

MR01 1087024623

## Particulars of a charge



Go online to file this information  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)


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

☒ **What this form is for**  
You may use this form to register  
a charge created or evidenced by  
an instrument.

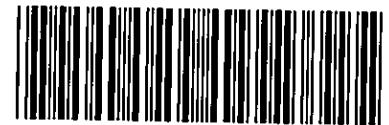
☒ **What this form is NOT for**  
You may not use this form to  
register a charge where there is no  
instrument. Use form MR08.

For further information, please  
refer to our guidance at:  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

This form **must be delivered to the Registrar for registration within 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 must be scanned and placed on the public record. **Do not send the original.**

SATURDAY



\*S62YJ8CX\*

SCT

25/03/2017

#131

COMPANIES HOUSE

12/017

→ **Filling in this form**  
Please complete in typescript or in  
bold black capitals.

All fields are mandatory unless  
specified or indicated by \*

### 1 Company details

Company number S C 0 5 7 7 0 9

Company name in full STEWART MILNE GROUP LIMITED

### 2 Charge creation date

Charge creation date 2 0 0 3 2 0 1 7

### 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 BANK OF SCOTLAND PLC (SC327000)

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

The two areas at Dargavel Village, Bishopton outlined red on the plan attached to the charge forming part and portion of the subjects registered in the Land Register of Scotland under Title Number REN142247.

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 <sup>1</sup>

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.

☐

<sup>1</sup> This statement may be filed after the registration of the charge (use form MR06).

9

Signature

Please sign the form here.

Signature

Signature

X *David Lewis for Shepherd & Wedderburn LLP* X  
*on behalf of Bank of Scotland plc*

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 David Lewis

Company name Shepherd and Wedderburn LLP

Address 1 Exchange Crescent

Conference Square

Post town Edinburgh

County/Region

Postcode E H 3 8 U L

Country UK

DX DX 551970 Edinburgh 53

Telephone 0131 228 9900



**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](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto: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](http://www.gov.uk/companieshouse)



**FILE COPY**

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

Company number: 57709

Charge code: SC05 7709 0207

The Registrar of Companies for Scotland hereby certifies that a charge dated 20th March 2017 and created by STEWART MILNE GROUP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 25th March 2017.

Given at Companies House, Edinburgh on 4th April 2017



**Companies House**



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

**STANDARD SECURITY**

by

**Stewart Milne Group Limited**

in favour of

**Bank of Scotland plc**

as Security Agent

**Subjects comprising two sites at Dargavel Village,  
Bishopton (Tranche 3)**

CERTIFIED A TRUE COPY

*David Henry Solicitor*

FOR AND ON BEHALF OF  
SHEPHERD AND WEDDERBURN LLP

*24/3/2017* DATE

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## STANDARD SECURITY

### Part 1: Details

#### Interpretation

Clause 10 will apply to the interpretation of this Standard Security.

#### Parties

**Chargor** and **Security Agent** each as described below.

#### Chargor

**Name:** Stewart Milne Group Limited  
**Company Number:** SC057709  
**Incorporated in:** Scotland  
**Registered Office:** Peregrine House, Mosscroft Avenue, Westhill Business Park, Westhill, Aberdeen AB32 6TQ

#### Security Agent

**Name:** Bank of Scotland plc  
**Company Number:** SC327000  
**Incorporated in:** Scotland  
**Registered Office:** The Mound, Edinburgh EH1 1YZ

as security trustee for the Secured Parties pursuant to the Intercreditor Agreement.

#### Secured Obligations

shall have the same meaning given to that expression in the Intercreditor Agreement.

#### Property

The two areas of ground comprising Tranche 3 at Dargavel Village, Bishopton as more particularly described in Clause 10.

#### Governing Law

The Law of Scotland

## **Part 2: General Terms**

### **1. Undertaking to Pay**

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#### **1.1 Undertaking to Pay**

The Chargor shall on demand in writing made to it in accordance with the terms of the relevant Finance Document pay or discharge the Secured Obligations when the same are due and payable.

#### **1.2 Certificates Conclusive**

The Chargor agrees with the Security Agent that a certificate signed by any manager or officer of the Security Agent as to the amount or nature of the Secured Obligations or any part of them will, in the absence of manifest error, be conclusive and binding on the Chargor.

### **2. Standard Security**

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#### **2.1 Standard Security**

The Chargor as a continuing security for the payment and discharge of the Secured Obligations hereby grants a standard security in favour of the Security Agent over the Property.

