



**Registration of a Charge**

Company name: **STEWART MILNE GROUP LIMITED**

Company number: **SC057709**



X9IEFGZV

Received for Electronic Filing: **23/11/2020**

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**Details of Charge**

Date of creation: **19/11/2020**

Charge code: **SC05 7709 0230**

Persons entitled: **ALMOND VALLEY LTD**

Brief description: **(FIRST) ALL AND WHOLE THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER PTH16526 AND (SECOND) ALL AND WHOLE OUR ONE HALF PRO INDIVISO SHARE IN THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBERS PTH34439, PTH37576, PTH36084 AND PTH39094**

**Contains fixed charge(s).**

**Contains negative pledge.**

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**Authentication of Form**

This form was authorised by: **a person with an interest in the registration of the charge.**

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**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 0230

The Registrar of Companies for Scotland hereby certifies that a charge dated 19th November 2020 and created by STEWART MILNE GROUP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 23rd November 2020 .

Given at Companies House, Edinburgh on 23rd November 2020

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**

Ref: MIL/1193/09378/JAS/JWLJ

 Burness Paul

**STANDARD SECURITY**

by

**STEWART MILNE GROUP LIMITED AND STEWART MILNE HOMES (ARBROATH)  
LIMITED**

in favour of

**ALMOND VALLEY LTD**

**SUBJECTS: Almond Valley, Perth**

WE, (i) 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, Aberdeen, AB32 6TQ and (ii) Stewart Milne Homes (Arbroath) Limited (formerly King Development Company Limited further to Certificate of Incorporation on Change of Name given at Companies House on 21st February 2019), a company incorporated under the Companies Acts (Registered Number SC115534) and having our Registered Office at Peregrine House, aforesaid, (together the "Grantor") in security of the obligations undertaken by us and due to Almond Valley Ltd a company incorporated under the Companies Acts (Registered Number 12498965) and having their Registered Office at Castle Chambers, 43 Castle Street, Liverpool, United Kingdom, L2 9TL (hereinafter referred to as "AVL") in terms of the Option Agreement between us, the Grantor and Anthony Michael Bayliss, Chartered Accountant of Castle Chambers, 43 Castle Street, Liverpool, L2 9TL and Jonathan Robert Mitchell Henson of Rysland, Mount Tabor Road, Perth, PH2 7DE the present trustees under the Will of Mrs Hilda Jane (or Johanna) Caroline Pilkington (otherwise Mrs Hilda Caroline Pilkington) dated 15 and 17 August 2017 and assigned to AVL by way of formal letters to be dated 4 and 9 November 2020, in relation to the Security Subjects (as hereinafter defined) and as may be amended or re-stated from time to time DO HEREBY GRANT, for our respective interests in the said Option Agreement, a Standard Security in favour of AVL over (First) ALL and WHOLE the subjects registered in the Land Register of Scotland under Title Number PTH16526 and (Second) ALL and WHOLE our one half pro indiviso share in the subjects registered in the Land Register of Scotland under Title Numbers PTH17934, PTH19538, PTH34439, PTH37576, PTH36084 and PTH39094 (all the said subjects being together "the Security Subjects"); 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 regard to the fact that the Security Subjects are agricultural land;

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

6 shall not apply

12 shall not apply in so far as it relates to the expenses of the preparation and execution of these presents and any variation, restriction and discharge hereof and the recording hereof

And we grant warrandice but excluding therefrom (i) Bond and Floating Charge by Stewart Milne Group Limited in favour of The Governor and Company of the Bank of Scotland dated 29 March 1996 and registered in the Register of Charges on 9 April 1996, (ii) Bond and Floating Charge by Stewart Milne Homes (Arbroath) Limited (therein named King Development Company Limited) in favour of Bank of Scotland plc registered in Scotland Number SC327000, Registered Office The Mound, Edinburgh EH1 1YZ registered in the Register of Charges on 5 November 2007 (iii) Floating Charge by Stewart Milne Group Limited in favour of Bank of Scotland plc dated 7 and registered in the Register of Charges on 11, both November 2013 (iv) Debenture by Stewart Milne Group

Limited in favour of Bank of Scotland plc dated 7 and registered in the Register of Charges on 11, both November 2013 (v) Floating Charge by Stewart Milne Homes (Arbroath) Limited (therein named King Development Company Limited) in favour of Bank of Scotland plc registered in the Register of Charges on 11 November 2013 and (vi) any existing standard security over the Security Subjects (or any part(s) thereof) by the said Stewart Milne Group Limited and/or the said Stewart Milne Homes (Arbroath) Limited in favour of Bank of Scotland plc: IN WITNESS WHEREOF these presents consisting of this and the preceding page are executed as follows:

Subscribed for Stewart Milne Group Limited

at EDINBURGH X

on 21 SEPTEMBER 2020

by X

GERALD CAMPBELL MORGAN X


Full Name (Director/Attorney)

 X  
Signature of Director/Attorney

before this witness

CHRIS MORGAN X

Full Name (Witness)

 X  
Signature of Witness

 X  
 X  
 X  
Address

Subscribed for Stewart Milne Homes (Arbroath) Limited

at EDINBURGH X

on 14 SEPTEMBER 2020 X

by GERALD CAMPBELL MORE X

Full Name (Director/Attorney)

before this witness

CHLOE MORE X

Full Name (Witness)

[REDACTED] X

[REDACTED] X

[REDACTED] X

Address

[REDACTED] X  
Signature of Director/Attorney

[REDACTED] X  
Signature of Witness