

This form is applicable to FREEHOLDS and LEASEHOLDS whether the title is registered or unregistered and whether given by one or more than one Mortgagor.

This Legal Charge

made the 22nd day of June 19 93

Between (1)

Insert full name(s) and address(es) of the Mortgagor(s)

ALAN KIPLING
HARDENDALE HALL
SHAP
PENRITH
CUMBRIA

(hereinafter called "the Mortgagor") and (2) BARCLAYS BANK PLC (hereinafter called "the Bank")

Witnesses and it is agreed and declared as follows:—

1. The Mortgagor hereby covenants with the Bank that the Mortgagor will on demand in writing made to the Mortgagor pay or discharge to the Bank all moneys and liabilities which shall for the time being (and whether on or at any time after such demand) be due owing or incurred to the Bank by the Mortgagor whether actually or contingently and whether solely or jointly with any other person and whether as principal or surety including interest discount commission or other lawful charges and expenses which the Bank may in the course of its business charge in respect of any of the matters aforesaid or for keeping the Mortgagor's account and so that interest shall be computed and compounded according to the usual mode of the Bank as well after as before any demand made or judgment obtained hereunder and will on such demand also retire all bills or notes which may for the time being be under discount with the Bank and to which the Mortgagor is a party whether as drawer acceptor maker or indorser without any deduction whatsoever.
2. The Mortgagor as Beneficial Owner hereby charges by way of legal mortgage ALL THAT the property referred to in the schedule hereto (hereinafter called "the Mortgaged Property") with the payment or discharge of all moneys and liabilities hereby covenanted to be paid or discharged by the Mortgagor.
3. A demand for payment or any other demand or notice under this security may be made or given by any manager or officer of the Bank or of any branch thereof by letter addressed to the Mortgagor and sent by post to or left at the last known place of business or abode of the Mortgagor or at the option of the Bank if the Mortgagor is a company its registered office and if sent by post shall be deemed to have been made or given at noon on the day following the day the letter was posted.
4. During the continuance of this security no statutory or other power of granting or agreeing to grant or of accepting or agreeing to accept surrenders of leases or tenancies of the Mortgaged Property or any part thereof shall be capable of being exercised by the Mortgagor without the previous consent in writing of the Bank nor shall section 93 of the Law of Property Act 1925 dealing with the consolidation of mortgages apply to this security.
5. Section 103 of the said Act shall not apply to this security but the statutory power of sale shall as between the Bank and a purchaser from the Bank arise on and be exercisable at any time after the execution of this security provided that the Bank shall not exercise the said power of sale until payment of the moneys hereby secured has been demanded but this proviso shall not affect a purchaser or put him upon inquiry whether such demand has been made.

