Companies House

MR01(ef)

Registration of a Charge

Company name: **BEECHCROFT DEVELOPMENTS LIMITED**

Company number: **01798684**

Received for Electronic Filing: **13/06/2016**

X591L16Q

Details of Charge

Date of creation: **06/06/2016**

Charge code: **0179 8684 0079**

Persons entitled: **AJ BELL (PP) TRUSTEES LIMITED AND KARL EDMUND WHITE AS TRUSTEES OF THE KARL EDMUND WHITE SIPP**
SALLY ALEXANDRA WHITE

Brief description: **THE FREEHOLD PROPERTY KNOWN AS THE OLD FIRE STATION, PARK STREET, THAME; LAND ON THE SOUTH WEST SIDE OF PARK STREET, THAME; AND LAND AND BUILDINGS ON THE SOUTH WEST SIDE OF PARK STREET, THAME REGISTERED AT H M LAND REGISTRY WITH TITLE NUMBERS ON152232; ON152229; AND ON154804**

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: **BLAKE MORGAN LLP**

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 1798684

Charge code: 0179 8684 0079

The Registrar of Companies for England and Wales hereby certifies that a charge dated 6th June 2016 and created by BEECHCROFT DEVELOPMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 13th June 2016 .

Given at Companies House, Cardiff on 14th June 2016

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
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.

Leave blank if not yet registered.

1 Title number(s) of the property:
ON152229, ON152232 and ON154804

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

2 Property:
Land and buildings on the south west side of Park Street, Thame, OX9 3HT

3 Date: 6 June 2016

Give full name(s).

4 Borrower:
Beechcroft Developments Limited

Complete as appropriate where the borrower is a company.

For UK incorporated companies/LLPs
Registered number of company or limited liability partnership including any prefix:
01798684
For overseas companies
(a) Territory of incorporation:

(b) Registered number in the United Kingdom including any prefix:

Give full name(s).

5 Lender for entry in the register:
(1) AJ Bell (PP) Trustees Limited and Karl Edmund White as Trustees of the Karl Edmund White SIPP (2) Sally Alexandra White

Complete as appropriate where the lender is a company. Also, for an overseas company, unless an arrangement with 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.

For UK incorporated companies/LLPs
Registered number of company or limited liability partnership including any prefix:

For overseas companies
(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.

6 Lender's intended address(es) for service for entry in the register:
Trafford House, Chester Road, Manchester, M32 0RS and 67-68 Park Street, Thame, OX9 3HT

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Place 'X' in any box that applies.

Add any modifications.

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

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.

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 the proprietor for the time being of the charge dated 16 June 2016 in favour of AJ Bell (PP) Trustees Limited, Karl Edmund White and Sally Alexandra White referred to in the Charges Register.

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

9 Additional provisions

The Deferred Consideration as defined in the Option Agreement dated 16th March 2015

Following payment of the Deferred Consideration secured by this Legal Charge the Borrower shall be released from all of its obligations contained in this Legal Charge and the Lender shall within 10 working days of the date of repayment take such steps as shall be necessary (and sign such Land Registry forms as shall be appropriate) to cancel the restrictions entered on the title to the Property pursuant to Panel 8 of this Legal Charge

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.

10 Execution

Executed as a deed by **Beechcroft Developments Limited** acting by a director in the presence of:

Signature

Director

Signature of witness .....

Name (in BLOCK CAPITALS) P.L. ISHERWOOD COOPER

Address 79 ROTHERFIELD ROAD, CHOLSEY, WALLINGFORD OX10 9AN.

Executed as a deed by **AJ Bell (PP) Trustees Limited** acting by two directors	Signature Director Signature Director
Signed as a deed by **Karl Edmund White** in the presence of:	Signature

Signature of witness .....

Name (in BLOCK CAPITALS) .....

Address .....

Signed as a deed by **Sally Alexandra White** in the presence of:	Signature

Signature of witness .....

Name (in BLOCK CAPITALS) .....

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.

Land Registry
Continuation sheet for use with application and disposition forms

CS

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

1 Continued from Form:	Title number(s):
CH1	ON152229, ON152232 and ON154804

Before each continuation, state panel to be continued, for example 'Panel 12 continued'.

2 Panel 9 continued

Notwithstanding anything to the contrary herein appearing it is hereby expressly agreed and declared by the parties hereto that each and every liability undertaken hereunder shall be subject to the proviso that A J Bell (PP) Trustees Limited (Company number 3257389) and Karl Edmund White shall not incur any liability in respect thereof whether jointly or severally save to the extent that such liability shall not exceed in amount the value of the assets of the Karl Edmund White SIPP from time to time in their hands in their capacity as Trustee for such Pension Fund.

WARNING
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