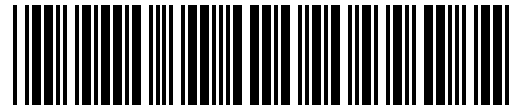




**Registration of a Charge**

Company Name: **COPPERFIELD ENTERPRISES LIMITED**

Company Number: **01978567**



Received for filing in Electronic Format on the: **28/07/2025**

XE7QEE8Z

**Details of Charge**

Date of creation: **25/07/2025**

Charge code: **0197 8567 0005**

Persons entitled: **HSBC UK BANK PLC**

Brief description: **DWELLING AND POULTRY UNIT AT WOOD LANE, LITTLE ELLINGHAM, ATTLEBOROUGH (BEING PART OF LAND REGISTRY TITLE NUMBER NK507503)**

**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: **MILES COATES**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 1978567

Charge code: 0197 8567 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 25th July 2025 and created by COPPERFIELD ENTERPRISES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 28th July 2025 .

Given at Companies House, Cardiff on 29th July 2025

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**

## LEGAL MORTGAGE

Dated 25 July 2025

**THIS IS AN IMPORTANT LEGAL DOCUMENT. WE RECOMMEND THAT YOU OBTAIN INDEPENDENT LEGAL ADVICE AND MAKE SURE YOU UNDERSTAND IT BEFORE YOU SIGN IT**

Key Mortgage Details	
<b>You/Your</b>	Copperfield Enterprises Limited Number 01978567
<b>Us/We</b>	HSBC UK Bank plc (with registered number 09928412), whose address for service for entry on the register is HSBC UK Bank plc, Customer Service Centre, BX8 5HB or another entity that it transfers its rights and/or obligations under this Mortgage to.
<b>The Property</b>	Property address: Freehold property known as Woodlane Farm Attleborough Norfolk Land Registry title number: <i>part NK 507503 edged blue numbered 1 and 2, and shaded green, on attached plan</i>
<b>Your assets that are secured</b>	By entering into this Mortgage you are giving us security over the Property and your other assets listed in clause 3.
<b>Your obligations to us that are secured</b>	You give us security under this Mortgage for the payment of any amounts owed by you to us whether now or in the future and whether owed jointly or severally (the 'Debt').

Bank Reference: SC2539166628

Form of charge filed at H.M. Land Registry under reference: MD1574B

1. **MEANING OF WORDS**

- 1.1 The definitions in the Key Mortgage Details table apply to the rest of this Mortgage.  
1.2 Our Mortgage Deed Conditions (2021 edition) (the "Conditions") are incorporated into this Mortgage.

2. **WHAT YOU AGREE TO PAY US**

- 2.1 You will pay us, on demand, the Debt.  
2.2 The Debt does not include any money and liabilities arising under a regulated agreement, as defined under section 189 of the Consumer Credit Act 1974 as may be amended or replaced from time to time.  
2.3 We will charge you interest in accordance with any agreement between you and us or (if there is no agreement) at a rate of 3% per year above the Bank of England base rate (as such base rate may change, and whenever such base rate is less than zero it shall be deemed to be zero) from the date of demand until the date on which you make the payment, if you fail to pay us in accordance with our demand.

3. **THE SECURITY YOU GIVE US**

You give us, with full title guarantee, and as continuing security for the payment of the Debt:

- 3.1 a legal mortgage over the Property;  
3.2 an absolute assignment (subject to a proviso for reassignment on the irrevocable discharge in full of the Debt) of all your present and future right title and interest in:  
3.2.1 all amounts due or owing to you in respect of the Property including under any lease or other right of occupation and any guarantee, security or other rights you have in relation to those amounts;  
3.2.2 all rights under policies of insurance;  
3.2.3 the benefit of all rights, documents, undertakings and warranties relating to the Property;  
3.2.4 all goodwill of any business carried on at the Property at any time;  
3.3 a first fixed charge over all your present and future right, title and interest in or to all shares and membership rights mentioned in clause 3 of the Conditions.  
3.4 You will hold any Asset on trust for us if the security over it is ineffective.