6. (a) At any time after the Bank shall have demanded payment of any moneys hereby secured or if requested by the Mortgagor the Bank may appoint by writing any person or persons (whether an officer of the Bank or not) to be receiver and manager or receivers and managers (hereinafter called "the Receiver" which expression shall where the context so admits include the plural and any substituted receiver and manager or receivers and managers) of all or any part of the Mortgaged Property.
- (b) The Bank may from time to time determine the remuneration of the Receiver and may remove the Receiver and appoint another in his place.
- (c) The Receiver shall (so far as the law permits) be the agent of the Mortgagor (who shall alone be personally liable for his acts defaults and remuneration) and shall have and be entitled to exercise all powers conferred by the Law of Property Act 1925 in the same way as if the Receiver had been duly appointed thereunder and in particular by way of addition to but without hereby limiting any general powers hereinbefore referred to (and without prejudice to any of the Bank's powers) the Receiver shall have power in the name of the Mortgagor or otherwise to do the following things namely:—
- (i) to take possession of collect and get in all or any part of the Mortgaged Property and for that purpose to take any proceedings as he shall think fit;
 - (ii) to commence and/or complete any building operations on the Mortgaged Property or any part thereof and to apply for and obtain any planning permissions building regulation approvals and any other permissions consents or licences in each case as he may in his absolute discretion think fit;
 - (iii) to raise money from the Bank or others on the security of the Mortgaged Property or otherwise;
 - (iv) to provide such facilities and services for tenants and generally to manage the Mortgaged Property in such manner as he shall think fit;
 - (v) if the Mortgaged Property is leasehold to vary the terms of or surrender any lease and/or to take a new lease thereof or of any part thereof on such terms as he shall think fit and so that any such new lease shall ipso facto become charged to the Bank on the terms hereof so far as applicable and to execute a formal legal charge over any such new lease in favour of the Bank in such form as it may require;
 - (vi) to sell let or lease or concur in selling letting or leasing and to vary the terms of terminate or accept surrenders of leases or tenancies of the Mortgaged Property or any part thereof in such manner and for such term with or without a premium with such rights relating to other parts thereof and containing such covenants on the part of the Mortgagor and generally on such terms and conditions (including the payment of money to a lessee or tenant on a surrender) as in his absolute discretion he shall think fit;
 - (vii) to make any arrangement or compromise which the Bank or he shall think fit;
 - (viii) to make and effect all repairs improvements and insurances;
 - (ix) to appoint managers officers contractors and agents for the aforesaid purposes upon such terms as to remuneration or otherwise as he may determine;
 - (x) to do all such other acts and things as may be considered to be incidental or conducive to any of the matters or powers aforesaid and which he lawfully may or can do;
- PROVIDED NEVERTHELESS THAT the Receiver shall not be authorised to exercise any of the aforesaid powers if and insofar and so long as the Bank shall in writing exclude the same whether in or at the time of his appointment or subsequently.
- (d) The statutory powers of sale leasing and accepting surrenders exercisable by the Bank hereunder are hereby extended so as to authorise the Bank whether in its own name or in that of the Mortgagor to grant a lease or leases of the whole or any part or parts of the Mortgaged Property with such rights relating to other parts thereof and containing such covenants on the part of the Mortgagor and generally on such terms and conditions (including the payment of money to a lessee or tenant on a surrender) and whether or not at a premium as the Bank in its absolute discretion shall think fit.
- (e) In no circumstances shall the Bank be liable to account to the Mortgagor as a mortgagee in possession or otherwise for any moneys not actually received by the Bank.
- (f) The Mortgagor hereby irrevocably appoints the Bank and the Receiver jointly and also severally the Attorney and Attorneys of the Mortgagor for the Mortgagor and in his name and on his behalf and as his act and deed or otherwise to sign seal deliver and otherwise perfect any deed assurance agreement instrument or act which may be required or may be deemed proper for any of the purposes aforesaid.

(g) All powers of the Receiver hereunder may be exercised by the Bank whether as attorney of the Mortgagor or otherwise.

7. The Mortgagor hereby covenants with the Bank that the Mortgagor during the continuance of this security will keep all buildings now or for the time being subject to this security insured against loss or damage by fire and such other risks as the Bank may from time to time require to the full replacement value thereof with an insurance office or underwriters approved by the Bank in writing from time to time and if so required by the Bank in the joint names of the Mortgagor and the Bank and will duly pay all premiums and other moneys necessary for effecting and keeping up such insurance within one week of the same becoming due and will on demand produce to the Bank the policies of such insurance and the receipts for such payments And will keep all buildings now or for the time being subject to this security in good repair And will duly and with reasonable expedition complete any building operations commenced at any time by the Mortgagor on the Mortgaged Property And at any time after payment of the moneys hereby secured has been demanded or if default shall be made by the Mortgagor in performing any of the above obligations the Bank may as the case may be insure and keep insured the said buildings in any sum which the Bank may think expedient or may repair and keep in repair the said buildings or may complete any such building operations (with power to enter upon the Mortgaged Property for any of those purposes without thereby becoming a mortgagee in possession) And all moneys expended by the Bank under this provision shall be deemed to be properly paid by the Bank.

8. All moneys received on any insurance whatsoever in respect of loss or damage by fire or otherwise to the said buildings or any part thereof (whether effected or maintained by the Mortgagor in pursuance of his obligation under the covenant in that behalf contained in clause 7 hereof or independently of or otherwise than in pursuance of such obligation) shall as the Bank requires either be applied in making good the loss or damage in respect of which the moneys are received or be paid to the Bank in or towards payment of the moneys for the time being hereby secured.

9. All costs charges and expenses incurred hereunder by the Bank and all other moneys paid by the Bank or the Receiver in perfecting or otherwise in connection with this security or in respect of the Mortgaged Property including (without prejudice to the generality of the foregoing) all moneys expended by the Bank under clause 7 hereof and all costs of the Bank or the Receiver of all proceedings for enforcement of the security hereby constituted or for obtaining payment of the moneys hereby secured or arising out of or in connection with the acts authorised by clause 6 hereof (and so that any taxation of the Banks costs charges and expenses shall be on the basis of solicitor and own client) shall be recoverable from the Mortgagor as a debt and may be debited to any account of the Mortgagor and shall bear interest accordingly and shall be charged on the Mortgaged Property and the charge hereby conferred shall be in addition and without prejudice to any and every other remedy lien or security which the Bank may have or but for the said charge would have for the moneys hereby secured or any part thereof.

