



Registration of a Charge

Company Name: **S 1 DEVELOPMENTS LIMITED**

Company Number: **06378284**



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Details of Charge

Date of creation: **06/04/2022**

Charge code: **0637 8284 0010**

Persons entitled: **BANK OF SCOTLAND PLC**

Brief description: **PHASE 8, THE ROPEWORKS, PILLANS PLACE, EDINBURGH EH6 7FG
(TITLE NUMBER MID228446)**

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: **BRODIES LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 6378284

Charge code: 0637 8284 0010

The Registrar of Companies for England and Wales hereby certifies that a charge dated 6th April 2022 and created by S 1 DEVELOPMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 7th April 2022 .

Given at Companies House, Cardiff on 13th April 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**

Christie P. S.



STANDARD SECURITY

by

S1 Developments Limited

in favour of

BANK OF SCOTLAND PLC

Property: Phase 8, The Ropeworks, Pillans Place, Edinburgh EH6 7FG

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: **S1 DEVELOPMENTS LIMITED**, incorporated in England under the Companies Acts (Company No. 06378284) and having its Registered Office at 1 Queens Parade, Brownlow Road, London N11 2DN.

Property: Phase 8, The Ropeworks, Pillans Place, Edinburgh EH6 7FG

as more fully described in Part 1 of the Schedule.

Title Number: MID228446

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 The Mound, Edinburgh EH1 1YZ.
10. Until such time as the Secured Liabilities under the Facility Letter dated on or around the date hereof between BoS and the Borrower (the "Phase 8 Facility Letter") are repaid and discharged in full, BoS agrees (and acknowledges to the Borrower) that, to the extent that provisions of the Phase 8 Facility Letter cover the same matters as provisions of this Standard Security, the Borrower shall be deemed to be complying with the terms of the Standard Security where they are complying with the equivalent terms of the Phase 8 Facility Letter.

IN WITNESS WHEREOF these presents consisting of this and the preceding page are together with the Schedule executed by the Borrower at Edinburgh on 10/3/22 as follows:-

Executed for and on behalf of
SI Developments Limited

Acting by

..... Signature of Director

DANIEL JOHN TEEVE Full Name of Director

In the presence of

..... Signature of Witness

SARAH LAIN Full Name of Witness

52 DUNDAS STREET Address of Witness

Edinburgh

[Please remember to execute the Schedule]

Schedule referred to in the foregoing Standard Security by S1 Developments Limited in favour of Bank of Scotland plc

PART 1

ALL and WHOLE the subjects known as Phase 8, The Ropeworks, Pillans Place, Edinburgh EH6 7FG currently undergoing registration at the Land Register of Scotland under Title Number MID228446

PART 2

NONE

PART 3

NONE

Director

[To be executed by the Borrower]