Company name: Signature Sites Limited
Company number: 08975081

Received for Electronic Filing: 25/04/2017

Details of Charge

Date of creation: 24/04/2017
Charge code: 0897 5081 0002
Persons entitled: ALDERMORE BANK PLC
Brief description: CORNERFIELD COTTAGE, SHULTERN LANE, COVENTRY, CV4 7AN TITLE NO. WM98466
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: VICTORIA SIMPSON
CERTIFICATE OF THE
REGISTRATION OF A CHARGE

Company number: 8975081

Charge code: 0897 5081 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 24th April 2017 and created by Signature Sites Limited was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 25th April 2017.

Given at Companies House, Cardiff on 26th April 2017

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006.
MORTGAGE DEED (Corporate)

Account Number: D133686701

Date: 24 April 2017

Lender: Aldermore Bank PLC (and its transferees as described in the Mortgage Conditions) whose registered office is 1st Floor Block B, Western House, Peterborough Business Park, Lynch Wood, Peterborough PE2 6FZ

Mortgage Conditions: The Aldermore Bank PLC Property Development Mortgage Conditions 2013

Full Name(s) of Chargor(s): Signature Sites Limited (Company number 08975081) whose registered office is at 89b Far Gosford Street, Coventry CV1 5EA

Property: All that freehold land shown edged with red on the plan being Cornerfield Cottage, Shalkern Lane, Coventry CV4 7AN registered at HM Land Registry with title absolute under title number WM98466.

Title No: WM98466

1. This Charge incorporates the Mortgage Conditions copies of which have been received by the Chargor which the Chargor hereby acknowledges.

2. The Chargor as legal owner with full title guarantee and as continuing security hereby charges the Property by way of first legal mortgage in favour of the Lender as security for the payment and discharge of the secured amount (as defined in the Mortgage Conditions).

3. The Chargor as legal owner and with full title guarantee assigns to the Lender as security for the payment and discharge of the secured amount (as defined under the Mortgage Conditions) the goodwill of any business carried on upon the Property from time to time (together with any licences relating to the same under the Licensing Act 2003) subject to redemption upon payment of the secured amount.

4. This Charge secures further advances but the Lender is not obliged to make further advances.

5. The Chargor agrees to pay the secured amount (as defined in the Mortgage Conditions) in accordance with its terms and to comply with the Mortgage Conditions.

6. The Chargor hereby applies 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 is to be registered without a written consent signed by the Proprietor for the time being of the charge dated (this charge) in favour of Aldermore Bank PLC referred to in the Charges Register".

Executed as a Deed by the Chargor acting by:

Director

Director/Secretary

In the presence of:

Witness signature

Name

Address

Signed as a Deed on behalf of the Chargor a company incorporated in

by

and

being [a] person[s] who in accordance with the laws of that territory [is][are] acting under the authority of the Chargor

Authorised

Authorised

Signatory

Signatory

Signed as a Deed by

on behalf of the Lender in the presence of

Form of Mortgage Deed filed at HM Land Registry under reference MD1226P.

We hereby certify this to be a true and accurate copy of the original

Shakespeare Martineau LLP