



Registration of a Charge

Company Name: **AJ BELL (PP) TRUSTEES LIMITED**

Company Number: **03257389**



Received for filing in Electronic Format on the: **14/06/2022**

XB64SCCP

Details of Charge

Date of creation: **27/05/2022**

Charge code: **0325 7389 1199**

Persons entitled: **BANK OF SCOTLAND PLC**

Brief description: **ALL AND WHOLE THE SUBJECTS KNOWN AS AND FORMING UNIT 4/3 (SOMETIMES KNOWN AS UNIT 5), EASTFIELD INDUSTRIAL ESTATE, PENICUIK, EH26 8DN, COMPRISING ALL AND WHOLE THE AREA SHOWN TINTED YELLOW (AND UNHATCHED) ON THE PLAN ANNEXED AND EXECUTED AS RELATIVE TO THE STANDARD SECURITY (THE "PLAN") WITH THE BUILDING ERECTED THEREON AND THE AREA OF HARDSTANDING SHOWN TINTED PINK ON THE PLAN AND THE YARD SHOWN TINTED GREEN (AND UNHATCHED) ON THE PLAN, WHICH SUBJECTS HEREBY SECURED FORM PART AND PORTION OF THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER MID69498**

Contains negative pledge.

Chargor acting as a bare trustee for the property.

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: **MACROBERTS LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 3257389

Charge code: 0325 7389 1199

The Registrar of Companies for England and Wales hereby certifies that a charge dated 27th May 2022 and created by AJ BELL (PP) TRUSTEES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 14th June 2022 .

Given at Companies House, Cardiff on 16th June 2022

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**



STANDARD SECURITY

by

TRUSTEES OF THE ROBERT YOUNG SIPP
&
TRUSTEES OF THE ANDREW TAYLOR SIPP

in favour of

BANK OF SCOTLAND PLC

Property: Unit 4/3 (sometimes known as Unit 5), Eastfield Industrial Estate, Penicuik

IMPORTANT NOTICE: We recommend that you consult your solicitor or other independent legal adviser before signing this document.

STANDARD SECURITY

In this **STANDARD SECURITY** the words listed below have the following meanings:-

BoS: **BANK OF SCOTLAND PLC** incorporated in Scotland under the Companies Act 1985 (Company No. SC327000) and having its Registered Office at The Mound, Edinburgh EH1 1YZ, including those deriving any title or interest from it, as defined in the Deed of Conditions.

Borrower: (i) **AJ BELL (PP) TRUSTEES LIMITED**, incorporated under the Companies Acts (Company Number 03257389) and having their Registered Office at 4 Exchange Quay, Salford Quays, Manchester, M5 3EE and **ROBERT YOUNG**, residing at 1 Ravelsykes Road, Penicuik, EH23 9JG, as trustees of **THE ROBERT YOUNG SIPP**, established by Master Trust Deed and Rules between AJ Bell Management Limited and AJ Bell (PP) Trustees Limited dated 31 March 2015, as supplemented by Supplemental Deed between the said AJ Bell Management Limited, AJ Bell (PP) Trustees Limited and Robert Young dated 20 December 2021, as heritable proprietor of the Property to the extent of a one half (50%) pro indiviso share; and (ii) the said **AJ BELL (PP) TRUSTEES LIMITED** and **ANDREW TAYLOR**, residing at 23 Muirfield Way, Deans, Livingston, EH54 8DW, as trustees of **THE ANDREW TAYLOR SIPP**, established by Master Trust Deed and Rules between AJ Bell Management Limited and AJ Bell (PP) Trustees Limited dated 31 March 2015, as supplemented by Supplemental Deed between the said AJ Bell Management Limited, AJ Bell (PP) Trustees Limited and Andrew Taylor dated 20 December 2021, as heritable proprietor of the Property to the extent of a one half (50%) pro indiviso share.

Property: Unit 4/3 (sometimes Unit 5), Eastfield Industrial Estate, Penicuik, EH26 8DN, as more fully described in Part 1 of the Schedule.

Title Number: MID69498 (part of).

Deed of Conditions: The Deed of Commercial Standard Security Conditions by the Governor and Company of the Bank of Scotland (now known as Bank of Scotland plc) dated 24 May 2006 and registered in the Books of Council and Session on 25 May 2006 and any variation or extension thereof, words defined in the Deed of Conditions having the same meaning in this Standard Security.

Schedule: The Schedule in three Parts annexed and signed as part of this Standard Security.

Secured Liabilities: has the meaning given to it in the Deed of Conditions.

1. The Borrower hereby binds itself and its successors and executors whomsoever to pay and discharge the Secured Liabilities to BoS.
2. The Borrower undertakes to comply fully with the Deed of Conditions, the terms of which are incorporated in this Standard Security and a copy of which has been received by the Borrower.
3. The Borrower, in security of the Secured Liabilities, for its respective rights and interests, hereby GRANTS a Standard Security in favour of BoS over the Property.

