



Registration of a Charge

Company name: **SKIBO LIMITED**

Company number: **SC125259**

Received for Electronic Filing: **29/12/2016**



X5MVHM6O

Details of Charge

Date of creation: **22/12/2016**

Charge code: **SC12 5259 0013**

Persons entitled: **THE ROYAL BANK OF SCOTLAND PLC**

Brief description: **ALL AND WHOLE LAND AT SKIBO CASTLE ESTATE, DORNOCH,
SUTHERLAND BEING REGISTERED IN THE LAND REGISTER OF
SCOTLAND UNDER TITLE NUMBER STH4423**

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 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: **MORTON FRASER LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 125259

Charge code: SC12 5259 0013

The Registrar of Companies for Scotland hereby certifies that a charge dated 22nd December 2016 and created by SKIBO LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 29th December 2016 .

Given at Companies House, Edinburgh on 30th December 2016

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
Individual/Company/LLP**

THIS DOCUMENT AND THE BANK'S STANDARD SECURITY TERMS TOGETHER FORM AN IMPORTANT DEED. YOU SHOULD TAKE LEGAL ADVICE BEFORE SIGNING.

Owner:	SKIBO LIMITED , a company incorporated in Scotland under the Companies Act (Registered Number SC125259) having its registered office at Skibo Castle, Dornoch, Sutherland, IV25 3RQ.
Bank:	The Royal Bank of Scotland plc , a company incorporated in Scotland under the Companies Act (Company Number SC90312), having its registered office at 36 St Andrew Square, Edinburgh, EH2 2YB and having a place of business at Corporate Documentation & Operations, 2 nd Floor Drummond House, 1 Redheughs Avenue, Edinburgh EH12 9JH.
Property:	ALL and WHOLE land at Skibo Castle Estate, Dornoch, Sutherland as more particularly described in part 1 of the Schedule.
Schedule:	The Schedule in two parts annexed and executed as relative hereto.
Plan:	The Plan annexed and executed as relative hereto.
Ancillary Rights:	All rights ancillary to ownership of the Property as more fully described in the Terms.
Terms:	The Bank's Standard Security Terms dated and registered in the Books of Council and Session on 4 July 2011 form part of this standard security and are available to be read and printed online. To access the Terms go to www.rbs.co.uk/terms and enter ss0511 or a copy can be obtained from the Owner's solicitor.

1 Obligations

1.1 The Owner undertakes to pay to the Bank or otherwise discharge, in each case on demand, the Obligations. The Obligations are all the Owner's liabilities to the Bank (present, future, actual or contingent and whether incurred alone or together with another or as a partner of a firm (an **Other Person**)) and all obligations under this standard security and include:

- 1.1.1** Interest at the rate charged by the Bank, calculated both before and after demand or decree on a daily basis and compounded according to agreement, or, in the absence of agreement, monthly on the days selected by the Bank.
- 1.1.2** any expenses the Bank incurs (on a full indemnity basis and with interest from the date of payment) in taking, perfecting, protecting, enforcing or exercising any power under this standard security.

1.2 A Certificate signed by a Bank official as to the amount of the Obligations will be binding on the Owner except if there is an obvious error.

2 Charge

The Owner as continuing security for the payment or other discharge of the Obligations, in each case on demand:

- 2.1 grants a standard security to the Bank over the Property, and
- 2.2 assigns to the Bank the Ancillary Rights not secured by the standard security.

3 Standard Conditions

The Owner agrees that the **Standard Conditions** specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation to them operative for the time being, as varied by the Terms, apply to this standard security.

4 Warrantice

The Owner grants warrantice but excepting therefrom: (1) Lease between Skibo Limited and Robert Lowe dated 29 October and 8 November 2014 registered Books of Council and Session 21 November 2014; (2) Lease between Skibo Limited and Scottish Water dated 9 August 2016 and 19 September 2016; (3) Lease between Skibo Limited and Scottish Hydro Electric Power Distribution plc dated 10 August 2016 and 30 August 2016; and (4) the crofting rights as disclosed in Part 2 of the Schedule.