4. **YOU AGREE TO REGISTER A RESTRICTION AT THE LAND REGISTRY**


You consent to us making an application to the Chief Land Registrar to enter the following restriction against the title of any land or property which is or becomes registered at the Land Registry and which is secured under this Mortgage:

"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 charge dated 25 July 2025 in favour of HSBC UK Bank plc referred to in the Charges Register"

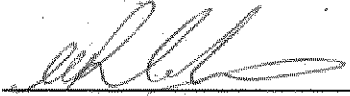
**IN WITNESS** of the above, this document, which is intended to take effect as a deed, has been executed by you and is now delivered on the date mentioned above

This is an important legal document. We strongly recommend that you obtain independent legal advice and make sure that you understand it before you sign it.

Executed as a deed by )  
Copperfield Enterprises Limited )  
acting by a )  
director )

TOMAS SAMUEL JOHN McVEIGH Director   
(name of director)

In the presence of:

Signature of Witness 

Print full name MILES ROLAND COATES

Address 41 Barrack Square

Tipperary

IP5 3RF

Occupation Solicitor

OR

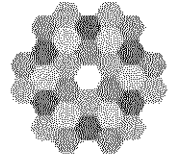
Executed as a deed by )  
Copperfield Enterprises Limited )  
acting by )  
two directors or a director and the )  
secretary )

\_\_\_\_\_  
(name of director) Director

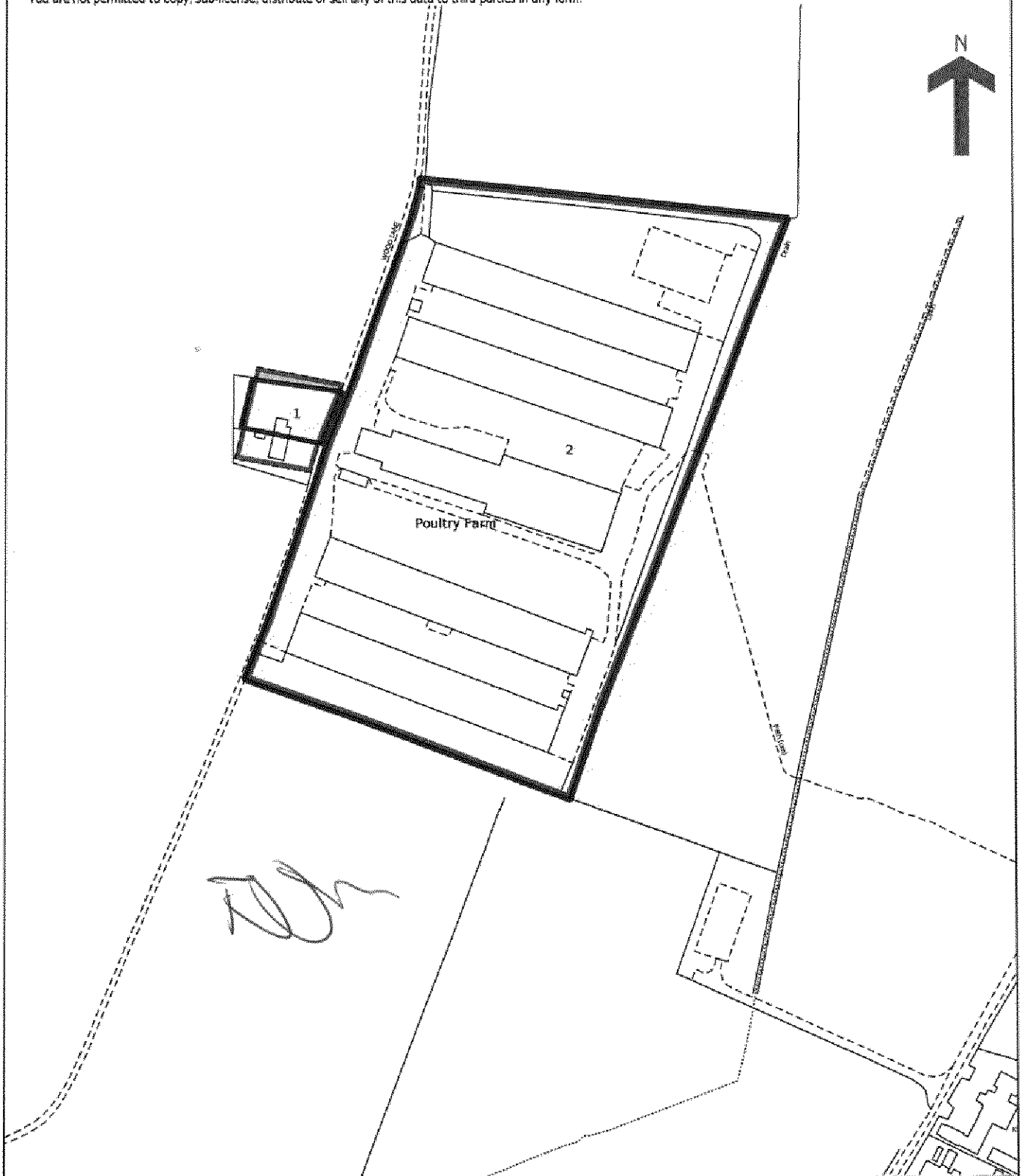
\_\_\_\_\_  
(name of director/secretary) Director/Secretary

