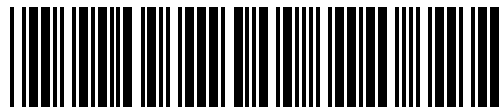




Registration of a Charge

Company Name: **A J QUINTON LTD**

Company Number: **15217104**



XD75Y7F7

Received for filing in Electronic Format on the: **12/07/2024**

Details of Charge

Date of creation: **12/07/2024**

Charge code: **1521 7104 0002**

Persons entitled: **HSBC UK BANK PLC**

Brief description: **LEASEHOLD PROPERTY KNOWN AS 136 AND 140-150 QUINTON PARK, CHEYLESMORE, COVENTRY, CV3 5HZ AS SHOWN EDGED RED ON THE ATTACHED PLAN LAND REGISTRY TITLE NUMBER TO BE ALLOCATED.**

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 SAVE FOR MATERIAL REDACTED PURSUANT TO S.859G OF THE COMPANIES ACT 2006 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **COLIN RODRIGUES**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 15217104

Charge code: 1521 7104 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 12th July 2024 and created by A J QUINTON LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 12th July 2024 .

Given at Companies House, Cardiff on 19th July 2024

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 12 July 2024

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	
You/Your	A J Quinton Ltd Number 15217104
Us/We	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.
The Property	Property address: Leasehold property known as [*] 136-148 Quinton Park Cheylesmore Coventry West Midlands Land Registry title number: To be allocated. ██████████ (HH)
Your assets that are secured	By entering into this Mortgage you are giving us security over the Property and your other assets listed in clause 3.
Your obligations to us that are secured	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').

*136 and 140-150 Quinton Park, Cheylesmore, Coventry, CV3 5HZ as shown edged red on the attached plan. ~~██████████~~

Bank Reference: SC5361488674

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

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

Hawkins Hatton

Hawkins Hatton Corporate Lawyers
Dudley West Midlands

Dated this 12 day of 07 2024

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 12 July 2024 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)
A J Quinton Ltd)
acting by a)
director)



HM A. J. Benedict Director
(name of director)

in the presence of:

Signature of Witness [Redacted]

Print full name ANITHA BHADRAN

Address 46 THE DRIVE

BEXLEY

DA5 3DE

Occupation SALES ASSISTANT

OR

Executed as a deed by)
A J Quinton Ltd)
acting by)
two directors or a director and the)
secretary)

(name of director) Director

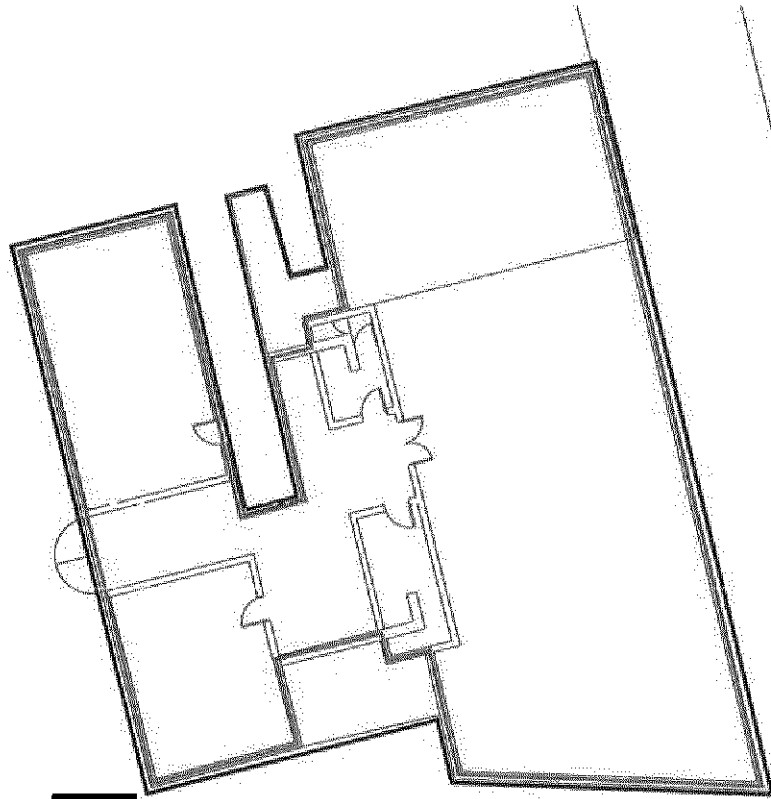
(name of director/secretary) Director/Secretary

In accordance to Land Registry Practice Guide 40:

- 1) Boundaries are shown in black with coloured edging or outlining.
- 2) The coloured edging or outlining is described by the notes and describes any adjacent black line.
- 3) The coloured edging or outlining should not obscure other details.

— The area outlined blue on the plan indicates Freehold Title number WK9352

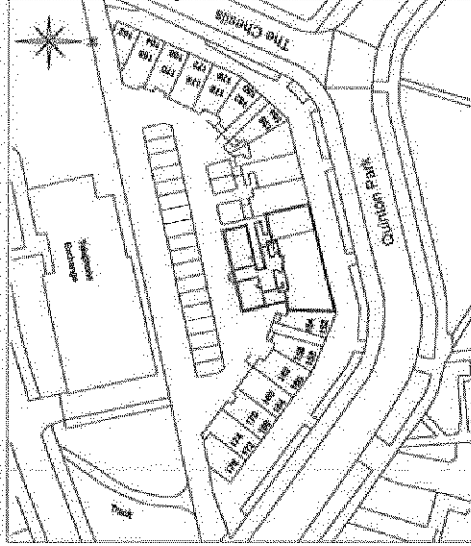
— The area outlined red on the plan indicates the lease



Ground Floor



Scale 1:150



Location Plan 1:1000
 Supplied by: Nationwide Surveying
 Licence number: AC0000814278
 Produced: 28/01/24
 Serial number: 306685

Plans for Land Registration

Nationwide Surveying
 WWW.NATIONWIDESURVEYING.COM

Sedgemoor House, 35 Oakley Road,
 Chirwell, Rye, East Sussex TN37
 7LJ, United Kingdom
 E-Mail: admin@nationwidesurvey.com
 Website: www.nationwidesurvey.com

Ordinance Survey

DRAWING TITLE

Lease Plan

136-150 Quinton Park
 Coventry
 CV3 5HZ

Scale	Date	Drawn By	Approved By
1:150	24/06/2024	M.F.M.	V.C.
1:1000			

DRAWING NUMBER

PL4128/1

SIZE

A3

Information on this plan will be available on request. The occurrence of the words 'survey', 'measure', 'distance', 'to all cases applies, and the boundaries are shown as they are. The plan is not to be used for any purpose other than that for which it was prepared.