Address **Charter Court**

Newcomen Way

Colchester Business Park

Post town **Colchester**

County/Region **Essex,**

Postcode **C O 4 9 Y A**

Country

DX **DX 3600 COLCHESTER**

Telephone **01206 835300**



Certificate

We will send your certificate to the presenter's address if given above or to the LLP's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The LLP name and number match the information held on the public Register
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form
- ☐ You have enclosed the correct fee
- ☐ Please do not send the original instrument, it must be a certified copy.



Important information

Please note that all information on this form will appear on the public record.



How to pay

A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House'



Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

For LLPs registered in England and Wales:
The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff

For LLPs registered in Scotland:
The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post)

For LLPs registered in Northern Ireland:
The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG.
DX 481 N R Belfast 1



Further information

For further information, please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

LLP number: OC388465

Charge code: OC38 8465 0012

The Registrar of Companies for England and Wales hereby certifies that a charge dated 7th March 2017 and created by ROMAN HOMES LLP was delivered pursuant to Part 25 of the Companies Act 2006 as applied by the Limited Liability Partnerships (Application of Companies Act 2006) Regulations 2009 on 15th March 2017.

Given at Companies House, Cardiff on 22nd March 2017



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

THIS LEGAL CHARGE is made the 7th day of March 2017
BETWEEN

ROMAN HOMES LLP of c/o 156a Lexden Road Colchester Essex CO3 4BZ ("the Borrower") of the
one part and

LIME RESIDENTIAL LIMITED of 47 Butt Road, Colchester, Essex ("the Lender") of the other part

WHEREAS:

1. The Borrower is seised of the property known as Land at Little Clacton Tennis Club, Holland Road, Little Clacton, Essex ("the Mortgaged Property") registered at H M Land Registry with Title Absolute under EX936072, E490127 and EX575969
2. The Lender has agreed with the Borrower to lend One Hundred and Eighty Seven Thousands Pounds (£187,000.00) ("the Advance") upon having the repayment thereof secured in the manner hereafter appearing against the Mortgaged Property

NOW THIS DEED WITNESSETH as follows:-

- 1 In consideration of the Advance the receipt of which the Borrower acknowledges the Borrower with full title guarantee hereby charges by way of legal mortgage the Mortgaged Property with the repayment of the Advance to the Lender subject to the provisions of this deed
2. The Borrower **HEREBY COVENANTS** to repay the Advance, along with interest in the sum of £18,000.00 in full to the Lender on the 1st Anniversary from the date hereof or, prior to this should one of the following arise.
 - a) The Mortgaged Property is sold by the Borrower;
 - b) The Borrower and Lender agree to an earlier repayment

PROVIDED ALWAYS and **IT IS HEREBY AGREED AND DECLARED** that on the date of the redemption of the Advance as stated no interest shall be payable thereon nor is any covenant hereby implied to pay interest on the sum advanced

3. The Power of Sale applicable to this mortgage shall be deemed to arise six months from the date hereof.

4. The Borrower hereby further covenants with the Lender that the Borrower will

**CERTIFIED TRUE AND COMPLETE
COPY OF THE ORIGINAL
FISHER JONES GREENWOOD LLP**
HC [Signature] 7/3/2017

- a) Duly and punctually pay all interest payable in respect of any Prior Mortgage and will from time to time produce to the Lender on demand evidence of such payment
- b) At all times keep the Mortgaged Property insured and produce on demand evidence of the terms of the Policy and the receipt for the last payment thereunder
- c) Not to charge the Mortgaged Property in favour of any person without the written consent of the Lender
- d) Not without the written consent of the Lender to grant or agree to grant any Lease or Tenancy of the Mortgaged Property or any part thereof

4. The Lender hereby agrees that if the Borrowers look to secure a Prior Mortgage on the Mortgages Property that the Lender will consent to this and will execute a Deed of Postponement with regard to this Charge to rank second to any other lending granted to a Financial Institution

IN WITNESS whereof the Borrower and the Lender have hereunto signed this deed the day and year first before written

SIGNED as a deed by Roman Homes LLP)
acting by a Director and Secretary)

Director

Secretary

SIGNED as a deed by Lime Residential Limited)
acting by a Director in the presence of)

Witness Signature

Witness Name

Address

: *R. B. McCarthy*

: ROB MCCARTHY

: 53 MAGAZINE FARM WAY
COLCHESTER
ESSEX
CO3 4EN

