



Registration of a Charge

Company name: **STEWART MILNE GROUP LIMITED**

Company number: **SC057709**

Received for Electronic Filing: **13/02/2018**



X6ZQ4KGQ

Details of Charge

Date of creation: **08/02/2018**

Charge code: **SC05 7709 0217**

Persons entitled: **MRS ELIZABETH HEDERWICK OR DEUCHAR OR ROSS**

Brief description: **ALL AND WHOLE THOSE AREAS OF GROUND SHOWN DELINEATED RED ON THE PLAN ANNEXED AND SIGNED AS RELATIVE TO THIS STANDARD SECURITY WHICH AREA OF GROUND FORM PART AND PORTION OF THE SUBJECTS MORE PARTICULARLY DESCRIBED IN THE FEU DISPOSITION BY HENRY JAMES KENNAWAY IN FAVOUR OF JOHN CRAIK DEUCHAR AND MRS ELIZABETH MARY PHILLIP OR DEUCHAR DATED THE FIFTEENTH AND RECORDED IN THE DIVISION OF THE GENERAL REGISTER OF SASINES APPLICABLE TO THE COUNTY OF KINCARDINE ON THE TWENTIETH BOTH DAYS OF MAY NINETEEN HUNDRED AND THIRTY-NINE**

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:

PINSENT MASONS LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 57709

Charge code: SC05 7709 0217

The Registrar of Companies for Scotland hereby certifies that a charge dated 8th February 2018 and created by STEWART MILNE GROUP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 13th February 2018 .

Given at Companies House, Edinburgh on 14th February 2018

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**

MIL/1193/05559/JAS/SGA

 Burness Paull

STEWART MILNE GROUP LIMITED
as Debtor

and

MRS ELIZABETH HEDERWICK or DEUCHAR or ROSS
as Proprietor

STANDARD SECURITY
in respect of deferred payment obligations at Loirston, Cove

Live: 27757308 v 1

Live: 40263666 v 1

We, STEWART MILNE GROUP LIMITED, incorporated under the Companies Acts (Company Number SC057709) and having our Registered Office at Peregrine House, Mosscroft Avenue, Westhill Business Park, Westhill, Aberdeen (hereinafter referred to as “the Debtor”) hereby in security of the obligations undertaken by the Debtor to pay the Final Instalment and any interest due thereon due to MRS ELIZABETH HEDERWICK OR DEUCHAR or ROSS residing at Netherhall, Rubislaw Park Road, Aberdeen (“the Proprietor”) in terms of Clause 1.d of the formal offer to amend dated 31 January 2018 from Burness Paull LLP on behalf of the Debtor to Pinsent Masons LLP on behalf of the Proprietor (the “**2018 Amendment**”) which said 2018 Amendment forms part of the missives constituted by (i) the formal offer dated 22nd December 2006 issued by the firm of Paull & Williamsons on behalf of the Debtor; (ii) the concluding letter dated 22nd December 2006 issued by McGrigors LLP on behalf of the Proprietor; (iii) the offer to amend the contract dated 26th March 2007 issued by the firm of Paull & Williamsons on behalf of the Debtor; (iv) the letter of acceptance dated 28th March 2007 issued by McGrigors LLP on behalf of the Proprietor; (v) the letter purifying suspensive condition dated 22nd August 2007 issued by the firm of Paull & Williamsons on behalf of the Debtor; (vi) the offer to amend the contract dated 26th October 2009 issued by Paull & Williamsons LLP on behalf of the Debtor; (vii) the letter of acceptance dated 29th October 2009 issued by McGrigors LLP on behalf of the Proprietor; (viii) the formal letter issued by Paull & Williamsons LLP dated 7th June 2010 on behalf of the Debtor; (ix) the offer to amend the contract dated 1 November 2012 issued by Paull & Williamsons LLP on behalf of the Debtor; (x) the formal letter issued by Pinsent Masons LLP (formerly McGrigors LLP) dated 1 November 2012 on behalf of the Proprietor; (xi) the formal notice issued by Burness Paull & Williamsons LLP (formerly Paull & Williamsons LLP) dated 11 December 2012 on behalf of the Debtor; (xii) the formal notice issued by Burness Paull & Williamsons LLP dated 20 December 2012 on behalf of the Debtor to extend the planning permission; (xiii) the formal notice issued by Burness Paull & Williamsons LLP dated 17 July 2013 on behalf of the Debtor to extend the Planning Period (as defined in the Missives); (xiv) the formal letter issued by

