



Registration of a Charge

Company Name: **1505 GROUP LTD**

Company Number: **12371269**



Received for filing in Electronic Format on the: **11/12/2025**

XEH708MG

Details of Charge

Date of creation: **10/12/2025**

Charge code: **1237 1269 0001**

Persons entitled: **THE MORTGAGE LENDER LIMITED**

Brief description: **ALL OF THAT FREEHOLD LAND KNOWN AS 107 MONKS PARK AVENUE, BRISTOL, BS7 0UA AS REGISTERED WITH HMLR UNDER THE TITLE NUMBER: BL69327**

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: **GORVINS RESIDENTIAL LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 12371269

Charge code: 1237 1269 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 10th December 2025 and created by 1505 GROUP LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th December 2025 .

Given at Companies House, Cardiff on 17th December 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**

BUY TO LET MORTGAGE DEED (COMPANY BORROWER)

Date: ~~21/11/2025~~ 10/12/2025

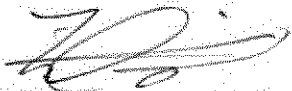
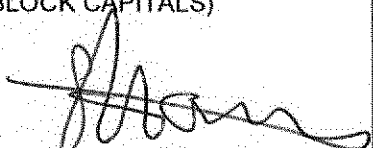
Case reference: M001467180

We/Us (the Lender):	The Mortgage Lender Limited, a company incorporated under the Companies Acts in England and Wales with registered number 09280057 and having its registered office at Lutea House, Warley Hill Business Park, The Drive, Great Warley, Brentwood, Essex, CM13 3BE
You:	1505 GROUP LTD
Your Registered Number:	12371269
Your Registered Office:	Holloway House Epsom Square, White Horse Business Park, Trowbridge, Wiltshire, England, BA14 0XG
Mortgage Terms and Conditions:	Buy to Let Mortgage Terms and Conditions 2024
Property:	107 Monks Park Avenue, Bristol BS7 0UA
Title number:	BL69327

- This mortgage incorporates the terms and conditions set out in the Offer and the Mortgage Terms and Conditions. You confirm that You have received each of these documents and You have read and understand them. Words defined in the Mortgage Terms and Conditions have the same meaning in this mortgage unless they are given a different meaning in this mortgage.
- You agree to comply with the terms and conditions set out in the Offer and the Mortgage Terms and Conditions.
- You charge the Property with full title guarantee, together with all Your respective interests and rights in the Property and in the proceeds of sale of the Property, by way of a legal mortgage and as continuing security with the repayment of all monies payable by You to Us on any account whatsoever and the performance of all other obligations at any time owed by You to Us.
- This charge secures all further advances and we may apply to the Registrar for a note to be entered on the register to that effect.
- You apply to the Registrar to enter the following restriction against the title referred to above: "No disposition of the registered estate by the proprietor of the registered estate is to be registered without the written consent signed by the proprietor for the time being of the Charge dated ~~20/11/2025~~ 10/12/2025 in favour of The Mortgage Lender Limited referred to in the Charges Register." *Forwina*
- We and You agree that this document may be destroyed at any time after it has been electronically scanned and registered by HM Land Registry. An official copy issued by HM Land Registry will then be acceptable as evidence for all purposes as if it were the original.
- Reference to We and to Us includes anyone to whom We transfer, or who has the benefit of, this mortgage or any part of it at the time.

Form of Charge filed at The Land Registry under reference MD1469M

Executed as a deed by you acting by:

Director Name: <i>Zacharias Abbas William Ghaderi</i> Signature: 	Director/Secretary Name: Signature:
In the presence of: <i>SHANE HOGG</i> Witness Name (in BLOCK CAPITALS) Witness Signature: 	Address: <i>95 Coniston Road Patchway BB34 5JS</i>