



Registration of a Charge

Company Name: **CALA MANAGEMENT LIMITED**

Company Number: **SC013655**



XCZTGNK8

Received for filing in Electronic Format on the: **28/03/2024**

Details of Charge

Date of creation: **25/03/2024**

Charge code: **SC01 3655 0549**

Persons entitled: **THE TRUSTEES EX OFFICIIS OF DUNBAR GOLF CLUB**

Brief description: **ALL AND WHOLE (FIRST) THOSE SUBJECTS AT EAST LINKS AND DEER PARK, DUNBAR, EAST LOTHIAN IN THE COUNTY OF EAST LOTHIAN SHOW SHADED RED ON THE PLAN MARKED AS PLAN 1 FORMING PART AND PORTION OF THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER ELN12590 AND (SECOND) THOSE SUBJECTS AT EAST LINKS AND DEER PARK, DUNBAR, EAST LOTHIAN SHOWN VARIOUSLY SHOWN YELLOW, ORANGE AND RED ON THE PLAN MARKED AS PLAN 2 FORMING PART AND PORTION OF THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER ELN2857.**

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:

SHEELAGH COOLEY



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 13655

Charge code: SC01 3655 0549

The Registrar of Companies for Scotland hereby certifies that a charge dated 25th March 2024 and created by CALA MANAGEMENT LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 28th March 2024 .

Given at Companies House, Edinburgh on 28th March 2024

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

CALA MANAGEMENT LIMITED

in favour of

THE TRUSTEES *EX OFFICIIS* OF DUNBAR GOLF CLUB

Subjects at Dunbar Golf Club, Dunbar, East Lothian



Pinsent Masons

WE, **CALA MANAGEMENT LIMITED** incorporated under the Companies Acts in Scotland with company number SC013655 and having our registered office at Adam House, 5 Mid New Cultins, Edinburgh, EH11 4DU (the "**Owner**") have entered into missives with the Trustees *ex officio* for DUNBAR GOLF CLUB, East Links, Dunbar, East Lothian, EH42 1LL (comprising (i) offer by Pinsent Masons LLP, Solicitors, Aberdeen, on our behalf, dated 1 July 2021 and (ii) acceptance by Shoosmiths LLP, Solicitors, Edinburgh, on behalf of the Trustees *ex officio* for Dunbar Golf Club, dated 1 July 2021 (such missives as amended, novated, supplemented, extended, restated (however fundamentally and whether or not more onerously) or replaced from time to time being referred to as the "**Missives**") in respect of the Security Subjects (as defined below) and in terms of which we have undertaken inter alia to pay deferred consideration to the Counterparty on the terms set out in Clause 3 of the said offer forming part of the Missives **AND DO HEREBY** in security of the performance by us of all present and future payment obligations upon us in terms of Clause 3 of the said offer forming part of the Missives **GRANT** a Standard Security in favour of NICHOLAS WOODALL-MASON, Drum Muir, 4 Winterfield Place, Belhaven, Dunbar, East Lothian, EH42 1QQ, Captain; TIMOTHY ROLLINSON, One Baillie Court, Dunbar, East Lothian, EH41 1SS, Vice-Captain; and JOHN BARBER, 18 Glassel Park Road, Longniddry, East Lothian, EH31 0NY, Secretary, all of Dunbar Golf Club as the Trustees *ex officio* for DUNBAR GOLF CLUB, East Links, Dunbar, East Lothian, EH42 1LL (the "**Counterparty**") over **ALL** and **WHOLE** (First) those subjects at East Links and Deer Park, Dunbar, East Lothian in the County of East Lothian shown shaded red on the plan marked as Plan 1 annexed and signed as relative hereto and forming part and portion of the subjects registered in the Land Register of Scotland under Title Number ELN12590 and (Second) those subjects at East Links and Deer Park, Dunbar, East Lothian shown variously shaded yellow, orange and red on the plan marked as Plan 2 annexed and signed as relative hereto forming part and portion of the subjects registered in the Land Register of Scotland under Title Number ELN2857; And which subjects secured are so secured together with (One) the whole buildings and other erections (if any) on them; (Two) the parts, privileges and pertinents of them; (Three) the whole rights common, mutual or sole effering to them; (Four) the fittings and fixtures in and on them and (Five) the Owner's whole right, title and interest, present and future in and to them (all referred to as the "**Security Subjects**"); The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform/