4. The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 as amended and varied by (a) the Redemption of Standard Securities (Scotland) Act 1971 and (b) the Deed of Conditions, and any lawful variation thereof operative for the time being, shall apply.
5. The Standard Security hereby granted is subject to the heritable security (if any) and any agreement regulating its ranking detailed in Part 2 of the Schedule.
6. The Borrower grants warrandice, subject to the heritable security (if any) detailed in Part 2 of the Schedule and to the leases of the Property (if any) detailed in Part 3 of the Schedule.
7. The Borrower consents to the registration of this Standard Security for execution.
8. This Standard Security shall be governed by and construed in accordance with Scots law.
9. For the purposes of Condition 17 of the Deed of Conditions, the service address of BoS is Bank of Scotland plc, Loan Servicing, Level 5, 110 St Vincent Street, Glasgow, G2 5ER.
10. Notwithstanding anything to the contrary herein appearing it is hereby expressly agreed and declared by the parties hereto that each and every liability undertaken hereunder shall be subject to the proviso that AJ Bell Management Limited, AJ Bell (PP) Trustees Limited and Robert Young and Andrew Taylor shall not incur liability in respect thereof whether jointly or severally save to the extent that such liability shall not exceed in amount the value of the assets less the liabilities (other than the liability to pay benefits) of The Robert Young SIPP and The Andrew Taylor SIPP from time to time in their hands in their respective capacities as trustees for such pension funds.

IN WITNESS WHEREOF these presents consisting of this and the preceding page are together with the Schedule and the plan annexed executed by the Borrower as follows:-

FOR AND ON BEHALF OF THE ROBERT YOUNG SIPP:

Signature of Director
of AJ Bell (PP) Trustees Limited

KEVIN BARRY MOORE
Print Name of above

Signature of Director
of AJ Bell (PP) Trustees Limited

JAMES WAIXER
Print Name of above

Together At: 4 EXCHANGE QUAY, SALFORD QUAYS, MANCHESTER MS 3EE.
On: 11/4/2022

Signature of Witness

4 EXCHANGE QUAY
SALFORD QUAYS, MANCHESTER, MS 3EE.
Address of Witness

Signature of Robert Young

At: 4 EXCHANGE QUAY, SALFORD QUAYS, MANCHESTER MS 3EE.
On: 11/4/2022

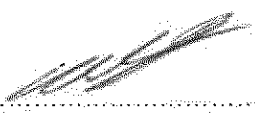
FA/JC/BAN/16/1443

Signature of witness (Full Name)


5 ATHOLL CRESCENT, EDINBURGH
Address of witness

Signature of Robert Young
At: EDINBURGH
On: 12 April 2022

FOR AND ON BEHALF OF THE ANDREW TAYLOR SIPP:


Signature of Director
of AJ Bell (PP) Trustees Limited

KEVIN BARRY MOORE
Print Name of above


Signature of Director
of AJ Bell (PP) Trustees Limited

JAMES WALKER
Print Name of above

Together At: 4 EXCHANGE QUAY, SAIFORD QUAYS, MANCHESTER, M3 3EE.

On: 11/14/2022.


Signature of Witness


4 EXCHANGE QUAY, SAIFORD QUAYS
MANCHESTER, M3 3EE.
Address of Witness


~~Signature of Andrew Taylor~~

~~At: 4 EXCHANGE QUAY, SAIFORD QUAYS, MANCHESTER,~~

~~On: 11/14/2022.~~

~~M3 3EE.~~

 ABBY YOUNG
Signature of Witness to (FULL NAME)
Andrew Taylor's Signature


Signature of Andrew Taylor

5 ATHOLL CRESCENT
EDINBURGH
Address of witness

At: EDINBURGH
On: 12 April 2022

Schedule referred to in the foregoing Standard Security by Trustees of The Robert Young SIPP and Trustees of The Andrew Taylor SIPP in favour of Bank of Scotland plc

PART 1

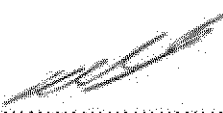
ALL and WHOLE the subjects known as and forming Unit 4/3 (sometimes known as Unit 5), Eastfield Industrial Estate, Penicuik, EH26 8DN, comprising ALL and WHOLE the area shown tinted yellow (and unhatched) on the plan annexed and executed as relative hereto (the "Plan") with the building erected thereon and the area of hardstanding shown tinted pink on the Plan and the yard shown tinted green (and unhatched) on the Plan, which subjects hereby secured form PART and PORTION of the subjects registered in the Land Register of Scotland under Title Number MID69498; TOGETHER WITH (i) the whole rights, common, mutual and exclusive pertaining thereto; (ii) the heritable fittings and fixtures therein and thereon; (iii) free ish and entry therefrom and thereto; (iv) the parts privileges and pertinent thereof; and (v) the Borrower's whole right, title and interest, present and future therein and thereto.


PART 2

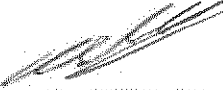
NONE


PART 3

Lease between (i) Turcan Connell (Trustees) Limited as nominee and trustee for Michael Gardiner Noble, Colin Robert Foulis and William David Noble, as partners of and trustees for the Firm of A F Noble & Son and (ii) R A Commercials Ltd dated 07 November 2014 and 26 January 2015 and registered in the Books of Council and Session on 30 January 2015, as subsequently varied.


