

MR01

Particulars of a charge



Companies House



Go online to file this information
www.gov.uk/companieshouse

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

181599/£23

☒ **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.

TUESDAY



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26/11/2019

#112

COMPANIES HOUSE

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 will be scanned and placed on the public record. **Do not send the original.**


1	Company details	227 For official use
Company number	S C 0 5 7 7 0 9	→ Filling in this form Please complete in typescript or in bold black capitals. All fields are mandatory unless specified or indicated by *
Company name in full	STEWART MILNE GROUP LIMITED	

2	Charge creation date
Charge creation date	^d 1 ^d 9 ^m 1 ^m 1 ^y 2 ^y 0 ^y 1 ^y 9

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	The Dickinson Trust Limited as Executor-Nominate of the late Right Honourable Weetman John Churchill, Viscount Cowdray of Cowdray
Name	
Name	
Name	
Name	
If there are more than four names, please supply any four of these names then tick the statement below.	
<input type="checkbox"/> I confirm that there are more than four persons, security agents or trustees entitled to the charge.	

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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 area or piece of ground at The Gardens at Crathes, Banchory, Aberdeenshire, in the registration County of Kincardine, known as Plot Number 13 The Gardens at Crathes which forms part and portion of ALL and WHOLE the subjects registered in the Land Register of Scotland under Title Number KNC24381.	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. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
6	Floating charge Is the instrument expressed to contain a floating charge? Please tick the appropriate box. <input type="checkbox"/> Yes Continue <input checked="" type="checkbox"/> No Go to Section 7 Is the floating charge expressed to cover all the property and undertaking of the company? <input type="checkbox"/> 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. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
8	Trustee statement¹ 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. <input type="checkbox"/>	¹ This statement may be filed after the registration of the charge (use form MR06).
9	Signature Please sign the form here. Signature X  X This form must be signed by a person with an interest in the charge.	

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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
Katie Higgins

Company name
Brodiess LLP

Address
15 Atholl Crescent

Post town
Edinburgh

County/Region

Postcode
E H 3 8 H A

Country

DX
ED10 Edinburgh

Telephone
0141 245 6275



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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 57709

Charge code: SC05 7709 0227

The Registrar of Companies for Scotland hereby certifies that a charge dated 19th November 2019 and created by STEWART MILNE GROUP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 26th November 2019.

