



Registration of a Charge

Company name: **STEWART MILNE GROUP LIMITED**

Company number: **SC057709**

Received for Electronic Filing: **30/03/2021**



XA1DK5FE

Details of Charge

Date of creation: **18/03/2021**

Charge code: **SC05 7709 0231**

Persons entitled: **VION FOOD GROUP LIMITED (AS DEFINED IN THE INSTRUMENT EVIDENCING THE CHARGE ACCOMPANYING THIS MR01)**

Brief description: **ALL AND WHOLE THE SUBJECTS AT SCHOOLHILL, PORTLETHEN, ABERDEEN SHOWN OUTLINED IN RED AND COLOURED PINK OF THE PLAN ANNEXED TO THE INSTRUMENT ACCOMPANYING THIS MR01 BEING PART AND PORTION OF ALL AND WHOLE THE SUBJECT REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER KNC3125 (AS MORE PARTICULARLY DESCRIBED IN THE INSTRUMENT EVIDENCING THE CHARGE ACCOMPANYING THIS MR01).**

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:

JAMES WILSON



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 57709

Charge code: SC05 7709 0231

The Registrar of Companies for Scotland hereby certifies that a charge dated 18th March 2021 and created by STEWART MILNE GROUP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 30th March 2021 .

Given at Companies House, Edinburgh on 31st March 2021

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

STEWART MILNE GROUP LIMITED

in favour of

VION FOOD GROUP LIMITED

GROUND AT SCHOOLHILL,
PORTLETHEN

2021

RS3/MIL07500 M0342

WE, STEWART MILNE GROUP LIMITED a Company incorporated under the Companies Acts in Scotland (Company Number SC057709) and having our Registered Office at Peregrine House, Mosscroft Avenue, Westhill Business Park, Westhill, Aberdeen AB32 6TQ (hereinafter referred to as the "**Obligant**") hereby undertake to pay to VION FOOD GROUP LIMITED incorporated under the Companies Acts in England and Wales (Company Number 06423833) and having their Registered Office at C/O Tmf Group 8th Floor, 20 Farringdon Street, London, United Kingdom, EC4A 4AB (hereinafter referred to as "**Vion**", which expression includes its successors and assignees whomsoever) the sum of ONE MILLION SIX HUNDRED AND SIXTY SIX THOUSAND FIVE HUNDRED POUNDS (£1,666,500) STERLING together with any interest and expenses due to Vion by the Obligant in terms of an Option Agreement between Grampian Country Chickens (Rearing) Limited and the Obligant dated Second and Third February Two thousand and six, the benefit of which Option Agreement was novated to Vion by Novation Agreement among Vion Agriculture Limited (formerly known as Grampian Country Chickens (Rearing) Limited its name having changed conform to Certificate of Incorporation on change of name dated 18 December 2009), Vion and the Obligant dated Seventh and Eighth March Two thousand and thirteen which Option Agreement was subsequently varied by (a) missives between Maclay Murray & Spens LLP on behalf of Vion and Morton Fraser LLP on behalf of the Obligant both dated 9 March 2016 and (b) missives between Morton Fraser LLP on behalf of the Obligant and Dentons LLP on behalf of Vion dated 9 March 2021; For which sums the Obligant hereby grants a Standard Security in favour of Vion over ALL and WHOLE the subjects at Schoolhill, Portlethen, Aberdeen shown outlined in red and coloured pink on the plan annexed and executed as relative hereto being part and portion of ALL the WHOLE the subjects registered in the Land Register of Scotland under Title Number KNC3125 ("the Property"); Together with (One) the whole erections on the said piece of ground hereby secured; (Two) the fittings and fixtures in and upon the said subjects; (Three) the pertinents, rights and privileges thereof; The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970, and any lawful variation thereof operative for the time being shall apply; And the Standard Conditions shall be varied to the effect that:

(1) there shall be deleted from Standard Condition 1(a) the words "to the reasonable satisfaction of the creditor";

(2) there shall be deleted from Standard Condition 1(c) the word "such" and substituted therefor the word "a" and there shall be deleted therefrom the words "as a creditor may require by notice in writing";

(3) there shall be deleted from Standard Condition 5(a) the words "or, at the option of the creditor to permit the creditor to insure the security subjects in the names of the creditor and the debtor";

(4) there shall be deleted from Standard Condition 12 the words "the Standard Security and" and "thereof" and there shall be inserted in place of the word "thereof" the words "of the Standard Security"; and

(5) Standard Conditions 1(b), 2, 4(c), 5(b), 5(d), 5(e), 6, 7, 9(1)(c) and 9(2) shall not apply in respect of the security hereby granted;

(6) for the avoidance of doubt the Obligant is entitled without the consent of the creditor to (and the Standard Conditions are amended to the extent, if any, necessary to allow the Obligant to):- (a) register over the Property a Development Management Scheme deed or deeds of conditions dealing with inter alia (i) regulation of use of the residential units erected or to be erected on the Property and any common areas and granting access and services rights to them, (ii) granting rights over, and regulating contributions to the cost of maintenance of, common areas, and (iii) including such other terms and conditions and the grant of and reservation of rights of the sort normally included in developers' deeds of conditions as the Obligant, acting reasonably, wishes to include provided that any deed or deeds of conditions treats the Property on an equivalent and non-prejudicial basis to any other comparable subjects affected by such deed or deeds of conditions and (b) grant to statutory undertakers and others such servitude rights as are required to service the development on inter alia the Property.

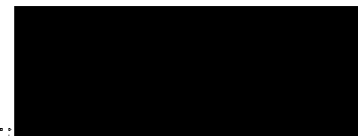
And the Obligant grants warrandice; And the Obligant consents to registration of these presents for execution; IN WITNESS WHEREOF these presents consisting of this and the preceding page together with the plan annexed and executed as relative hereto are executed as follows:

SUBSCRIBED for and on behalf of STEWART MILNE GROUP LIMITED

By Robert Swindell, their Attorney conform to Power Of Attorney by the said Stewart Milne Group Limited in inter alia his favour dated 24 March 2020

at Glasgow

on 9 March 2021



Attorney

in the presence of:-

Witness

Full Name FIONA MARGARET YOUNG

Address 145 ST VINCENT ST
GLASGOW



SECURITY PLAN

STEWART Milne
HOMES

Stewart Milne Homes
Copyright House
Middletown Avenue
Westhill Business Park
Aberdeen, AB10 1SD
Telephone: 01224 747000
Fax: 01224 747289

PROJECT:
PROPOSED RESIDENTIAL DEVELOPMENT
LEATHAM GREEN
PORTLETHER, ABERDEENSHIRE

TITLE:
SECURITY PLAN

Drawn by: AD	Drawing No: 5225-002-SP
Checked by:	
Date: 18/02/2021	
Scale at A1: 1:500 at A1	Rev: -