



**Registration of a Charge**

Company Name: **GREENFIELD PROPERTIES (PERTH) LIMITED**

Company Number: **SC087684**



Received for filing in Electronic Format on the: **17/11/2021**

XAHGVH7U

**Details of Charge**

Date of creation: **16/11/2021**

Charge code: **SC08 7684 0004**

Persons entitled: **PARAGON BANK PLC**

Brief description: **ALL AND WHOLE THE SUBJECTS KNOWN AS AND FORMING 27 BREADALBANE TERRACE, PERTH, PH2 8BY, BEING THE SUBJECTS OUTLINED IN RED ON THE PLAN ANNEXED AND EXECUTED AS RELATIVE HERETO ("PLAN") WHICH SUBJECTS FORM PART AND PORTION OF ALL AND WHOLE THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER PTH36177; TOGETHER WITH (ONE) A HERITABLE AND IRREDEEMABLE SERVITUDE RIGHT FOR PEDESTRIAN ACCESS OVER AND ACROSS THE PATH SHOWN TINTED YELLOW ON THE PLAN, (TWO) ALL RIGHTS CONTAINED IN TITLE NUMBER PTH36177, BUT ALWAYS WITH AND UNDER IN SO FAR AS STILL VALID AND SUBSISTING THE BURDENS, RESTRICTIONS AND CONDITIONS CONTAINED IN TITLE NUMBER PTH36177**

**Contains fixed charge(s).**

**Contains negative pledge.**

**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 THE ELECTRONIC COPY INSTRUMENT DELIVERED  
AS PART OF THIS APPLICATION FOR REGISTRATION IS A  
CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **MCVEY AND MURRICANE**



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

Company number: 87684

Charge code: SC08 7684 0004

The Registrar of Companies for Scotland hereby certifies that a charge dated 16th November 2021 and created by GREENFIELD PROPERTIES (PERTH) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th November 2021 .

Given at Companies House, Edinburgh on 17th November 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

March 2020

Account number(s) 5223543	
WHEREAS in this Standard Security the terms set out below shall have the meanings and effect respectively set against them, namely:	
Lender	Paragon Bank PLC (Company Number 05390593) whose Registered Office is at 51 Homer Road, Solihull, West Midlands B91 3QJ, including its successors and assignees whomsoever and those deriving any right, title or interest from it or them
Borrower	GREENFIELD PROPERTIES (PERTH) LIMITED, being a Company incorporated under the Companies Acts (SC087684) and having their Registered Office at 4 Albert Place, Perth, Scotland, PH2 8JE
Property	27 Breadalbane Terrace, PERTH, PH2 8BY
	Registration No. SC087684 (if applicable)
all as more fully described below	
Mortgage Conditions	The Deed of Variation of Standard Conditions made by the Lender dated Sixth of November Two Thousand and Eighteen and registered in the Books of Council and Session on Twentieth of November Two Thousand and Eighteen, the terms defined and/or construed therein having the same meaning and/or construction in this Standard Security.

The Borrower HEREBY UNDERTAKES to pay the Lender all moneys now or at any time or times hereafter due, owing or incurred to the Lender by the Borrower on any account, including all further advances which may from time to time be made by the Lender to the Borrower, with interest at the rate or rates fixed from time to time by the Lender in accordance with the Mortgage Conditions: And the Borrower hereby undertakes to observe and be bound by the provisions of the Mortgage Conditions and of the Offer of Loan and the General and Special Conditions relating thereto, copies of all of which the Borrower acknowledges to have received and which it is agreed shall be deemed to be incorporated in and form part of this Standard Security: Declaring that a certificate under the hand of an officer of the Lender authorised by the Lender to act in that behalf shall conclusively ascertain the amount due to the Lender at any time hereunder: FOR WHICH the Borrower GRANTS a Standard Security in favour of the Lender over the Property being ALL and WHOLE the subjects more particularly described in the schedule annexed and executed as relative hereto.

The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 as amended and varied by (a) the Redemption of Standard Securities (Scotland) Act 1971 and (b) the Mortgage Conditions, Offer of Loan and General and Special Conditions and any lawful variation thereof operative for the time being shall apply and the Borrower grants warrandice and the Borrower consents to registration hereof and of any certificate as aforesaid for execution:

IN WITNESS WHEREOF these presents consisting of this [and the plan annexed and executed as relative hereto] are subscribed by the Borrower at \_\_\_\_\_ on \_\_\_\_\_ (date) before the witness specified below:

Executed by	
Name of Borrower	GREENFIELD PROPERTIES (PERTH) LIMITED
Acting by its Director / Member	
Signature of Director / Member	<i>Dennis Fobell</i>
In the presence of: Signature of witness	<i>J. J. McDonagh</i>
Name of witness	JEREMY McDONAGH
Address of witness	10 4 ALBERT PLACE, PERTH PH2 8JE
Together at	PERTH
on	22/10/21
	(date of signature)

PARAGON 51 HOMER ROAD, SOLIHULL, WEST MIDLANDS B91 3QJ

1808-3 (20/2020)

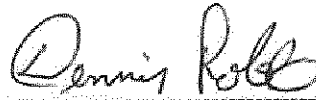
☎ 0345 849 4040

✉ [btlenquiries@paragonbank.co.uk](mailto:btlenquiries@paragonbank.co.uk)

🌐 [www.paragonbank.co.uk](http://www.paragonbank.co.uk)

This is the schedule referred to in the foregoing Standard Security by GREENFIELD PROPERTIES (PERTH) LIMITED in favour of PARAGON BANK PLC.

ALL AND WHOLE the subjects known as and forming 27 Breadalbane Terrace, PERTH, PH2 8BY, being the subjects outlined in red on the plan annexed and executed as relative hereto ("Plan") which subjects form PART AND PORTION of ALL AND WHOLE the subjects registered in the Land Register of Scotland under Title Number PTH36177; TOGETHER WITH (One) a heritable and irredeemable servitude right for pedestrian access over and across the path shown tinted yellow on the Plan, (Two) all rights contained in Title Number PTH36177, BUT ALWAYS WITH AND UNDER in so far as still valid and subsisting the burdens, restrictions and conditions contained in Title Number PTH36177.



Director

We certify that this copy is a true copy of the original document of which it purports to be a copy and which we have examined on 17/11/2021

McVey and Murrice Solicitors  
Solicitors and Notaries Public  
13 Bath Street  
Glasgow  
G2 1HY

*McVey and Murrice*