5 Registration and execution

The Owner consents to registration of this standard security and any Certificate for execution.
This standard security together with the Schedule and Plan are executed as follows:

J Rowland

Signature of witness

Jaen Rowland


Full name of witness (print)

STRONVAC, 221 LONEMORE

Dornoch

IV25 3RW

Address of witness



Signature of ~~the~~ company secretary

MARTIN LYNCH

Full name of above (print)

14.12.16

Date of signing

SKIBO CASTLE

Place of signing

This is the Schedule referred to in the foregoing Standard Security by Skibo Limited in favour of The Royal Bank of Scotland plc

Part I

The Property:

ALL and WHOLE the following parts and portions of the lands and estate of Skibo in the County of Sutherland comprising: (FIRST) ALL and WHOLE those two discontinuous areas of ground known or to be known as Skibo Castle Estate which subjects are described in, disposed by and shown delineated in red on Plan 1 annexed and executed as relative to Disposition by Effold Properties Limited in favour of Skibo Limited dated 29 August and registered in the Division of the General Register of Sasines applicable to the County of Sutherland on 31 August both in the year 1990 BUT EXCEPTING from the subjects (FIRST) hereinbefore described (First) All and Whole that area of ground in the said Parish and County lying generally on or towards the south of the main public road from Dornoch to Spinningdale extending to one acre and 102 decimal or one thousandth parts of an acre or thereby with the dwelling house known as Overskibo House and others being the subjects disposed by and shown delineated in red on the plan annexed and signed as relative to Disposition by Mrs Margaret Carnegie or Miller in favour of the Honourable Michael-John Knatchbull dated 25 May and recorded in the said Division of the General Register of Sasines on 1 June 1983; (Second) All and Whole that flatted dwelling house in the said Parish and County known as Upper Beechwood together with the garden ground and others pertaining thereto being the subjects described in and disposed by Disposition by Stephen Michael Seaman as Attorney, Factor and Commissioner for Mrs Margaret Carnegie or Miller with consents therein mentioned in favour of Mrs Helen Loft dated 3 March 1983 and 17 March 1984 and recorded in the said Division of the General Register of Sasines on 6 March 1984; (Third) All and Whole that flatted dwelling house in the said Parish and County known as Lower Beechwood together with the garden ground and others pertaining thereto and being the subjects described in and disposed by Disposition by Stephen Michael Seaman as Attorney, Factor and Commissioner for Mrs Margaret Carnegie or Miller with consents therein mentioned in favour of Peter John Spence Clucas dated 19 and 25 July and recorded in the said Division of the General Register of Sasines on 16 October 1984; (Fourth) All and Whole the subjects in the said Parish and County known as Overskibo Cottages together with the ground pertaining thereto extending to 487 decimal or one thousandth parts of an acre or thereby being the subjects described in and excepted from the subjects IN THE FIRST PLACE (SECOND) disposed by and shown outlined in green on the plan marked "Plan 2" annexed and signed as relative to Disposition by Mrs Margaret Carnegie or Miller in favour of President Leisure Limited dated 15 and recorded in the said Division of the General Register of Sasines on 26 August 1985; (Fifth) All and Whole that lot or area of ground in the said Parish and County extending to 886 square metres or thereby on which is erected a dwellinghouse known as Clashmugach 41 being the subjects described in, disposed by and shown delineated in green on the plan annexed and signed as relative to Disposition by Mrs Margaret Carnegie or Miller in favour of Adrian Steven Green and Judith Whittock dated 16 September and recorded in the said Division of the General Register of Sasines on 3 October 1983; (Sixth) All and Whole that lot or area of ground in the said Parish and County lying to the east of the subjects known as Clashmugach 41 being the subjects described in, disposed by and shown delineated in black and outlined in red on the plan annexed and executed as relative to Disposition by President Leisure Limited in favour of Adrian Steven Green and Mrs Judith Whittock or Green dated 21 March and recorded in the said Division of the General Register of Sasines on 8 April 1988; (Seventh) All and Whole that area of ground in the said Parish and County extending to 275 square metres or thereby being the subjects described in, disposed by and shown delineated in red on the plan annexed to Disposition by Skibo Limited in favour of Andrew Garden Duff Forbes dated 2 July, 29 August and 6 October and recorded in the said Division of the General Register of Sasines on 7 December all dates in 1994; and (Eighth) All and Whole that area or piece of ground described in, in feu farm disposed by and shown delineated in black and edged red on the plan annexed to Feu Disposition by Skibo Limited in favour of Peter John de Savary and Mrs Lucille Lanette de Savary dated 17 April 2000 and recorded in the said Division of the General Register of Sasines on 8 May 2000 TOGETHER WITH by way of inclusion and not exception (One) the whole houses, buildings and other erections upon the said subjects (FIRST) herein described (Two) the whole timber standing and