10. The Bank shall be at liberty from time to time to give time for payment of any bills of exchange promissory notes or other securities which may have been discounted for or received on account from the Mortgagor by the Bank or on which the Mortgagor shall or may be liable as drawer acceptor maker indorser or otherwise to any parties liable thereon or thereto as the Bank in its absolute discretion shall think fit without releasing the Mortgagor or affecting the Mortgagor's liability under these presents or the security hereby created.

11. This security shall be a continuing security to the Bank notwithstanding any settlement of account or other matter or thing whatsoever and shall not prejudice or affect any security which may have been created by any deposit of title deeds or other documents which may have been made with the Bank prior to the execution hereof relating to the Mortgaged Property or to any other property or any other security which the Bank may now or at any time hereafter hold in respect of the moneys hereby secured or any of them or any part thereof respectively.

12. The Bank shall on receiving notice that the Mortgagor has incumbered or disposed of the Mortgaged Property or any part thereof be entitled to close the Mortgagor's then current account or accounts and to open a new account or accounts with the Mortgagor and (without prejudice to any right of the Bank to combine accounts) no money paid in or carried to the Mortgagor's credit in any such new account shall be appropriated towards or have the effect of discharging any part of the amount due to the Bank on any such closed account. If the Bank does not open

a new account or accounts immediately on receipt of such notice it shall nevertheless be treated as if it had done so at the time when it received such notice and as from that time all payments made by the Mortgagor to the Bank shall be credited or be treated as having been credited to such new account or accounts and shall not operate to reduce the amount due from the Mortgagor to the Bank at the time when it received such notice.

13. At any time after payment of the moneys hereby secured has been demanded and any part thereof remains unpaid the Bank may as agent of the Mortgagor remove and sell any chattels on the Mortgaged Property and the net proceeds of sale thereof shall be paid to the Mortgagor on demand and the Bank shall not have the right to retain or set off such proceeds of sale against any indebtedness of the Mortgagor to the Bank.

14. The Mortgagor hereby covenants with the Bank to pay any sums which may become payable by the Mortgagor under the Agricultural Holdings Act 1986 for compensation costs or otherwise to a tenant of the Mortgaged Property or any part thereof failing which the Bank may pay the said sum or discharge any charge created in pursuance of the said Act for securing the same and any moneys paid by the Bank under this clause shall be deemed to be expenses properly incurred by the Bank hereunder.

15. The Mortgagor hereby covenants with the Bank that:—

- (a) if and so long as the title to the Mortgaged Property or any part thereof is not registered under the Land Registration Acts 1925 to 1986 no person shall during the continuance of this security be registered under the said Acts as proprietor of the Mortgaged Property or any part thereof without the consent in writing of the Bank;
- (b) upon any such registration the Mortgagor will forthwith deliver to the Bank all Land Certificates relating to the Mortgaged Property unless such certificates are deposited with the Land Registry.

16. Any party hereto which is a company certifies that this charge does not contravene any of the provisions of its Memorandum and Articles of Association.

17. In these presents where the context so admits the expression “the Mortgagor” shall include persons deriving title under the Mortgagor or entitled to redeem this security and the expression “the Bank” shall include persons deriving title under the Bank and any reference herein to any statute or section of any statute shall be deemed to include reference to any statutory modification or re-enactment thereof for the time being in force.

18. If there are two or more parties hereto of the first part the expression “the Mortgagor” shall throughout mean and include such two or more parties and each of them or (as the case may require) such two or more parties or any of them and shall so far as the context admits be construed as well in the plural as in the singular and all covenants charges agreements and undertakings herein expressed or implied on the part of the Mortgagor shall be deemed to be joint and several covenants charges agreements and undertakings by such parties And in particular this security and the covenant in clause 1 hereof and the remaining covenants charges agreements and undertakings herein contained shall extend and apply to any moneys owing or liabilities incurred by any of such parties to the Bank whether solely or jointly with each other or with any other person and references to the Mortgagor in relation to the retirement of bills and in clauses 3, 9, 10 and 12 shall mean and include any one or more of such parties as well as such parties jointly.

In Witness whereof the Mortgagor has executed these presents as a deed the day and year first above written.