#### **2.2 Incorporation and Variation of Standard Conditions**

- (a) The Standard Conditions and any lawful variation thereof operative for the time being shall apply to the standard security granted pursuant to Clause 2.1.
- (b) The Standard Conditions shall be varied in accordance with the express provisions of this Standard Security and the provisions of the other Finance Documents and the Chargor agrees that the undertakings and the obligations on the debtor's part and the rights of the creditor contained in the Standard Conditions (as thus varied) shall be in addition to the undertakings and obligations on the part of the Chargor and the rights of the Security Agent respectively contained in the Finance Documents.

### **3. Movables**

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#### **3.1 Dealing with Movables**

Following the occurrence of a Declared Default, the Security Agent shall be entitled (in the name of the Chargor and in such manner and on such terms as the Security Agent shall consider appropriate) to use, remove, store, sell, dispose of, or otherwise deal with any Movables of the Chargor which are on or in the Property, subject only to an obligation to account to the Chargor for any price received by the Security Agent for any of the Movables net of the costs incurred by the Security Agent in selling or otherwise dealing with the Movables.

#### **3.2 Indemnity against Costs**

The Chargor undertakes to keep the Security Agent indemnified against all costs and expenses incurred by the Security Agent and any claims made by any person against the Security Agent in respect of any dealing by the Security Agent with any Movable.

### **4. Negative Pledge**

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The Chargor shall not, without the prior written consent of the Security Agent;

- 4.1 create or permit to subsist any Security over the Property (other than Permitted Security); or



- 4.2 sell, transfer, lease or otherwise dispose of all or any part of or interest in the Property, or agree to do so, whether absolutely or in security (other than as a result of a Permitted Disposal or a Permitted Security).

## **5. Default**

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Without prejudice to the generality of Standard Condition 9(1)(b), the Chargor shall be held to be in default for the purposes of this Standard Security on the occurrence of a Declared Default.

## **6. Warrandice**

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The Chargor grants warrandice.

## **7. Settlements Conditional**

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### **7.1 Amounts Avoided**

If the Security Agent believes, on reasonable grounds, that any amount paid by the Chargor or any other person in respect of the Secured Obligations is capable of being avoided or set aside for any reason then for the purposes of this Standard Security, such amount shall not be considered to have been paid.

### **7.2 Discharge Conditional**

Any settlement, discharge or release between the Chargor and any Secured Party shall be conditional upon no security or payment to or for that Secured Party by the Chargor or any other person being avoided or set aside or ordered to be refunded or reduced by virtue of any law relating to bankruptcy, insolvency or liquidation or otherwise.

## **8. Assignment**

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### **8.1 Assignment by the Chargor**

The Chargor may not assign or otherwise deal with its rights or obligations under or interests in this Standard Security.

### **8.2 Assignment by the Security Agent**

Save as otherwise provided in the Finance Documents, the Security Agent may at any time (in accordance with the terms of the Intercreditor Agreement) assign, transfer or otherwise dispose of in any manner it sees fit, all or any part of the benefit of this Standard Security (or all or any of its rights under this Standard Security) and/or any of its obligations under this Standard Security to any person.

### **8.3 Disclosure**

The Security Agent will be entitled to make disclosures that are permitted pursuant to clause 41 (*Confidentiality*) of the Facilities Agreement.

## **9. Notices**

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Any communication to be made under or in connection with this Standard Security (other than any Calling-up-Notices or Notices of Default which shall be served in accordance with Sections 19 and 21, respectively, of the Act) shall be made in accordance with Clause 21 (*Notices*) of the Intercreditor Agreement.

## **10. Definitions and Interpretation**

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### **10.1 Definitions**

In this Standard Security, unless the context otherwise requires:

**"Act"** means the Conveyancing and Feudal Reform (Scotland) Act 1970;

**"Chargor"** means the party described as such in the Details;

**"Declared Default"** means:

- (a) an Event of Default in respect of which notice has been served by the Agent exercising any of its rights under Clause 27.20 (*Acceleration*) of the Facilities Agreement;
- (b) an Event of Default in respect of which the Facilities are cancelled in full; or
- (c) an Event of Default under Clause 27.1 (*Non-payment*) of the Facilities Agreement, Clause 27.6 (*Insolvency*) of the Facilities Agreement, Clause 27.7 (*Insolvency proceedings*) of the Facilities Agreement and Clause 27.8 (*Creditors' process*) of the Facilities Agreement and in each case which is continuing;

**"Details"** means the section headed "Details" forming Part 1 of this Standard Security;

**"Facilities Agreement"** means the facilities agreement originally dated 7 November 2013 between, amongst others, the Chargor and the Security Agent as amended from time to time in relation to term loan and revolving credit facilities of initially up to £225,000,000;