July 2011

Live: 36625360 v 1

fallen on the said subjects (FIRST) herein described (Three) the whole fittings and fixtures therein and thereon and (Four) the whole existing servitude and other rights howsoever constituted pertaining to the said subjects (FIRST) herein described including the rights specified and contained in the said Disposition by Effold Properties Limited in favour of Skibo Limited dated and recorded as aforesaid; (Five) the whole other parts, privileges and pertinents thereof and the whole other rights common, mutual and sole and (Six) the Owner's whole right, title and interest present and future in and to the said subjects (FIRST) herein described; (SECOND) ALL and WHOLE that area of ground known or to be known as Migdale Moor lying generally to the north east of the public road between Airdens and Spinningdale and to the east of the public road between Bonar Bridge and Golspie and being the subjects shown delineated in red on plan 2 annexed and executed as relative to the said Disposition by Effold Properties Limited in favour of Skibo Limited dated and recorded as aforesaid BUT EXCEPTING THEREFROM (First) All and Whole those six areas or pieces of ground in the said Parish and County sometime forming parts of the common grazings of the township of Migdale, being the subjects inter alia disposed by and shown delineated and coloured black and marked respectively "Site of Dam", "Site of Gauge", "Site of Chlorinator", "Tank No 1", "Tank No 2" and "Tank No 3" on the plan annexed and signed as relative to Disposition by Mrs Margaret Carnegie or Miller in favour of the County Council of the County of Sutherland dated 5 October and recorded in the said Division of the General Register of Sasines on 3 December 1956; (Second) All and Whole that area or piece of ground lying on the east side of and adjoining the public road from Bonar Bridge to The Mound at Migdale Moor to the north of Clashcoig in the said County of Sutherland described in and shown delineated in broken black and coloured pink on the plan annexed to Disposition by Skibo Limited in favour of North of Scotland Water Authority dated 24 and 25 June and 2 and 16 July all 1997 and recorded in the said Division of the General Register of Sasines on 21 January 1999; and (Third) All and Whole the subjects at Migdale, Dornoch registered in the Land Register of Scotland under Title Number STH1221 TOGETHER WITH by way of inclusion and not exception (One) the whole houses, buildings and other erections on the said subjects (SECOND) herein described (Two) an heritable and irredeemable non exclusive servitude right of access to and egress from the said subjects (SECOND) herein described for all normal estate and agricultural purposes including without prejudice to the foregoing generality the extraction of timber by and over the existing road or forestry track shown coloured blue between the points marked A and B on the said plan 2 annexed and executed as relative to the said Disposition by Effold Properties Limited in favour of Skibo Limited dated and recorded as aforesaid (Three) the whole timber standing and fallen on the said subjects (SECOND) herein described (Four) the whole fittings and fixtures therein and thereon (Five) the right to use for the water supply, drainage and sewerage of the subjects (SECOND) herein described all existing springs, wells, streams, water courses, reservoirs, tanks, pipes and connections, drains, ditches, sewers and others all as specified in the said Disposition by Effold Properties Limited in favour of Skibo Limited dated and recorded as aforesaid (Six) all rights competent to the said Skibo Limited to insist on the implement of various obligations imposed in the dispositions of adjoining subjects and other deeds relating thereto which have been granted by Mrs Margaret Carnegie or Miller or her predecessors or on her or their behalf including without prejudice to that generality obligations for the erection and maintenance etc of the boundaries (Seven) the whole other parts, privileges and pertinent thereof and the whole other rights common, mutual and sole and (Eight) the Owner's whole right, title and interest present and future in and to the said subjects (SECOND) herein described; (THIRD) ALL and WHOLE the whole interest in the salmon fishing in the lochs, rivers, streams, burns and other waters except the sea forming part of or bounding the said subjects (FIRST) and (SECOND) herein described declaring that where only one bank of any such river, stream or burn forms part of the said subjects (FIRST) and (SECOND) herein described the extent of the said fishing shall be exercised from that bank alone; together with the whole other fishings in the lochs, rivers, streams, burns or other waters except the sea pertaining to the said subjects (FIRST) and (SECOND) hereby secured; (FOURTH) ALL and WHOLE that area of piece of ground in Spinningdale in the Parish of Creich and County of Sutherland lying on the west or southwest side of the public road from Spinningdale to Migdale known as Fairy Glen Road and extending to 531 square yards and three tenths of a square yard or thereby being the subjects described in, disposed in feu farm by and delineated within boundaries delineated in black and edged in red on the plan annexed and subscribed as relative to Feu Disposition by Mrs Margaret Carnegie or Miller in favour of Mrs Annie Maclean Clark dated 7 May and recorded in the said Division of the General Register of Sasines on 31 July both months in the year 1974 together with (One) the whole buildings erected thereon known