Reform (Scotland) Act 1970 and any lawful variation of them operative for the time being (the "**Standard Conditions**"), varied as mentioned below, apply; And we agree that the Standard Conditions are varied to the effect specified in the Schedule of Variation of Standard Conditions annexed and signed as relative hereto; And the Owner grants warrandice: **IN WITNESS WHEREOF** these presents typewritten on this and the preceding page, together with the Schedule of Variation of Standard Conditions and two plans annexed, are subscribed as follows:-

Subscribed for CALA MANAGEMENT LIMITED by its attorney, CALA Homes (East) Limited, in terms of a Power of Attorney dated 13 December 2023,

at **FALKIRK**
on **18th MARCH** 2024
by

~~DEREK A HAMILTON~~
Full Name (Director) **DEREK ALEXANDER HAMILTON**

Signature of Director

Derek Lawson
Full Name (Director)

Signature of Director

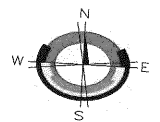
**THIS IS THE SCHEDULE OF VARIATION OF STANDARD CONDITIONS REFERRED TO IN THE
FOREGOING STANDARD SECURITY GRANTED BY CALA MANAGEMENT LIMITED
IN FAVOUR OF THE TRUSTEES EX OFFICIO OF DUNBAR GOLF CLUB**

1. Standard Conditions 1, 2, 4, 5 and 12 are delete and do not apply.
2. Standard Condition 7 shall apply as if references to the "standard conditions" therein are references to the Standard Conditions as varied hereby.
3. The Owner must not at any time during the continuance of the foregoing standard security create or agree to create a subsequent security over the Security Subjects (or any part(s) of them) without the prior written consent of the Counterparty.
4. The Counterparty consents to the Owner proceeding with the residential development of the Security Subjects (or any part(s) of them).
5. The Owner is entitled, without the consent of the Counterparty, to create servitudes, wayleaves, third party rights, burdens, title conditions, restrictions or others affecting the Security Subjects (or any part(s) of them) to the extent required to facilitate the residential development and sale of the Security Subjects (or any part(s) of them) including, without prejudice to the generality, entering into any or more of the following: planning agreements, deeds of conditions, development management schemes, and variation(s) of any of those.
6. Words and expressions used in this Schedule shall, unless the context otherwise requires, have the same meaning as words and expressions in the Conveyancing and Feudal Reform (Scotland) Act 1970 (the "**1970 Act**") (including, without prejudice to the generality, Schedule 3 to the 1970 Act).

..  ..
Signature of Director

...  ...
Signature of Director

This is the plan marked "Plan 1" referred to in the foregoing Standard Security by CALA Management limited in favour of the Trustees of Dunbar Golf Club in respect of subjects at Dunbar Golf Club, Dunbar, East Lothian



Plan 1

- Phase 1 on date of entry
- Phase 2
- Phase 3
- Phase 4



Calmie House, Callendar Business Park
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www.cala.co.uk

JOB TITLE
Dunbar Golf Club
DRAWING TITLE
Phasing Plan - North

SCALE: 1:1250 SHEET SIZE: A2 DATE: 07/12/23				
DRAWN BY: RC		PRELIMINARY		FINAL
CHECKED BY: CENTRAL MASTERED		DEVELOPMENT		MASTERED
SITE	MCDONKIN	VER	MOD	REV
			Plan 11a	C

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