

049625/23

In accordance with
Sections 859A and
859J of the Companies
Act 2006.

MR01

Particulars of a charge



Companies House



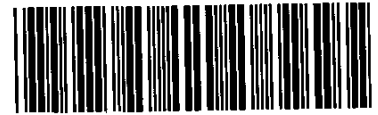
Go online to file this information
www.gov.uk/companieshouse

A fee is be payable with this form
Please see 'How to pay' on

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument.

☐ **What this form is NOT for**
You may not use this form to
register a charge where ther
instrument. Use form MR08.

MONDAY



A07 *ACFQW370* #22
06/11/2023
COMPANIES HOUSE

This form **must be delivered to the Registrar for registration within 21 days** beginning with the day after the date of creation of the charge. If delivered outside of the 21 days it will be rejected unless it is accompanied by a court order extending the time for delivery.



You **must** enclose a certified copy of the instrument with this form. This will be scanned and placed on the public record. **Do not send the original.**

| 1 Company details | | For official use |
|----------------------|--|--|
| Company number | 0 1 7 0 5 9 3 9 | → Filling in this form Please complete in typescript or in bold black capitals. All fields are mandatory unless specified or indicated by * |
| Company name in full | WOODLAND INVESTMENT MANAGEMENT LIMITED | |

| 2 Charge creation date | |
|------------------------|-----------------------|
| Charge creation date | d 3 1 m 1 0 y 2 0 2 3 |

| 3 Names of persons, security agents or trustees entitled to the charge | |
|--|--------------|
| Please show the names of each of the persons, security agents or trustees entitled to the charge. | |
| Name | GRAHAM TULEY |
| Name | MARGOT TULEY |
| Name | |
| Name | |
| If there are more than four names, please supply any four of these names then tick the statement below. <input type="checkbox"/> I confirm that there are more than four persons, security agents or trustees entitled to the charge. | |

MR01

Particulars of a charge

4

Brief description

Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.

Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".

Please limit the description to the available space.

Brief description

ALL and WHOLE an area of woodland at Glaslaw Bridge, Farrochie Road, Stonehaven being part and portion of the subjects registered in the Land Register of Scotland under Title Number KNC25862
to be registered under title number KNC32640

5

Other charge or fixed security

Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box.

- ☒ **Yes**
☐ **No**

6

Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

- ☐ **Yes** Continue
☒ **No** Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

- ☐ **Yes**

7

Negative Pledge

Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box.

- ☒ **Yes**
☐ **No**

8

Trustee statement ¹

You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge.

☐

¹ This statement may be filed after the registration of the charge (use form MR06).

9

Signature

Please sign the form here.

Signature

Signature

X

Margat Tukey
Margat Tukey

X

This form must be signed by a person with an interest in the charge.

MR01

Particulars of a charge



Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name **Marie Quickfall**

Company name **South Forrest**

Address **8 Ardross Terrace**

Post town **Inverness**

County/Region

Postcode **I V 3 5 N W**

Country

DX **IN 16 INVERNESS**

Telephone **01463 237171**



Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- ☐ You have included a certified copy of the instrument with this form.
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.
- ☐ Please do not send the original instrument; it must be a certified copy.



Important information

Please note that all information on this form will appear on the public record.



How to pay

A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House.'



Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

For companies registered in England and Wales:

The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.

For companies registered in Scotland:

The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post).

For companies registered in Northern Ireland:

The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG.
DX 481 N.R. Belfast 1.



Further information

For further information, please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 1705939

Charge code: 0170 5939 0013

The Registrar of Companies for England and Wales hereby certifies that a charge dated 31st October 2023 and created by WOODLAND INVESTMENT MANAGEMENT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 6th November 2023.

Given at Companies House, Cardiff on 13th November 2023



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

Paisley 27/10/23

Certified a true copy


LOCHRAN DICKIE

STANDARD SECURITY

by

WOODLAND INVESTMENT MANAGEMENT LIMITED

in favour of

GRAHAM TULEY and MARGOT TULEY

SUBJECTS: WOODLAND AT GLASLAW BRIDGE, FARROCHIE ROAD, STONEHAVEN

South Forrest
Solicitors
8 Ardross Terrace
Inverness

DX: IN 16, Inverness-1

We, **WOODLAND INVESTMENT MANAGEMENT LIMITED**, a company incorporated under the Companies Act (Company Number 01705939) and having our Registered Office at 19 Half Moon Lane, London, SE24 9JU ("**the Purchaser**") DO HEREBY IN SECURITY OF the whole obligations *ad factum praestandum* undertaken by the Purchaser and all sums due and that may become due (collectively "**the Secured Obligations**") by the Purchaser to **GRAHAM TULEY and MARGOT TULEY**, residing at 26 Crown Drive, Inverness, IV2 3N ("**the Tuleys**") in terms of or arising from the Minute of Agreement between the Purchaser and the Tuleys subscribed by the Purchaser of even date with their subscription hereof ("**the Agreement**") and which expression shall include any amendments, variations, supplements or novations thereof or thereby; the Purchaser does hereby **GRANT** in favour of the Tuleys a Standard Security over ALL and WHOLE the area of woodland at Glaslaw Bridge, Farrochie Road, Stonehaven shown coloured pink on the plan annexed and executed as relative hereto being part and portion of the subjects registered in the Land Register of Scotland under Title Number KNC25862 ("**the Security Property**"); The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation thereof operative for the time being shall apply; And we agree that the Standard Conditions shall be varied in accordance with the Agreement and the following provisions:

