



Registration of a Charge

Company Name: **EVANTYR PROPERTIES LIMITED**

Company Number: **05686981**



XBCLRZXD

Received for filing in Electronic Format on the: **15/09/2022**

Details of Charge

Date of creation: **02/09/2022**

Charge code: **0568 6981 0015**

Persons entitled: **QUEENSBERRY PROPERTIES LIMITED**

Brief description: **ALL AND WHOLE THE SUBJECTS KNOWN AS PLOT 15 AND PLOT 16 OF THE DEVELOPMENT AT CASTLEMAINS, DIRLETON, SHOWN OUTLINED IN RED ON THE PLAN ANNEXED AND EXECUTED AS RELATIVE TO THE STANDARD SECURITY AND FORMING PART AND PORTION OF ALL AND WHOLE SUBJECTS AT CASTLEMAINS, DIRLETON REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER ELN25533.**

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: **PETER CHAMBERS**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 5686981

Charge code: 0568 6981 0015

The Registrar of Companies for England and Wales hereby certifies that a charge dated 2nd September 2022 and created by EVANTYR PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 15th September 2022 .

Given at Companies House, Cardiff on 20th September 2022

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006

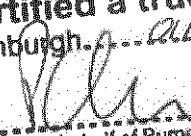


Companies House



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

~~Burness Paul~~

Certified a true copy
Edinburgh. 21/09/2022

for and on behalf of Burness Paul LLP

OVERAGE STANDARD SECURITY

by

EVANTYR PROPERTIES LIMITED

in favour of

QUEENSBERRY PROPERTIES LIMITED

Subjects at Castlemains, Dirleton

We, **EVANTYR PROPERTIES LIMITED**, a company incorporated in England under the Companies Acts (Registered Number 05686981) and having our Registered Office at 1 Queens Parade, Brownlow Road, London, N11 2DN (the "**Grantor**") HEREBY in security of payment by the Grantor to **QUEENSBERRY PROPERTIES LIMITED**, a company incorporated in Scotland under the Companies Acts (Registered Number SC296464) and having its Registered Office at 16 Walker Street, Edinburgh EH3 7LP (the "**Grantee**") of the Overage (as defined in clause 1.1 of the Missives (as hereinafter defined)) in accordance with the terms of Clause 7 of the Missives between the Grantee and Grantor in relation to inter alia the Security Subjects (as defined below), constituted said missives by formal letters exchanged between Burness Paull LLP on behalf of the Grantee and Ennova Law on behalf of the Grantor dated 31 March 2022, as subsequently varied and amended (the "**Missives**"); DO HEREBY grant a first ranking Standard Security in favour of the Grantee over ALL and WHOLE the subjects known as Plot 15 and Plot 16 of the Grantee's development at Castlemains, Dirleton, shown outlined in red on the plan annexed and executed as relative hereto and forming part and portion of ALL and WHOLE subjects at Castlemains, Dirleton registered in the Land Register of Scotland under Title Number ELN25533 (the "**Security Subjects**"); Together with by way of inclusion and not exception the whole parts, privileges and pertinents thereof and the Grantor's whole respective right, title and interest present and future in and to the Security Subjects; 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 under declaration that the said Standard Conditions shall be varied to the effect specified in the Schedule of Variations of Standard Conditions annexed and executed as relative hereto;

And we grant warrantice; And the Grantor consents to registration: IN WITNESS WHEREOF these presents consisting of this page and the preceding page together with the schedule and plan annexed hereto are executed as follows:

SUBSCRIBED for and on behalf of the said EVANTYR PROPERTIES LIMITED

at EDINBURGH

on 31 AUGUST 2022

by

MICHAELA TEECE

Print Full name

Director

before this witness:

Print Full Name

Witness

Address:

This is the Schedule referred to in the foregoing standard security by Evantyr Properties Limited in favour of Queensberry Properties Limited in relation to subjects at Castlemains, Dirlerton