as Mo Dahachaidh, 1 Fairy Glen Road, Spinningdale, Sutherland, (Two) the whole parts, privileges and pertinent thereof including any right in the solum of the burn so far as ex adverso the FOURTH subjects, (Three) the fittings and fixtures therein and thereon and our whole right, title and interest present and future in and to the said subjects; (FIFTH) ALL and WHOLE that area or piece of ground extending to 361 decimal or one thousandth parts of a hectare or thereby lying to the east of the public road from Newton Point to the former A9 trunk road at Whiteface in the Parish of Dornoch in the County of Sutherland bounded on or towards the west by the verge of the said public road along which it extends 75 metres 50 centimetres or thereby all as the said area or piece of ground is described in, disposed by and shown delineated in black and verged in red on the plan annexed and signed as relative to disposition by Mrs Margaret Carnegie or Miller in favour of David Brian Gerrard and Mrs Linda Ann Gerrard dated 6 and recorded in the Division of the General Register of Sasines applicable to the County of Sutherland on 25 both days of April 1983 together with (ONE) the dwelling house and other offices erected thereon known as the West Lodge, Skibo (otherwise Newton Point Lodge), Dornoch, Sutherland and the wrought iron gates and railings pertaining thereto, (TWO) the whole fittings and fixtures therein and thereon, (THREE) the whole parts, privileges and pertinents thereof and without prejudice to that generality all rights of servitude and wayleave in all time coming for water, drainage and sewerage and all electricity, telephone wires and cables and their ancillary equipment required to serve the subjects herein described over land adjoining the subjects remaining or formerly in the possession of the said Mrs Margaret Carnegie or Miller and (FOUR) the Company's whole right, title and interest present and future therein and thereto; (SIXTH) ALL and WHOLE that area of ground extending to 0.197 hectares or thereby metric measure in the County of Sutherland together with the cottages known as Overskibo Cottages, Clashmore in the said County and the whole other buildings erected on the said area of ground, being the whole subjects described in, disposed by and shown delineated in red on the plan annexed and executed as relative to the disposition from William Bradford Warren and Morgan Guaranty Trust Company of New York, executors-nominate of the late Mrs Margaret Carnegie Miller in favour of Skibo Limited dated 19 December 1990 and recorded in the Division of the General Register of Sasines applicable to the County of Sutherland on 7 January 1991; and (SEVENTH) ALL and WHOLE those parts of the lands and estate of Skibo lying in the County of Sutherland being the subjects described in and disposed by (FIRST) the Disposition by Mrs Margaret Carnegie or Miller in favour of President Leisure Limited dated Fifteenth and recorded in the Division of the General Register of Sasines for the County of Sutherland Twenty sixth both days of August Nineteen hundred and eighty five; (SECOND) the Disposition by Holt Leisure Parks Limited in favour of Effold Properties Limited dated Twentieth June and recorded in the said Division of the General Register of Sasines on Twenty fifth October Nineteen hundred and eighty nine and (THIRD) the Disposition by the Executors of Mrs Margaret Carnegie or Miller in favour of Effold Properties Limited dated Fifteenth August and recorded in the said Division of the General Register of Sasines Twentieth August, both in the year Nineteen hundred and ninety one: BUT EXCEPTING THEREFROM the following subjects all in the County of Sutherland comprising: (ONE) that area or piece of ground extending to Four thousand and forty six square metres, bounded on the west by the road from Bonar Bridge to Drumlea, being the subjects described in and disposed by Disposition by President Leisure Limited in favour of Alastair Ian Ross and Irene Hazel Ross dated Ninth December Nineteen hundred and eighty five and Tenth February Nineteen hundred and eighty six and recorded in the said Division of the General Register of Sasines Eighteenth February Nineteen hundred and eighty six (TWO) that area or piece of ground extending to Four thousand and forty six square metres, bounded on the west by the road from Bonar Bridge to Drumlea, being the subjects described in and disposed by Disposition by President Leisure Limited in favour of Christina Macdonald dated Ninth December Nineteen hundred and eighty five and recorded in the said Division of the General Register of Sasines Thirtieth April Nineteen hundred and eighty six (THREE) that area or piece of ground extending to One thousand four hundred and eighty five square metres, bounded on the south south east by the road from Migdale to Bonar Bridge, being the subjects described in and disposed by Disposition by President Leisure Limited, at the request of James Sutherland Lockie, to himself and Elizabeth Mackay Lockie dated Seventeenth September Nineteen hundred and eighty five and Third July Nineteen hundred and eighty six and recorded in the said Division of the General Register of Sasines Tenth July Nineteen hundred and eighty six (FOUR) that area or piece of ground with the subjects known as Burnside Cottage erected thereon, bounded on the north west and west by the road from Tulloch Cottage to Drumliadh, being the subjects described in and disposed by Disposition by President Leisure Limited in favour of

