

MR01

Particulars of a charge



Companies House



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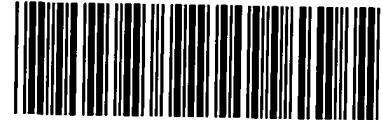
A fee is payable with this form
Please see 'How to pay' on the last page.

09479/1023

☒ **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 the charge
instrument. Use form MF01.

WEDNESDAY



SCCX8YKZ

SCT

27/09/2023

#11

COMPANIES HOUSE

This form must be delivered to the Registrar for registration
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 1 0 9 5 8 6 9 6

Company name in full J BENTLEY ESTATES LTD

→ Filling in this form

Please complete in typescript or in
bold black capitals.

All fields are mandatory unless
specified or indicated by *

2

Charge creation date

Charge creation date d 2 d 3 m 0 m 9 y 2 y 0 y 2 y 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 WESTWOOD CAPITAL FINANCE LIMITED (CO NO 13963121)

Name

Name

Name

If there are more than four names, please supply any four of these names then
tick the statement below.

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge.

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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.

Brief description

ALL AND WHOLE THE SUBJECTS KNOWN AS AND FORMING ORMISTON HOUSE KIRKNEWTON EH27 8DQ BEING THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER MID37463

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.

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 A & S *AS AGENTS FOR WESTWOOD CAPITAL FINANCE LTD.* 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 **MARTIN MCCONNELL**

Company name **ARCHIBALD SHARP & SON**

SOLICITORS

Address **270 DUMBARTON ROAD**

Post town **GLASGOW**

County/Region

Postcode

G	1	1		6	T	X
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Country

DX **500904, Partick**

Telephone **0141 339 3036**



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

Standard Security

This Standard Security is made between the Lender and the Granter named below and incorporates the provisions set out below and on the Schedule annexed hereto.

The Lender Westwood Capital Finance Limited (Company Number 13963121) and having their registered office at Medina House, 2 Station Avenue, Bridlington YO16 4LZ

(also we, us our)

Where the Granter and/or the borrower are more than one person the singular includes the plural and all obligations of the Granter and/or the Borrower are undertaken jointly and severally.

The Granter (also you, your, yours)	J BENTLEY ESTATES LTD (Company Number 10958696) and having their registered office at 11 South Hawskworth Street, Ilkley, LS29 9DX
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The Consentor (where applicable)	N/A
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residing at the property

The Property	ALL and WHOLE the subjects known as and forming Ormiston House, Kirknewton, EH27 8DQ and being the subjects registered in the Land Register of Scotland under Title Number MID37463; Together with (One) the fixtures and fittings therein and thereon; (Two) the parts, privileges and pertinents thereof; (Three) the common, mutual and exclusive rights pertaining thereto; and (Four) the Granter's whole right, title and interest, present and future, in and to the subjects hereby secured.
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Prior Security:	N/A
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Borrower: means the said J BENTLEY ESTATES LTD

Secured Debt: has the meaning set out in the Loan Conditions.

The 1970 Act: has the meaning set out in the Loan Conditions.

Mortgage Conditions: means the Loan Conditions of the Lender set out in the Schedule annexed and signed as relative hereto.

The Granter hereby undertakes to pay to the Lender the Secured Debt: And the Granter agrees that a certificate signed by a person duly authorised by the Lender to act in that behalf shall conclusively ascertain the amount due to the Lender at any time: FOR WHICH the Granter, with the consent of the Consentor (if any) for the purposes of the Matrimonial Homes (Family Protection) (Scotland) Act 1981, as amended, or the Civil Partnership Act 2004 or the Marriage and Civil Partnership (Scotland) Act 2014 GRANTS a Standard Security in favour of the Lender over the Property: The Granter, if single or the sole proprietor of the Property, hereby declares that the Property is neither a Matrimonial Home in terms of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 nor a Family Home in terms of the Civil Partnership Act 2004 or the Marriage and Civil Partnership (Scotland) Act 2014 in relation to which any spouse or civil partner of the Granter has occupancy rights. The Standard Conditions specified in Schedule 3 to the 1970 Act as varied by the Loan Conditions shall apply: But the security hereby granted is subject to the Prior Security (if any): And, subject as aforesaid, the Granter grants warrandice: And the Granter consents to the registration hereof and of any certificate given by us for execution.

IN WITNESS WHEREOF these presents are subscribed by the Granter/Consentor at KIRKNEWTON (place)
on 13th SEPTEMBER 2013 (date) before the witness specified below.