SCHEDULE

- 1 Standard Conditions 1, 2(b), 2(c), 4, 5 and 6 shall be delete and shall not apply.
- 2 Condition 7 of the Standard Conditions shall apply as if references to "the standard conditions" therein are references to the Standard Conditions as varied hereby.
- 3 Condition 12 of the Standard Conditions is amended by the deletion of the words "*the whole expenses of the preparation and execution of the standard security and any variation, restriction and discharge thereof and, where any of those deeds are recorded, the recording thereof, and*" and "*and exercising any other powers conferred upon him by the security*".
- 4 The Grantor shall be entitled at any time during the continuance of the Standard Security to create a security or charge over the Security Subjects ranking subsequent to the Standard Security without any requirement to obtain the consent of the Grantee.
- 5 The Grantor shall at any time during the continuance of the Standard Security be entitled to grant deeds of conditions or other real rights, servitudes and wayleaves in respect of the Security Subjects and that without any requirement to obtain the consent of the Grantee, but provided always that where both areas are to benefit or are to be burdened there shall be uniformity in treatment of units between those units located or to be located on the Security Subjects and those units located or to be located on adjacent subjects owned by the Grantor.
- 6 The Grantor shall be entitled at any time during the continuance of the Standard Security to enter into any agreements with the local planning, roads, or any other relevant authority which are intended to create real burdens in relation to the title of the Security Subjects and which are required to facilitate, or as a precondition to the grant of any of the consents required for, development of the Security Subjects without any requirement to obtain the consent of the Grantee.
- 7 Each of the provisions of the Standard Security is severable and distinct from the others and if at any time one or more of such provisions is or becomes invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.
- 8 Words and expressions used in this Schedule shall unless the context otherwise requires have the same meanings as words and expressions in Schedule 3 of the Conveyancing and Feudal Reform (Scotland) Act 1970.
- 9 The headings in this Schedule are for guidance only and shall not affect the interpretation of the provisions hereof.

 Director

Notes

All construction must adhere to the site and the responsible for making and checking.

All dimensions are given in metres and shall be rounded up to the nearest whole number.

All dimensions are given in metres and shall be rounded up to the nearest whole number.

This drawing is for planning purposes only. It is not intended to be used for construction purposes without all necessary approvals and shall be subject to the conditions of the planning permission.

This drawing is for planning purposes only. It is not intended to be used for construction purposes without all necessary approvals and shall be subject to the conditions of the planning permission.

Key

- Site boundary
- View corridor to Division Circle
- Extent of development building line
- Station Road LCP
- Windows to provide surrounding streetscape and provide positive supervision
- Indicative tree planting
- Indicative tree planting
- Indicative tree planting
- Memory boundary walls
- Thatched fence
- 2m workers margin
- Meadow clearing
- Existing hedge to be retained
- Existing hedge to be removed for access
- SLURS bush

Note: This layout is based on a 3D/4D Topographical Survey. Drawing Number: 10230716

THIS IS THE
PLAN REFERRED
TO IN THE
FOREGOING
FORM OF
STANDARD
SECURITY



DIRLETON ACCOMMODATION SCHEDULE

PRIVATE HOUSE TYPES	Bedrooms	Bathing	GIA	No. of Units	TOTAL GIA	Plot Allocation
HT A(1) Semi-detached	3	external	1396	4	5584	18, 20, 21, 22
HT A	3	external	1396	2	2792	25, 26
HT B(1) Semi-detached	4	external	1601	4	6402	17, 18, 23, 24
HT B	4	external	1601	2	3201	27, 34
HT C	4	external	1935	2	3871	28, 36
HT D	4	external	2263	2	4525	11, 16
HT E	4	external	2271	4	9085	12, 13, 14, 15
HT F	5	integral	2492	3	8076	29, 32, 33
HT G	4	integral	2231	3	6732	30, 31, 35
Private Totals			209.1	3	6732	
Private Totals			209.1	26	96089	4872.0

AFFORDABLE HOUSE TYPES	Bedrooms	Bathing	GIA	No. of Units	TOTAL GIA	Plot Allocation
Aff1 Ground Floor Flat	2	surface	813	75.5	1625	01, 03
Aff2 First Floor Flat	2	surface	813	75.5	1625	02, 04
Aff3	3	surface	1079	100.2	2157	06, 10
Aff4	3	surface	1006	93.5	4036	05, 07, 08, 09
Affordable Totals			10	9434	876.4	
Site Totals			36	97723	5,548.4	

Project

Castlemains, Dirleton

Site Layout

Scale

1:500

0 5 10 15 20 25m

Drawing No.

01010C_S_01

Revision

M

Date

01/10/10