DEED OF RELEASE

This Deed of Release made 27/09/2024 between:

1. Barclays Security Trustee Limited (Registered number 10825314) of 1 Churchill Place, London, E14 5HP and whose address for service is Business Lending Services, PO Box 16276, Birmingham, B2 2XE ("the Security Trustee") acting in its capacity as security trustee; and
2. Alan Kipling ("the Chargor(s)")

(together, the "Parties")

each in their capacity as defined in the deed dated 22 June 1993 over the property known as or being Hardendale Hall Farm, Shap, Cumbria ("the Property") and made between the Chargor(s) and, as at the date of the deed, Barclays Bank PLC ("the Deed").

WITNESSES as follows:

1. The Security Trustee as mortgagee hereby releases the charge over the Property in the Deed attached and all claims and demands thereunder.
2. Nothing herein contained shall prejudice or affect the security of the Security Trustee in respect of any other property charged to the Security Trustee by the Chargor(s) (if existing) or the obligations of the Chargor(s) or the rights of the Security Trustee thereunder.

EXECUTED and DELIVERED as a DEED by the Security Trustee on the date set out above

EXECUTED AS A DEED BY

Date	
Initials	ZZ
QCC	

NAME

JULIA FERRY

SIGNATURE

J. Ferry

AS ATTORNEY OF BARCLAYS SECURITY TRUSTEE LIMITED

WITNESS:

NAME

ZIKIA ZAMUR

SIGNATURE

Z. Zamur

BARCLAYS SECURITY TRUSTEE LIMITED
POWER OF ATTORNEY

1. By this POWER OF ATTORNEY made by deed on **28 August 2024** (this "Deed"), we, Barclays Security Trustee Limited, a company incorporated in United Kingdom and registered in England (registered number 10825314), whose registered office is situated at 1 Churchill Place, London E14 5HP (the "Company") APPOINTS:

All BA4 (*leadership and process expert*) Grade (or above) employees working within the Barclays Collateral Operations Unit who are employed by Barclays Execution Services Limited, a company incorporated in United Kingdom and registered in England (registered number 01767980), whose registered office is at 1 Churchill Place, London, E14 5HP (the "ServCo"), jointly and severally as our true and lawful attorneys (each an 'Attorney' together the 'Attorneys') for and in our own name and on our behalf:

- (a) to execute as a deed or otherwise and deliver all forms of written documents and agreements, other than acceptances and endorsements of bills of exchange; and/or
- (b) to sign, execute and deliver all deeds relating to the taking, maintaining, substituting, varying, novating and/or releasing of collateral including, without limitation, security documents, guarantees, bonds, deeds of easements and indemnities, deeds regulating the priority of mortgages, releases, discharges, notices of non-crystallisation, consents to lease, transfers of mortgages, re-conveyances and reassignments of real or personal property, mortgaged, charged or assigned by way of security to the Company; and/or
- (c) to make any declaration, statement, affidavit or proof of any debt due or claimed to be due to the Company in any proceedings taken or hereafter to be taken by or against any person, firm or company under any act for the time being in force in relation to the bankruptcy, insolvency or liquidation of debtors, firms or companies of whatever nature and or
- (d) to do anything the Attorney considers necessary or desirable in connection with the ordinary course of the business of the Company; and /or
- (e) to take all actions to execute any additional document as the Attorney may think fit to give effect to the arrangement referred to in the documents described in paragraphs (a), (b) (c) and (d) above;

relating to work done in the ordinary course of business of Barclays' Collateral Operations Unit;

- 2. Any actions authorised by this Deed may be taken by any of the Attorney(s) and if so taken shall be valid as if done by all Attorneys.
- 3. By this Deed we ratify and confirm, any act of the Attorneys undertaken in good faith pursuant to this Deed.
- 4. Nothing in this Deed grants the Attorney any authority to issue further Powers of Attorney.
- 5. This Deed unconditionally revokes the Power of Attorney dated 7 September 2023, appointing BA4 (*leadership and process expert*) Grade (or equivalent) of Barclays Security Trustee Limited a company incorporated in England and Wales with company number 01767980 whose registered office is at 1 Churchill Place, London E14 5HP as its Attorney and all the power and authority it confers on the Attorneys (each an 'Attorney' together the 'Attorneys').