Given at Companies House, Edinburgh on 26th November 2019



Companies House

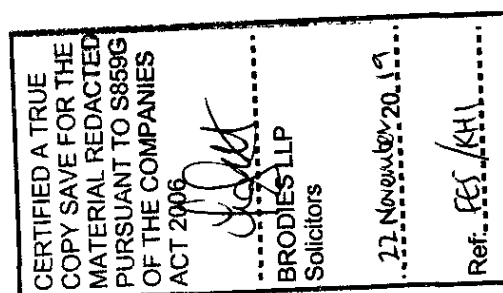


**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

We, STEWART MILNE GROUP LIMITED, a company incorporated under the Companies Acts (Registered Number SC057709) and having our Registered Office at Peregrine House, Mosscroft Avenue, Westhill Business Park, Westhill, Aberdeenshire, AB32 6TQ (herein called "the Grantor") HEREBY IN SECURITY of the obligation to pay the Uplift Payment incumbent upon us in terms of the missives entered into between the Grantor and THE DICKINSON TRUST LIMITED, a company incorporated under the Companies Acts (Registered Number 00214811) and having their Registered Office formerly at Pollen House, 10/12 Cork Street, London and now at 4th Floor 10 Bruton Street, London, W1J 6PX, as Executor-Nominate of the late The Right Honourable Weetman John Churchill, Viscount Cowdray of Cowdray in the County of Sussex (hereinafter referred to as "the Seller") constituted said missives by formal letters exchanged between Burness Paull LLP on behalf of the Grantor, and Brodies LLP on behalf of the Seller dated 28 February 2014 and 3 March 2014 ("the Missives") GRANT a Standard Security in favour of the Seller over ALL and WHOLE that area or piece of ground at the Grantor's development at The Gardens at Crathes, Banchory, Aberdeenshire, in the registration County of Kincardine, known as Plot Number 13 The Gardens at Crathes, aforesaid, which area or piece of ground is delineated and tinted brown on the plan annexed and signed as relative hereto (the said area or piece of ground being hereinafter referred to as the "Site"); Together with the whole buildings and erections thereon and the whole parts, privileges and pertinents thereof, including the whole servitudes, rights and others, common, mutual or exclusive, pertaining to the Site as more fully detailed in the Deed of Conditions by the Grantor registered in the Land Register of Scotland under Title Number KNC24381 on 23 April 2015, and the Grantor's whole right, title and interest present and future in and to the Site; Which Site forms part and portion of ALL and WHOLE the subjects registered in the Land Register of Scotland under said Title Number KNC24381; The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 ("the Act") and any lawful variations thereof operative for the time being shall apply under declaration that the said Standard Conditions shall be varied to the effect specified in the Schedule of Variations of Standard Conditions annexed and executed as relative hereto; And the Grantor grants warrandice but excepting therefrom the Standard Security granted by the Grantor in favour of Bank of

20188510v7

Live: 47372861 v 2



Scotland plc registered in the Land Register of Scotland under said Title Number KNC24381 on 18 February 2015: IN WITNESS WHEREOF these presents printed on this and the preceding page, together with the Schedule and plan annexed hereto, are executed as follows:-

SUBSCRIBED for and on behalf of
the said STEWART MILNE GROUP LIMITED

at Westhill, Aberdeenshire

on 11 NOVEMBER 2014

by

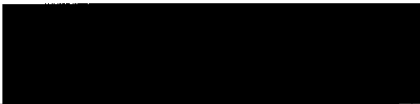
RICHARD ANDREW LAWES
Print Full Name



~~Director~~/Authorised Signatory

before this witness

SHARON SACK
Print Full Name



Witness

Address



This is the Schedule of Variations referred to in the foregoing Standard Security granted by Stewart Milne Group Limited in favour of The Dickinson Trust Limited in relation to ground at The Gardens at Crathes, Aberdeenshire.

1. Standard Conditions 1, 2, 4, 5 and 6 shall be delete and shall not apply.
2. Condition 7 of the Standard Conditions shall apply as if references to "the standard conditions" therein are references to the Standard Conditions as varied hereby.
3. The Grantor shall be entitled at any time during the continuance of the Standard Security to create a security or charge over the Site ranking subsequent to the Standard Security without any requirement to obtain the consent of the Seller.
4. The Grantor shall at any time during the continuance of the Standard Security be entitled to grant deeds of conditions, servitudes or other real rights in respect of the Site and that without any requirement to obtain the consent of the Seller, but provided always that in any deed of conditions there is uniformity in treatment of units between those units located or to be located on the Site and those units located or to be located on adjacent subjects owned by the Grantor.
5. Each of the provisions of the Standard Security 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 hereof shall not in any way be affected or impaired thereby.
6. Words and expressions used in this Schedule shall unless the context otherwise requires have the same meanings as words and expressions in Schedule 3 of the Conveyancing and Feudal Reform (Scotland) Act 1970.
7. The headings in this Schedule are for guidance only and shall not affect the interpretation of the provisions hereof.



Director/Authorised Signatory

This is the plan referred to in the foregoing Standard Security for Stewart Milne Group Limited in favour of The Dickinson Trust Limited



Stewart Milne Homes
Caprey House
Moorcroft Avenue
Washhill Business Park
Aberdeen AB33 8JQ
Telephone (01224) 747000
Fax (01224) 747200

TITLE: SECURITY PLAN

FOR: PROPOSED RESIDENTIAL DEVELOPMENT
AT CRATHES, BANCHORY
ABERDEENSHIRE

drawn by: LR	drawing no:
checked by: RF	5252/Security Plan
date: NOV 2019	
scale: 1:1250	rev:

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SCALE 1 : 1250

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