Granter/Consentor Signature	<u>[Signature]</u> JB	Signature	<u>[Signature]</u> AW (Witness)
	<u>Juliet Bentley</u> Am, Director	Name (in full)	<u>MONAS PHILIP HARRIS</u>
		Address	<u>9 HAMMARUM SQUARE</u> <u>EDINBURGH</u>
Granter/Consentor Signature		Contact Telephone No.	
		Signature	
		Name (in full)	
		Address	

certified true copy of the original

M. H.

MARINA MILLOVATSKA, Solicitor - notary public
at 270 Dumbarton Road, Glasgow G11 6TB
at Glasgow on 26-9-23

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THIS IS THE SCHEDULE REFERRED TO IN THE FOREGOING STANDARD SECURITY

Loan Conditions

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR
ANY OTHER DEBT SECURED ON IT

(ONE) IN CONSTRUING THESE PRESENTS AND IN THE STANDARD SECURITY, THE FOLLOWING
EXPRESSIONS HAVE THE MEANINGS HEREBY ASSIGNED TO THEM RESPECTIVELY,
VIDELICET:-

- 1.1 "the Lender" means the person described as the Lender in the Standard Security
- 1.2 "the Granter" means the person described as the Granter in the Standard Security
- 1.3 "the Borrower" means the person described as the Borrower in the Standard Security
- 1.4 "Loan Documentation" includes a binding mortgage offer and means any loan agreement for the operation of a current account, credit or debit card, banking or money transmission facilities or guarantee or any other deed, agreement or document under which the Borrower or any one of them is or may be indebted to the Lender.
- 1.5 "the Standard Security" means this Standard Security.
- 1.6 "the Secured Debt" has the meaning set out in Condition 2.1 of these Mortgage Conditions.
- 1.7 "the Property" means the property described in the Standard Security and any part or parts of it and shall include the reversionary interest of the Granter.
- 1.8 "Specified Rate" means the rate of interest as applied from time to time to the Secured Debt and, where different rates of interest are applied to different parts of the Secured Debt any one of such rates as the Lender shall in its absolute discretion choose.
- 1.9 "the 1970 Act" means the Conveyancing and Feudal Reform (Scotland) Act 1970 as amended and any further statutory modification or re-enactment of it.
- 1.10 Obligations of more than one person are joint and several obligations.
- 1.11 Words expressing the masculine include the feminine and words expressing the singular include the plural and vice versa.
- 1.12 In case of conflict: the Loan Documentation prevails over these Loan Conditions in relation to the indebtedness to which it applies.
- 1.13 In construing the Lender it includes its successors and assignees.

(TWO) LIABILITIES SECURED BY THE STANDARD SECURITY

- 2.1 The Standard Security shall be a continuing security to the Lender for payment of all present and/or future indebtedness of the Borrower to the Lender in respect of
- 2.1.1 any loan or advance made at any time to the Borrower (or any one or more of them) or in respect of which the Borrower is guarantor,
- 2.1.2 any current and/or other account with interest thereon and banking charges,
- 2.1.3 any money becoming payable to the Lender by the Borrower under these Loan Conditions,
- 2.1.4 all other liabilities whatsoever of the Borrower to the Lender present future actual and/or contingent.
- 2.2 The Lender may appropriate to any part of the Secured Debt (whether interest, principal or other money) as it may choose
- 2.2.1 any sum of money received from the Borrower or standing to his credit in the records of the Lender.
- 2.2.2 any sum of money received from any other person if for the credit of the Borrower.
- 2.3 Where any sum of money becomes due from the Borrower to the Lender under these Loan Conditions (other than under Conditions 2.1.1 and 2.1.2) then unless otherwise stated in these Conditions it shall be payable without any prior demand and it shall in any event bear interest at the Specified Rate from the date when it becomes payable.

(THREE) CERTIFICATION OF SECURED DEBT

The amount of the Secured Debt due to the Lender at any time shall be sufficiently ascertained by notice in writing signed by a person duly authorised by the Lender to act on their behalf.

(FOUR) GENERAL PROVISIONS

- 4.1 The Granter shall not grant or agree to grant any lease or tenancy of, or confer any enforceable licence to occupy the Property or grant any further securities over the Property, without the written consent of the Lender.
- 4.2 The Lender shall be entitled to all costs charges and expenses incurred by the Lender in relation to the Standard Security and any indebtedness or liabilities secured by it on a basis of full indemnity, including in the case of expenses all expenses on an agent and client scale.
- 4.3 Each of the provisions of the Standard Security and these Loan Conditions 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 and of the Standard Security shall not in any way be affected or impaired.