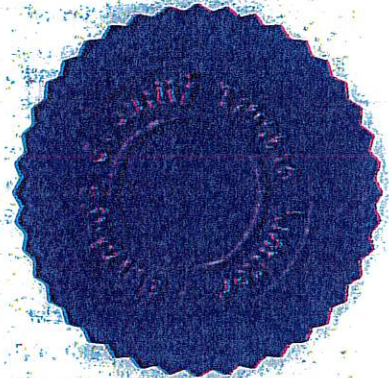
6. This Power of Attorney shall be effective from and including and shall remain in force for 12 months from that date.
7. This Power of Attorney and any non-contractual dispute or claim arising out of or in connection with it, shall be governed and construed in accordance with the laws of England and Wales, to the jurisdiction of whose courts the Company exclusively submits by executing this Deed and the Attorney submits by purporting to act under its terms.

This Deed has been, and has been witnessed as, duly executed and delivered on the day and year first written above.

The Common Seal of
Barclays Security Trustee Limited
Was hereunto affixed in the Execution of this Deed
in the presence of:



Assistant Secretary
Authorised Sealing Officer



I certify that this is a true and complete copy of the original

For Barclays Security Trustee Limited

Name ... SUSAN BERRY

Job Title ... BANK OFFICIAL

Date ... 20 SEPTEMBER 2024



CERTIFICATE OF AUTHORITY TO THIRD PARTIES
AUTHORISED SIGNATORIES OF BARCLAYS SECURITY TRUSTEE LIMITED

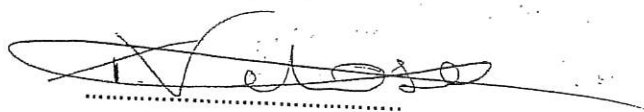
I certify that:

- (a) The individual's listed below are employees of Barclays Execution Services Limited are working in the Collateral Unit and are of BA4 (Leadership and Process Agent) Grade (or equivalent) or above;

Jody Hodges	Julia Perry	Jesal Desai
Melanie Davies	Phillip Brown	Amy Devine
Tarlvinder Janagal	Karen Palmer	Tina Perkins
Christopher Barnacle		

- (b) the power of attorney, a certified copy of which is attached, has not been revoked in respect of the person named in paragraph (a) above.

By the authority of the Board, this certificate is conclusive evidence that the person named in this certificate is authorised to act as an Attorney of Barclays Security Trustee Limited in accordance with the attached power of attorney.



Assistant Secretary of Barclays PLC

Date: 4.09.2024.

For Barclays Security Trustee Limited

Manager



The Schedule above referred to

*Delete as necessary

The Freehold/~~Leasehold~~* property known as or being

HARDENDALE HALL FARM SHAP PENRITH CUMBRIA

comprised in the document(s) particulars of which are set out below:—

Complete if title is not registered at time of Charge

Date	Description (Conveyance, Lease, Assignment, Mortgage, Assent, etc.)	Parties
18.5.73	DEED OF GIFT	THOMAS KIPLING AND MARY ELIZABETH KIPLING (1) ALAN KIPLING (2)

Complete if title is registered at time of Charge

Land Certificate(s) Title No.(s)	County/London Borough

Signed sealed and delivered by the above named

ALAN KIPLING

in the presence of

SIGNATURE OF WITNESS

NAME OF WITNESS

ADDRESS

OCCUPATION

Signed sealed and delivered by the above named

in the presence of

SIGNATURE OF WITNESS

NAME OF WITNESS

ADDRESS

OCCUPATION

The COMMON SEAL of

*

was affixed hereunto in pursuance of a Resolution of the Board of Directors in the presence of

_____ DIRECTOR

_____ SECRETARY

Company's registered number _____

The address of the Bank for service (if title is registered) is:

J. Newbold

~~BARCLAYS BANK PLC
MARKET SQUARE PENRITH
BANK OFFICIAL~~

A Kipling



FOR USE ONLY IN THE CASE OF UNREGISTERED
LAND

**RECEIPT PURSUANT TO SECTION 115 OF
THE LAW OF PROPERTY ACT 1925**

BARCLAYS BANK PLC hereby acknowledges this
day of 19

that it has received the balance of the moneys (including
interest and costs) secured by the within written Deed the
payment having been made by*

*Insert "the
within named
Mortgagor"
or
of
as the case
may be.

For and on behalf of BARCLAYS BANK PLC

(A REGIONAL DIRECTOR)

**Charge by way of Legal
Mortgage**

By one or more than one Mortgagor
(Registered or Unregistered land)

Dated 28 November 1997

.....
.....
.....
.....
.....

MEMORANDUM that by a Deed of Release dated 25 November 1997
the Bank released All Those mineral rights beneath O.S. No.
487 at Hardendale, Shap to the Mortgagor and acknowledged his
right to the production of this document