Ann Warbrick dated First September and recorded in the said Division of the General Register of Sasines Eighth October both months in the year Nineteen hundred and eighty six (FIVE) that area or piece of ground extending to Ninety six decimal or one -thousandth parts of an hectare or thereby at Sleasdaidh forming the solum of the croft house on One hundred and six Airdens, bounded on the west, north west and west north west by the road from Bonar Bridge to Loch Buie, being the subjects described in and disposed by Disposition by President Leisure Limited in favour of Hughina Mathieson dated Third and recorded in the said Division of the General Register of Sasines Eleventh both days of November Nineteen hundred and eighty six (SIX) that area or piece of ground extending to Five hundred and ninety five decimal or one-thousandth parts of an acre or thereby forming the solum of the croft house at Seventy four A Clashmore, being the subjects described in and disposed by Disposition by President Leisure Limited in favour of Mary Cameron or Bruce dated Thirteenth and recorded in the said Division of the General Register of Sasines Twenty seventh both days of March Nineteen hundred and eighty seven (SEVEN) those several areas or pieces of ground being the subjects described in Compulsory Purchase Order cited as The London-Edinburgh-Thurso Trunk Road (A9) (Dornoch Firth Crossing) Compulsory Purchase Order 1987 by the Secretary of State for Scotland of inter alia subjects in the Parish of Dornoch, and number 42 to 52 inclusive in Schedule thereof dated Third February and recorded in the said Division of the General Register of Sasines Eighth April both months in the year Nineteen hundred and eighty seven and which several areas or pieces of ground are vested in the Secretary of State for Scotland conform to the General Vesting Declaration made by him dated Fourteenth April and recorded in the said Division of the General Register of Sasines Ninth June both months in the year Nineteen hundred and eighty seven (EIGHT) that area or piece of ground extending to Nineteen acres and thirty seven decimal or one-hundredth parts of an acre or thereby situated to the south west of the road from Spinningdale to Migdale being part of Crofts One hundred and sixty, One hundred and sixty one and One hundred and sixty two Spinningdale, being the subjects described in and disposed by Disposition by President Leisure Limited in favour of Frederick Gunn dated Twenty fourth April and recorded in the said Division of the General Register of Sasines Fifth May both months in the year Nineteen hundred and eighty seven (NINE) that area or piece of ground extending to One hundred and three acres and twenty five decimal or one-hundredth parts of an acre or