(FIVE) INSURANCE

- 5.1 The Granter shall insure the Property (with the Lender named as joint insured unless the Lender agrees otherwise in writing) for the full reinstatement value of the Property and in relation to such risks as would normally be covered under a comprehensive building insurance policy (including, without limitation, fire, theft, storm and flood) with an insurer acceptable to the Lender (acting reasonably).
- 5.2 In the event that the Granter does not insure the Property in accordance with Condition 5.1, the Lender may effect such insurance, at the expense of the Granter, as the Lender may from time to time require, whether in the name of the Lender alone or in the names of the Lender and the Granter.
- 5.3 The Granter shall pay to the Lender on demand the amount of all premiums required to affect or maintain any policy for such insurance and may (if the Lender agrees) pay the same by monthly or other instalments of agreed amounts.
- 5.4 The Lender may at its discretion apply or require to be applied any money received on any insurance of the Property whether effected by the Lender or the Granter in or towards making good the loss or damage in respect of which the money is paid or in or towards discharge of the Secured Debt and the Granter shall hold any such money received by him on such insurance in trust for the Lender.

(SIX) OBLIGATIONS OF THE GRANTER

- 6.1 The Granter shall:
- 6.1.1 Without delay and in a proper manner complete any buildings in the course of erection on the Property.
- 6.1.2 Permit the Lender by its employees or agents with or without workmen and others to enter the Property in daytime on reasonable notice for the purposes of inspecting the condition of the Property.
- 6.1.3 Keep the property in good repair and condition and not pull down, remove or dispose of any of it without the prior written consent of the lender except in the ordinary course of use, repair or maintenance or improvement and in particular the Granter shall do any works of repair or maintenance as required by the Lender.

Cashback Fee copy
M. V.
MARTIN MCMHALL
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- 6.1.4 In the event of having to do any such required repairs or maintenance, permit the Lender (as before) to enter the property to do the repairs or maintenance, and pay to the Lender on demand the costs and expenses of and incidental to such works.
- 6.1.5 Observe and perform all conditions affecting the property or relating to the use and enjoyment of it.
- 6.1.6 Produce to the Lender without delay any other permission notice or document of any kind affecting or likely to affect the Property and served on the Granter by any third party so that the Lender may make copies.
- 6.1.7 Not do or cause or permit to be done anything which might depreciate or otherwise prejudice the value to the Lender of the security created by the Standard Security nor permit any persons to become entitled to any proprietary right or interest which might affect the value of the Property.
- 6.1.8 Keep the Property always in his possession and available for disposal with vacant possession (subject to any lease or tenancy authorised under the terms of these conditions or having priority to the Standard security) and not alter the use made of the Property without the prior written consent of the Lender.
- 6.1.9 Perform and observe the provisions of the Town and Country Planning (Scotland) Act 1972 or any statutory modifications or re-enactment of it and any other regulation or permission issued or given under it so far as the same relates to the Property and so that the Granter fails to do so the Lender may remedy such failure and the Granter shall pay to the Lender its expenses of doing so.
- 6.2 All of the obligations set out in condition 6.1 as are of a continuing nature shall be performed and observed throughout the continuance of the Standard Security.
- 6.3 Where the Property includes land, buildings or other heritable property that benefits from or is subject to an application for planning permission at any time during which Secured Debt remains owing under the security of this Standard Security, the Granter agrees to:
 - 6.3.1 develop the relevant property to the Lender's satisfaction and in accordance with the timescales and conditions attached to the relevant planning permission (the "Works")
 - 6.3.2 notify the Lender of all progress in connection with the Works including all planning related matters and to disclose to the Lender all documentation, notices (sent or received), correspondence, details of any meetings that relate to the Works or any ongoing planning application that in any way affects or relates to the Property. The Granter hereby waives all professional legal privilege in respect of the same;
 - 6.3.3 notify the Lender in writing of the action the Granter is taking in relation to the Works at least 12 months (or as soon as possible if there is less than 12 months available on granting of this Standard Security) prior to the lapse of any timescales connected to/triggering the relevant planning permission (including reserved matters) that authorises the Works;
 - 6.3.4 procure warranties in relation to the Works and in particular the standard of workmanship in the Lender's favour in a form acceptable to the Lender from any third party employed or consulted in connection with the Works;
 - 6.3.5 procure that in any third party contract associated with the Works that the Lender has appropriate step in rights enabling the Lender to enforce any obligations owed to the Granter as a party to such third party contracts in a format acceptable to the Lender;
 - 6.3.6 co-operate with the Lender and abide by the Lender's decisions and directions in respect of all planning related and development matters connected with the Works or any part of the Property;
 - 6.3.7 abide by the Lender's directions in respect of the appointment, ongoing work and supervision of the Lender's surveyor who shall at the Lender's sole discretion oversee and review all matters connected to the Works on the Lender's behalf. The Granter agrees the Lender's surveyor's appointment and any work undertaken by him is to be at the Granter's cost on a full indemnity basis;
 - 6.3.8 without prejudice to any other indemnity the Granter has given to the Lender, the Granter agrees to indemnify the Lender in all respects of all costs associated with the Works, any planning or development matters associated with the Property and the ongoing progress of the Works, as the Lender sees fit;
 - 6.3.9 agree any further conditions that the Lender sees fit to impose in connection with the Works or the Property;
 - 6.3.10 pay any sums payable to the Lender under this Condition 6.3 immediately on demand.

