



Registration of a Charge

Company name: **WOODWARDSTONES LIMITED**

Company number: **12390954**



X98DFLS8

Received for Electronic Filing: **01/07/2020**

Details of Charge

Date of creation: **30/06/2020**

Charge code: **1239 0954 0001**

Persons entitled: **WEST BROMWICH COMMERCIAL LIMITED**

Brief description: **CHARGE OVER 53 THEEDWAY LEIGHTON BUZZARD BEDFORDSHIRE
LU7 9RP**

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: **C FOX**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12390954

Charge code: 1239 0954 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 30th June 2020 and created by WOODWARDSTONES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st July 2020 .

Given at Companies House, Cardiff on 2nd July 2020

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**

WBCL Legal Charge over Property only (no floating or related asset charge)

LEGAL CHARGE

SECURITY PROVIDER: **WOODWARDSTONES LIMITED** whose registered number is 12390954 and whose address for the service of notices is Studio 210 134-146 Curtain road London EC2A 3AR

LENDER: **WEST BROMWICH COMMERCIAL LIMITED** whose registered number is 5285783 and address for the service of notices is 2 Providence Place, West Bromwich, B70 8AF

DATE: 30th June 2020

THIS DEED WITNESSES AS FOLLOWS:

1. COVENANT TO PAY

The Security Provider covenants with the Lender to pay discharge and satisfy the Loan Obligations in accordance with their respective terms and to indemnify the Lender against any losses, costs, charges, expenses and liabilities arising from any breach or failure to pay, discharge and satisfy the Loan Obligations in accordance with their respective terms.

2. LEGAL CHARGE

The security provider charges with full title guarantee in favour of the lender, with the payment and discharge of the loan obligations, by way of first legal mortgage, the property specified in the schedule (the "**mortgaged property**").

3. LAND REGISTRY

3.1 Application for restriction

(a) In relation to land and buildings comprised within the Mortgaged Property title to which is registered or is to be registered at the Land Registry, the Security Provider consents to an application being made to the Chief Land Registrar for registration of a restriction on the register of title of all such present and future registered freehold, leasehold or commonhold property (and any unregistered properties subject to compulsory first registration at the date of this Deed).

(b) The Security Provider confirms that so far as any of the Mortgaged Property is unregistered, such land is not affected by any disclosable overriding interests within the meaning of the Land Registration Act 2002 or the Land Registration Rules 2003.

4. GENERAL CONDITIONS

The Commercial Mortgage Conditions 2018 (the "**General Conditions**") are incorporated into and form part of this Legal Charge. Terms and phrases defined in the General Conditions bear the same meaning in this Legal Charge, unless separately defined in this Legal Charge.

THIS LEGAL CHARGE has been executed as, and is intended to take effect as, a deed by the/each Security Provider with effect from the date written above.

SCHEDULE

MORTGAGED PROPERTY

Registered Land

Country and District (or Address or Description London Borough)	Title Number
53 Theedway Leighton Buzzard Bedfordshire LU7 9RP	BD304533

Unregistered Land

EXECUTION PAGE

Executed as a deed by
Woodwardstones Limited
acting by two directors


Signature of Director



Name of Director

Graham Hazel

Signature of Director/Secretary



Name of Director/Secretary

Michelle Stone