thereby, bounded by Mathieson Road, Bonar Bridge, being the subjects described in and disposed by Disposition by President Leisure Limited in favour of David Wise Watt and Morag Dorcas Watt dated Eleventh and recorded in the said Division of the General Register of Sasines Twenty fifth both days of August Nineteen hundred and eighty seven (TEN) that area or piece of ground extending to One acre and two decimal or one-tenth parts of an acre or thereby, being the solum of the croft house on Cammhor, Two hundred and forty nine/Two hundred and fifty Tulloch, Bonar Bridge with ground effeiring thereto, being the subjects described in and disposed by Disposition by President Leisure Limited in favour of John Mackenzie and Jean Maureen Anne Sinclair or Mackenzie dated Sixth and recorded in the said Division of the General Register of Sasines Twenty third both days of October Nineteen hundred and eighty seven (ELEVEN) that area or piece of ground extending to One hundred and sixty five decimal or one-thousandth parts of an hectare or thereby, being the solum of the croft house on Fifty seven Reidmhor, Whiteface, Dornoch, described in and disposed by Disposition by President Leisure Limited in favour of Isabella Ross dated Eleventh January and recorded in the said Division of the General Register of Sasines Fourth February both months in the year Nineteen hundred and eighty eight (TWELVE) that area or piece of ground extending to Two hundred and fourteen decimal or one-thousandth parts of an hectare or thereby being the solum of the croft house and steading on Croft Two hundred and twelve/Two hundred and thirteen Migdale with ground effeiring thereto, described in and disposed by Disposition by President Leisure Limited in favour of Mary Ferguson Grant dated Ninth and recorded in the said Division of the General Register of Sasines Twenty ninth both days of February Nineteen hundred and eighty eight (THIRTEEN) that area or piece of ground to the east of Forty one Clashmugach bounded on the north west and west by subjects belonging to Adrian Steven Green and Mrs Judith Whittock or Green, being the subjects described in and disposed by Disposition by President Leisure Limited in favour of the said Adrian Steven Green and Mrs Judith Whittock or Green dated Twenty first March and recorded in the said Division of the General Register of Sasines Eighth April both months in the year Nineteen hundred and eighty eight (FOURTEEN) that area or piece of ground comprising the solum of the croft house and garage on Croft Two hundred and twenty six/Two hundred and twenty seven Tulloch, Bonar Bridge with garden ground extending in all to Seven one-tenth parts of an acre or thereby, bounded on the north by the road from Migdale to Bonar Bridge,