HM Land Registry  
Official copy of  
title plan

Title number **NK507503**  
Ordnance Survey map reference **TM0198NW**  
Scale **1:2500**  
Administrative area **Norfolk : Breckland**



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## Schedule to Legal Mortgage

1. In this Schedule, the following definitions apply:

**"Bank"** means HSBC UK Bank Plc;

**"Conditions for Entry"** means that the person exercising a right to enter in this transfer must:

- (a) effect entry at a reasonable time (or at any time in an emergency);
- (b) give reasonable notice to the person whose premises are being entered (except in the case of emergency where no notice is required);
- (c) cause as little damage as possible to the premises being entered and promptly make good any damage caused to the reasonable satisfaction to the person whose premises are being entered;
- (d) comply with any reasonable requirements (including in relation to health and safety and biosecurity) of the person whose premises are being entered in relation to the exercise of the right of entry.

**"Property"** has the meaning stated on the first page of this Legal Mortgage;

**"Retained Land"** means the land in title number NK507503 excluding the Property;

**"Retained Land Owner"** means Copperfield Enterprises Limited and its successors in title to the Retained Land;

**"Service Media"** means all media for the supply or removal of heat, smoke, electricity, gas, water, sewage, energy, telecommunications, television, data and all other services and utilities and all structures, machinery and equipment ancillary to those media.

2. The Retained Land Owner covenants with the Bank not to transfer the Retained Land unless the transfer deed contains rights and covenants in the terms set out in paragraph 4 of the Schedule.
3. The Bank covenants with the Retained Land Owner not to transfer the Property unless the transfer deed contains rights and covenants in the terms set out in paragraph 4 of the Schedule.
4. The rights and covenants referred to in paragraphs 2 and 3 above are that:
  - 4.1 the Retained Land shall have the rights to connect into and use any Service Media which are situated on the Property and serve but do not form part of the Retained Land, provided that the Retained Land Owner shall pay for the cost of any services used by the Retained Land and shall contribute a fair proportion according to use of the costs of maintaining any such Service Media;
  - 4.2 subject to compliance with the Conditions for Entry, the Retained Land Owner shall have the right to enter the Property with or without agents, professional advisors, workman and equipment so far as is reasonably necessary:
    - 4.2.1 to inspect or carry out works to the Retained Land;
    - 4.2.2 to inspect, repair, maintain, install, re-route or replace any Service Media which the Retained Land has the right to use.

- 4.3 the Property shall have the rights to connect into and use any Service Media which are situated on the Retained Land and serve but do not form part of the Property, provided that the Bank shall pay for the cost of any services used by the Property and shall contribute a fair proportion according to use of the costs of maintaining any such Service Media;
- 4.4 subject to compliance with the Conditions for Entry, the Bank shall have the right to enter the Retained Land with or without agents, professional advisors, workman and equipment so far as is reasonably necessary:
- 4.4.1 to inspect or carry out works to the Property;
- 4.4.2 to inspect, repair, maintain, install, re-route or replace any Service Media which the Property has the right to use.
5. The Bank and the Retained Land Owner agree to apply to HM Land Registry for a restriction against title number NK507503 in the following terms:

No transfer 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 certificate signed by a conveyancer that the provisions of the Schedule to a Legal Mortgage made between Copperfield Enterprises Limited (1) and HSBC UK Bank Plc (2) dated 25 July 2025 have been complied with.