(SEVEN) POWERS OF THE LENDER

- 7.1 The powers and rights set out in these Loan Conditions are in addition to all other powers and rights conferred by law on the Lender as Creditor under the 1970 Act.
- 7.2 The Lender may exercise any of the powers mentioned below immediately and without the necessity of giving any notice to the Granter at any time or times after the happening of any of the following events.
 - 7.2.1 if all monies due under all or any part of the Loan Documentation become immediately payable to the lender,
 - 7.2.2 if the Granter or any person included in the Granter shall become apparently insolvent or shall have an award of sequestration made against him or shall grant a trust deed for the benefit of his creditors or enter into any arrangement with or for the benefit of his creditors or if (being a company) the Granter shall go into liquidation whether voluntary or compulsory or shall have an administration order made in respect of its affairs business or property or have a receiver appointed in respect of the whole or any part of its undertaking,
 - 7.2.3 if the Property shall be compulsorily purchased or requisitioned,
 - 7.2.4 if in the opinion of the Lender the Property shall have been injured or abandoned or shall be suffering depreciation through neglect mismanagement or any other cause,
- 7.3 In any of the events specified in Condition 7.2 above the whole of the Secured Debt shall become due forthwith from the Granter to the Lender and the Lender may thereupon exercise all the powers conferred on it as a Creditor under the 1970 Act.
- 7.4 At any time or times after the power to enter into possession shall become exercisable the Lender may:
 - 7.4.1 eject from the Property the Granter and any tenants or workman or other persons in possession of it otherwise than with the written consent of the Lender,
 - 7.4.2 accept such surrenders and grant such leases or tenancies as it shall in its absolute discretion think proper,
 - 7.4.3 employ and pay collectors or other agents for carrying out such powers,
 - 7.4.4 retain any money received by way of provision for any future payment or other money payable by the Granter under the Loan Documentation, the Standard Security and these Mortgage Conditions,
 - 7.4.5 as agent of the Granter and at his expense remove store, sell or otherwise deal with any furniture other moveables or livestock left on the Property (without the Lender being liable for any resulting loss or damage) and apply any money received from such sale in defraying any expenses incurred under this Condition and then in or towards discharge of the Secured Debt.
- 7.5 The Granter shall vacate the Property insofar as occupied by him or others for whom he is responsible and give the Lender immediate vacant possession thereof on the expiry of a period of seven days after the posting by Recorded Delivery of a Notice by or on behalf of the Lender addressed to the Granter at his last known address of the Property given at any time after the Lender shall have become entitled to enter into possession of the Property and the Granter agrees that a Warrant of Summary Ejection may competently proceed against him in the Sheriff Court of the Sheriffdom in which the Property is situated at the instance of the Lender.
- 7.6 The Lender may at any time (on reasonable notice to the Granter except when the Lender is already in possession) effect and carry out any repairs, improvements or other works to the Property which it considers necessary or desirable to protect or maintain the value of the Property and any expenses so incurred shall be payable by the Granter to the Lender on demand.
- 7.7 The Lender may assign to any person its rights to recover all or part of the Secured Debt and it may transfer, securitise, assign, charge or otherwise dispose of the benefit of all or any part of the Standard Security to that person at its absolute discretion.
 - 7.7.1 The Granter agrees that to the extent that the Lender agrees to transfer, securitise, assign, charge, or otherwise dispose of its rights and benefits to any person, they shall be bound to any such transferee, charge or assignee in like manner and to like extent as they are to the Lender under the Standard Security.
 - 7.7.2 After the execution of any such transfer, assignation, charge or other disposition, the Loan Documentation and any special Offer Conditions and these Loan Conditions shall continue to apply to the Standard Security and all powers and discretions conferred on a Creditor by the 1970 Act shall be exercisable by the transferee.
 - 7.7.3 Every statement of fact made in good faith and contained in such transfer shall as against the Granter be conclusive and binding.
- 7.8 No failure or delay by the Lender in exercising any right or remedy shall operate as a waiver of such right or remedy nor shall any single or any partial exercise or waiver of any right or remedy preclude its further exercise or the exercise of any other right or remedy.
- 7.9 The Lender is not obliged to consider a request by the Granter for a discharge of this Standard Security over part of the Property prior to the repayment of the Secured Debt. However, The Lender may consider such a request, at its absolute discretion. The terms of such a partial discharge of this Standard