Signature of Director
of AJ Bell (PP) Trustees Limited
(re. The Robert Young SIPP)

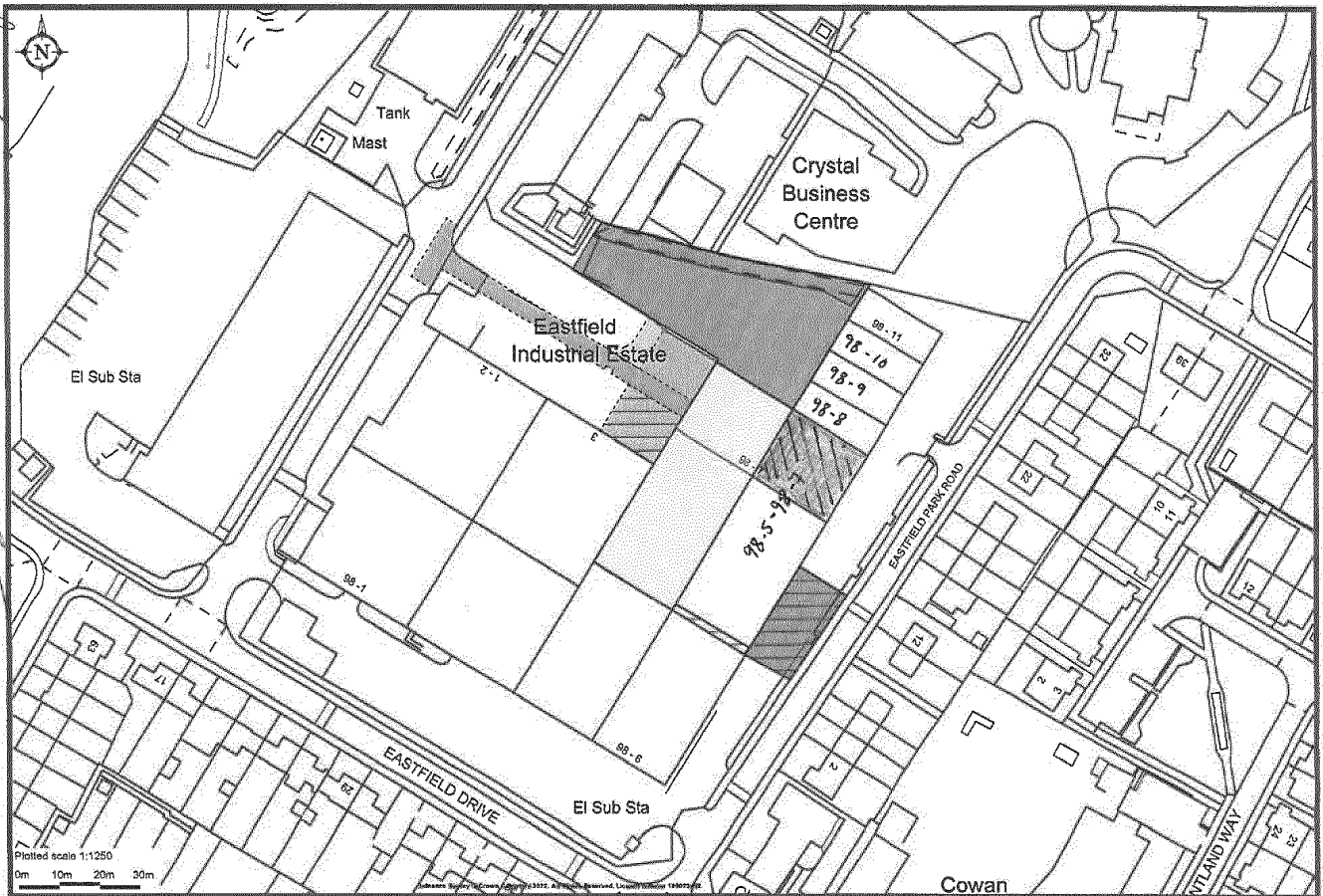

Signature of Director
of AJ Bell (PP) Trustees Limited
(re. The Robert Young SIPP)


Signature of Director
of AJ Bell (PP) Trustees Limited
(re. The Andrew Taylor SIPP)


Signature of Director
of AJ Bell (PP) Trustees Limited
(re. The Andrew Taylor SIPP)


Signature of Andrew Taylor

THIS IS THE PLAN REFERRED TO IN THE FOREGOING STANDARD SECURITY TRUSTEES OF THE ROBERT YOUNG SIPP & TRUSTEES OF THE ANDREW TAYLOR SIPP IN FAVOUR OF BANK OF SCOTLAND PLC
 4/3 EASTFIELD INDUSTRIAL ESTATE, EASTFIELD DRIVE, PENICUIK



Signature of Directors
 of AJ Bell (FP) Trustees Limited
 The Robert Young SIPP

Signature of Directors
 of AJ Bell (FP) Trustees Limited
 The Andrew Taylor SIPP

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