**"Intercreditor Agreement"** means the intercreditor agreement dated 7 November 2013 between, amongst others, the Chargor and the Security Agent;

**"Movables"** means (except to the extent that they constitute fixtures) all or any fittings, furnishings, decorations, materials, furniture, plant, machinery, equipment, apparatus, computers, vehicles, tools, implements, utensils and all other items used or intended to be used in connection with the Property;

**"Plan"** means the plan annexed and signed as relative hereto;

**"Property"** means ALL and WHOLE the two areas at Dargavel Village, Bishopton outlined in red on the Plan forming part and portion of the subjects registered in the Land Register of Scotland under Title Number REN142247; Together with (One) the whole fixtures and fittings pertaining thereto (Two) the parts, pertinents and privileges thereof and (Three) the Chargor's whole right, title and interest, present and future, therein and thereto;

**"Security Agent"** means the party described as such in the Details;

**"Standard Conditions"** means the standard conditions as specified in Schedule 3 to the Act; and

**"Secured Obligations"** means the Secured Obligations described as such in the Details.

## 10.2 Construction

- (a) In this Standard Security (unless the context otherwise requires) any reference to:
  - (i) the **"Security Agent"**, any **"Secured Party"** or any other person are to be construed so as to include its successors in title, permitted assignees and permitted transferees and, in the case of the Security Agent, any person for the time being appointed as Security Agent or Security Agents in accordance with the Finance Documents;
  - (ii) a Finance Document or any other agreement or instrument is a reference to that Finance Document or other agreement or instrument as amended, varied, supplemented, substituted or novated from time to time;
  - (iii) words importing the singular are to include the plural and vice versa and words denoting any gender shall include all genders; and

- (iv) a Clause is to a clause in this Standard Security.
- (b) Clause headings are for ease of reference only and are not to affect the interpretation of this Standard Security.
- (c) Terms defined in the Facilities Agreement and in the Intercreditor Agreement shall, unless otherwise defined in this Standard Security, have the same meaning when used in this Standard Security.
- (d) In the event of any conflict between the terms of this Standard Security (including the Standard Conditions) and the terms of the Facilities Agreement, the Facilities Agreement shall prevail to the extent of such conflict or inconsistency.

## 11. Governing Law

This Standard Security and any non-contractual obligations arising out of or in connection with it shall be governed by and construed according to Scots law save that to the extent that the provisions of the Finance Documents are incorporated into this Standard Security by the operation of Clause 2, such provisions shall be given effect to in accordance with English law insofar as Scots law permits.

## 12. Consent to Registration

The Chargor consents to the registration of this Standard Security and of any certificate referred to in Clause 1.2 for preservation and execution.

## 13. Intercreditor Agreement

This Standard Security is subject to the terms of the Intercreditor Agreement for so long as it is in force.

IN WITNESS WHEREOF this Standard Security consisting of this, the four preceding pages and the Plan is executed as follows: SUBSCRIBED for and on behalf of

**STEWART MILNE GROUP LIMITED**

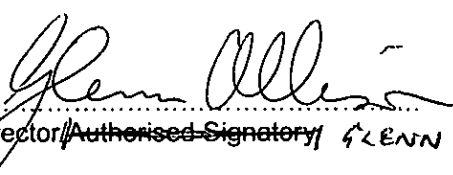
at UDDINGSTON

on 27 FEBRUARY 2017

by

CHRISTINE BISSET

Print Name

  
 Director/Authorised Signatory GLENN ALLISON

before this witness:

Christine Bisset (Witness)

CHRISTINE BISSET Full Name

Kestrel House

3 Kilmartin Place Address

Uddingston G71 5PH



NORTH

This is the Plan referred to  
in the Planning Standard Security

Area 17,466m<sup>2</sup> or thereby

No		REVISION		DATE	BY	CHKD	BY
<b>STEWART Milne</b> HOMES <i>Ram Oliver</i>							
<b>STEWART MILNE HOMES</b> Kestrel House Kilmartin Place Tannochside Business Park Uddingston Telephone 01896 804204							
<b>PROJECT</b> DARGAVEL VILLAGE BISHOPTON RENFREWSHIRE							
<b>DRAWING DESCRIPTION</b> DISPOSITION PLAN TRANCHE 3							
DATE		12.12.16		1:1250		Drawing No	
DRAWN BY		C.McK		SCALE		DVB-SK-T3	
CHECKED							