



**Registration of a Charge**

Company Name: **EVANTYR PROPERTIES LIMITED**

Company Number: **05686981**



XBDNM6WR

Received for filing in Electronic Format on the: **30/09/2022**

**Details of Charge**

Date of creation: **27/09/2022**

Charge code: **0568 6981 0016**

Persons entitled: **BANK OF SCOTLAND PLC**

Brief description: **ALL AND WHOLE SUBJECTS AT CASTLEMAINS, DIRLETON BEING THE SUBJECTS COMPRISING CADASTRAL UNIT ELN25533 ON THE SOUTH WEST SIDE OF STATION ROAD, DIRLETON, NORTH BERWICK BEING 4.01 HECTARES IN MEASUREMENT ON THE ORDNANCE MAP AND BEING THE WHOLE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER ELN25533 UNDER EXCEPTION OF THE SUBJECTS SHOWN DELINEATED IN BLUE ON THE PLAN.**

**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: **MORTON FRASER LLP**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 5686981

Charge code: 0568 6981 0016

The Registrar of Companies for England and Wales hereby certifies that a charge dated 27th September 2022 and created by EVANTYR PROPERTIES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th September 2022 .

Given at Companies House, Cardiff on 4th October 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**

**EVANTYR PROPERTIES LIMITED**

**in favour of**

**BANK OF SCOTLAND PLC**

**Property: Subjects at Castle mains, Dirleton (Title Number ELN25533)**

**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:** **EVANTYR PROPERTIES LIMITED** a company incorporated in England under the Companies Acts (Company No. 05686981) and having its Registered Office at 1 Queens Parade, Brownlow Road, London N11 2DN.
- Property:** Subjects at Castlemains, Dirleton as more fully described in Part 1 of the Schedule.  
  
Title Number: ELN25533.
- 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, 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 110 St Vincent Street, Glasgow G2 5ER.

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

SUBSCRIBED for and on behalf of the said  
**EVANTYR PROPERTIES LIMITED**  
by



Director (Signature)

Marc Teague  
Director (Print Full Name)

at EDINBURGH

on 12 SEPTEMBER 2022

in the presence of:-



Witness (Signature)

NEIL DUNLOP

Witness (Print Full Name)

26 GEORGE SQUARE

Witness Address

EDINBURGH EH8 9LW

*[Please remember to execute the Schedule]*

**Schedule referred to in the foregoing Standard Security by Ewantyr Properties Limited in favour of Bank of Scotland plc**

**PART 1**

ALL and WHOLE subjects at Castlemains, Dirleton being the subjects comprising cadastral unit ELN25533 on the south west side of Station Road, Dirleton, North Berwick being 4.01 hectares in measurement on the Ordnance Map and being the whole subjects registered in the Land Register of Scotland under Title Number ELN25533 under exception of the subjects shown delineated in blue on the plan annexed and executed as relative hereto.

**PART 2**

Standard Security by the Borrower in favour of Queensberry Properties Limited over the subjects known as Plot 15 and Plot 16 forming part of the Property dated 31 August 2022 and submitted for registration in the Land Register of Scotland under Title Number ELN25533 on 2 September 2022.

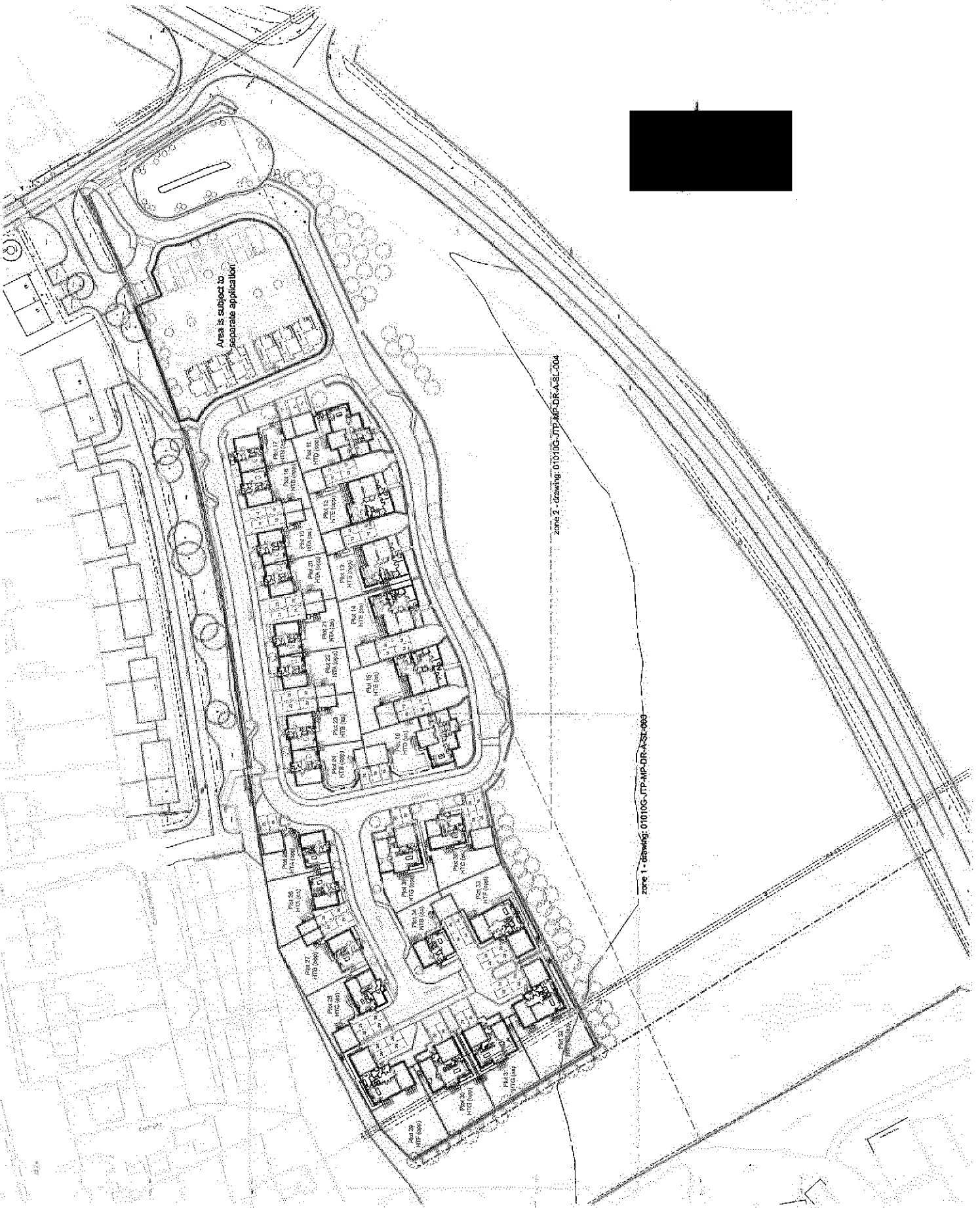
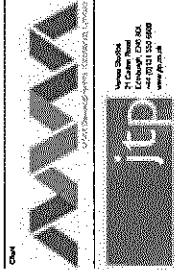
**PART 3**

NONE.



Director (Signature)

*[To be executed by the Borrower]*

[illegible][illegible]

Castlemains Birleton  
Crawley 1714