Burness Paull LLP dated 20 December 2013 on behalf of the Debtor; (xv) the formal letter issued by Pinsent Masons LLP dated 20 December 2013 on behalf of the Proprietor; (xvi) the formal letter issued by Pinsent Masons LLP dated 9 June 2015 on behalf of the Proprietor; (xvii) the formal letter issued by Burness Paull LLP dated 10 June 2015 on behalf of the Debtor; (xviii) the formal letter issued by Pinsent Masons LLP dated 19 June 2015 on behalf of the Proprietor; (xix) the formal letter issued by Burness Paull LLP dated 19 June 2015 on behalf of the Debtor; (xx) the formal letter issued by Burness Paull LLP dated 13 June 2016 on behalf of the Debtor; (xxi) the formal letter issued by Pinsent Masons LLP dated 16 December 2016 on behalf of the Proprietor; (xxii) the formal letter issued by Burness Paull LLP dated 16 December 2016 on behalf of the Debtor; (xxiii) the formal letter issued by Burness Paull LLP dated 20 December 2017 on behalf of the Debtor; (xxiv) the formal letter issued by Pinsent Masons LLP dated 20 December 2017 on behalf of the Proprietor; (xxv) the 2018 Amendment; and (xxvi) the formal letter issued by Pinsent Masons LLP dated 31 January 2018 on behalf of the Proprietor (the "Missives") HEREBY GRANT a standard security in favour of the said Mrs Elizabeth Hederwick or Deuchar or Ross and her executors and assignees whomsoever over ALL and WHOLE that area of ground shown delineated red on the plan annexed and signed as relative to this Standard Security (the "Security Subjects") which area of ground forms part and portion of the subjects more particularly described in the Feu Disposition by Henry James Kennaway in favour of John Craik Deuchar and Mrs Elizabeth Mary Philip or Deuchar dated the Fifteenth and recorded in the Division of the General Register of Sasines applicable to the County of Kincardine on the Twentieth both days of May Nineteen hundred and thirty-nine;

TOGETHER WITH (by way of inclusion within the subjects hereinbefore secured and not exception):-

- 1 The whole mines, metals and minerals within and under the subjects hereby secured insofar as we have right thereto;
- 2 The whole buildings and erections (if any) and fittings and fixtures therein and thereon;

3 Our whole right, title and interest, present and future therein and thereto; and

4 The whole parts, privileges and pertinents effeiring thereto;

The standard conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 (as amended) and any lawful variation thereof operative for the time being shall apply and those standard conditions shall be varied as follows (the numbering corresponding with the numbering of the standard conditions as they appear in that schedule):

1 (a) shall apply having due regard to the fact the Debtor is acquiring the Security Subjects for the construction of residential dwellinghouses thereon;

1 (b) and (c) shall only apply to any individual dwellinghouse on the Security Subjects after that dwellinghouse has been completed;



2 shall not apply;

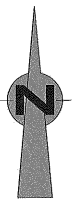
5 (a) the obligation shall be to insure for reinstatement value and not market value;

6 shall not apply;

And we the Debtor grant warrantice: IN WITNESS WHEREOF these presents printed on this
and the preceding 3 pages together with the plan annexed are executed as follows:-

Signed for and on behalf of Stewart Milne Group Limited by its duly authorised signatory as follows:-

Director/Authorised Secretary	Signatory/Company	Witness
		
JOHN SINCLAIR LOW	JANICE REITH	
Full name	Full Name	
31 JANUARY 2018	JOSEPH HUSG	
Date of Signature	Address	
WESTHILL	WESTHILL 1	
Place of Signature		



0 10 20 30 40 50 100
Scale 1:2500

SMH

PROJECT:
Disposition Plan
Phase 3 Purchase

STEWART
Milne
HOMES

Stewart Milne Homes
Osprey House
Mosscroft Avenue
Westhill Business Park
Aberdeen AB32 6JQ
Telephone (01224) 747000
Fax (01224) 747299

TITLE:
Development at
Wellington Road, Cove
Aberdeen

Drawn by: JE

Scale at A3: 1:2500

Checked by: RF

Drawing No: 5260-1003-DP

Date: December 2017

Rev: A