Security are to be dictated at the Lender's absolute discretion and are to include payment of the Lender's costs for a part sale or transfer of the Property as set out in the Lender's Tariff of Charges.

(EIGHT) REDEMPTION

The execution and delivery by the Lender of a Discharge of the Standard Security shall not discharge the Granter or any guarantor of the Secured Debt ("the Guarantor") (if any) from personal liability in case it shall subsequently appear that on redemption the amount of the Secured Debt was under-calculated or understated by mistake. But (unless the Granter or the Guarantor, as the case may be, was party or privy to this mistake) the Lender will not rely on this Condition (Eight) to sustain a claim against him unless it is made in writing within six months after the date of redemption.

(NINE) FURTHER ASSURANCES AND POWER OF ATTORNEY

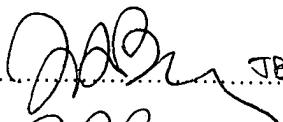
- 9.1 The Granter undertakes with the Lender from time to time (for the purposes mentioned in Condition 9.2) notwithstanding that the Lenders power of sale may not have become exercisable, forthwith to execute any document or do any act or thing which the Lender may specify for perfecting or improving any Security created or intended to be created by the Standard Security or which the Lender may specify for facilitating the exercise or the proposed exercise of any of its powers or the protection, management or realisation of the Property comprised within the Standard Security.
- 9.2 For the purpose of securing the interest of the Lender in the Property, the Granter irrevocably appoints the Lender to be its attorney (with full power to appoint substitutes and to sub-delegate on its behalf and in its name or otherwise) to execute any document or do any act or thing which the Granter is obliged to execute or do under the Standard Security or which the Lender (or its substitute or delegate) may in its absolute discretion consider appropriate in connection with the exercise of any powers in the Lender, and any person appointed the substitute or delegate of the Lender shall in exercising the said power of attorney be the Agent of the Granter who alone shall be responsible for the acts and defaults of such substituted person or delegate, and the Lender shall not be responsible for any misconduct, negligence or default of such substituted person or delegate.

(TEN) MATRIMONIAL HOMES (FAMILY PROTECTION) (SCOTLAND) ACT 1981 AS AMENDED, THE CIVIL PARTNERSHIP ACT 2004 AND THE MARRIAGE AND CIVIL PARTNERSHIP (SCOTLAND) ACT 2014

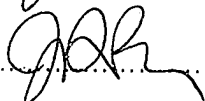
- 10.1 Where the Granter in the Standard Security, where appropriate, has not signed an Affidavit or Declaration, that the Property is not a matrimonial home in terms of the Matrimonial Homes (Family Protection) (Scotland) Act 1981 as amended, the Civil Partnership Act 2004 or the Marriage and Civil Partnership (Scotland) Act 2014 or where the Lender has dispensed with the requirement for the Granter to swear such as an Affidavit where appropriate, or sign such a Declaration the Granter will at any time when called upon to do so by the Lender, execute the same.

(ELEVEN) NOTICES

Any notice required or authorised to be served shall be deemed served if it is served in a manner authorised by the Rules and Regulations of the Lender which shall include the same being served by posting or delivering it as may be appropriate at the Granter's last known address or in compliance with the 1970 Act.



JB (Granter's Signature)



(Granter's Signature)

Juliet Bentley, Director
Ann

Ceheid for copy

M. L.
MARTIN MCDONNELL

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FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 10958696

Charge code: 1095 869 6 0005

The Registrar of Companies for England and Wales hereby certifies that a charge dated 23rd September 2023 and created by J BENTLEY ESTATES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 27th September 2023 .

Given at Companies House, Cardiff on 5th October 2023



Companies House



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