- 1 The Purchaser shall:
 - 1.1 not be entitled to a discharge of this Standard Security until the Secured Obligations have been satisfied, implemented or paid in full or after the Expiry Date as the term "Expiry Date" is defined in the said Minute of Agreement;
 - 1.2 not without the prior written consent of the Tuleys (which consent will not be unreasonably withheld or delayed), enter into any negotiations with any local or governmental authority for the compulsory acquisition of the Security Property;
 - 1.3 satisfy, implement and pay the Secured Obligations.
- 2 Standard Condition 9(1)(b) shall be deleted and substituted by the following:

"where there has been a failure to comply with any requirement arising out of the security or any material breach or non-observance or non-implementation by the Purchaser of the Secured Obligations."
- 3 The undertakings and obligations on the part of the Purchaser contained in this Standard Security shall be in addition to and not in substitution for the undertakings and obligations on the part of the Purchaser contained in the said Minute of Agreement.

- 4 For the purposes of this Standard Security any reference to the Security Property shall include a reference to any part or parts thereof and where there is any conflict between the Standard Conditions and the terms of the Standard Security and the Agreement the Standard Security and the said Minute of Agreement shall prevail and shall have effect in preference to the Standard Conditions.

And the Purchaser grants warrandice: IN WITNESS WHEREOF these presents typewritten on this and the preceding one page together with the plan annexed hereto are subscribed by the Purchaser as follows:-

For and on behalf of Woodland Investment Management Limited

Witness signature

Melanie Cobb

FULL name of Witness

MELANIE COBB

Address of Witness

17 DALEGARTH Gdns
Purley
Surrey CR8 1EH

A.T. Hanton

Angus Thomas Hanton, Director

London

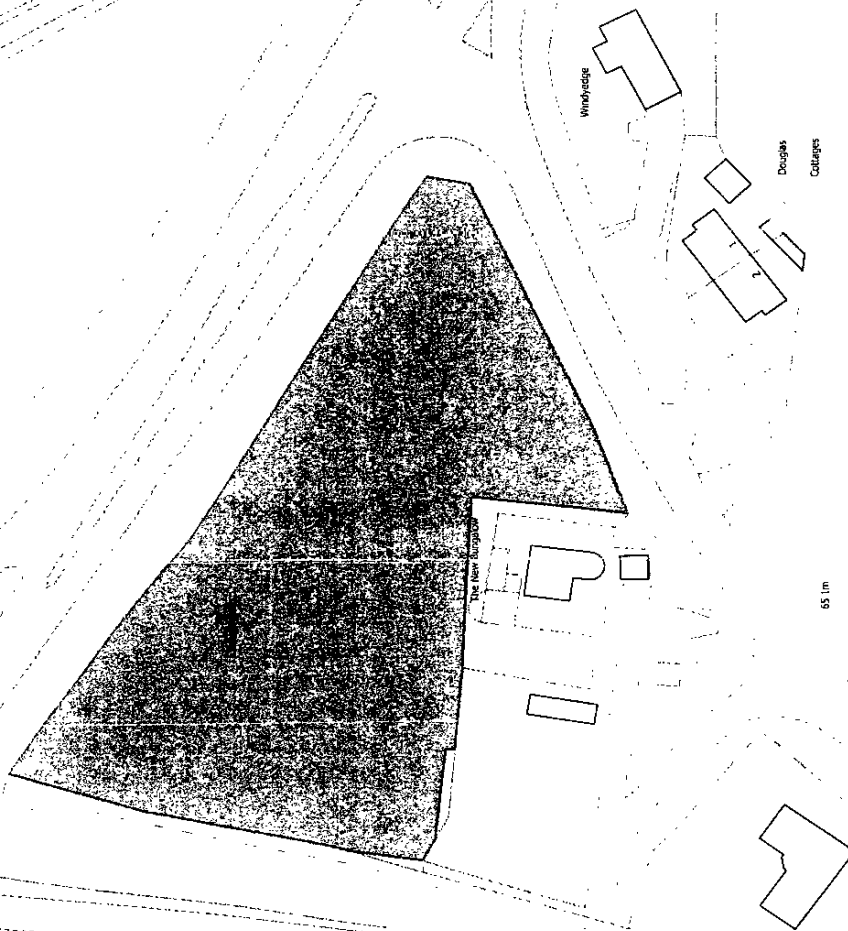
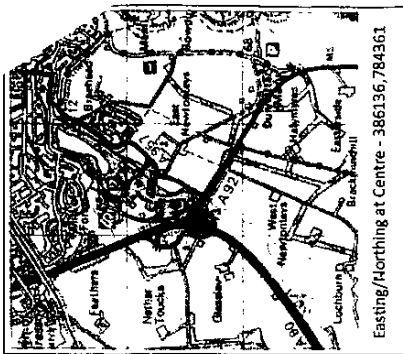
Place (town) of signing

23/10/23

Date of signing

LOCATION

A.I. Tanks



Key

Extent (1.818 acres or 0.736 hectares)