being the subjects described in and disposed by Disposition by President Leisure Limited in favour of Hughina Jessie Mathieson dated Twelfth October and recorded in the said Division of the General Register of Sasines Eighth November both months in the year Nineteen hundred and eighty eight (FIFTEEN) the various subjects known as Skibo Castle Estate, being the subjects described in and disposed by Disposition by the said Effold Properties Limited in favour of the said Skibo Limited dated Twenty ninth and recorded in the said Division of the General Register of Sasines Thirty first both days of August Nineteen hundred and ninety (SIXTEEN) those four areas or pieces of ground adjoining Tulloch Township Road, Bonar Bridge, being the subjects described in and disposed by Conveyance by the said Effold Properties Limited to Highland Regional Council dated Twenty eighth May and recorded in the said Division of the General Register of Sasines Twenty third July both months in the year Nineteen hundred and ninety one (SEVENTEEN) that area or piece of ground extending to Thirty four decimal or one-hundredth parts of an hectare or thereby bounded on the south by the road from Bonar Bridge to Migdale in the Village of Bonar Bridge, being the subjects described in and disposed by Disposition by the said Effold Properties Limited in favour of Raymond Sutherland Lockie dated Thirtieth July and recorded in the said Division of the General Register of Sasines Fifteenth August both months in the year Nineteen hundred and ninety one (EIGHTEEN) that area or piece of ground extending to Two thousand seven hundred and fifty square metres or thereby in the Parish of Creich, being the subjects described in and disposed by Disposition by the said Effold Properties Limited in favour of Alan Sutherland Cowie and Avril MacBeath dated Twenty ninth August and recorded in the said Division of the General Register of Sasines Thirtieth September both months in the year Nineteen hundred and ninety one (NINETEEN) those areas or pieces of ground being (I) Eight hundred and forty square metres or thereby and Eight hundred and seventy five square metres or thereby being Plots Forty and Forty one on Plan 1, bounded to the north by Ard-na-Caile and (II) Three hundred and fifty square metres or thereby and One hundred square metres or thereby, being Plots Fifty two (a) and Fifty two (b) on Plan 2, bounded on the west by the Clashmore to Meikle Ferry Road, being the subjects described in and disposed by Conveyance by the said Effold Properties Limited to the Secretary of State for Scotland dated Twelfth December Nineteen hundred and ninety one and recorded in the said Division of the General Register of Sasines Twenty second January Nineteen hundred and ninety two (TWENTY) that area or piece of ground extending to Eighteen decimal or one-hundredth parts of an hectare or thereby together with the dwellinghouse known as Clashmugach, Clashmore, Dornoch erected thereon, being the subjects described in and disposed by Disposition by the said Effold Properties Limited in favour of Mrs Jean Jamieson Wotherspoon Matheson or Mezzetti dated Nineteenth August and recorded in the said Division of the General Register of Sasines Nineteenth October both months in the year Nineteen hundred and ninety two (TWENTY ONE) that area or piece of ground extending to One hundred and sixty three decimal or one-thousandth parts of an hectare or thereby, being the subjects described in and disposed by Disposition by the said Effold Properties Limited in favour of Hugh Graham Murray dated Twenty seventh May and recorded in the said Division of the General Register of Sasines Sixteenth November both months in the year Nineteen hundred and ninety two (TWENTY TWO) that area or piece of ground extending to Forty five hectares and thirteen decimal or one-hundredth parts of an hectare or thereby being the subjects forming Croft one hundred and nine/One hundred and ten Migdale, described in and disposed by Disposition by the said Effold Properties Limited in favour of Patrick Carroll MacNamara's Settlement Trustees dated Twenty second January and recorded in the said Division of the General Register of Sasines First February both months in the year Nineteen hundred and ninety three (TWENTY THREE) that area or piece of ground extending to Nine hundred and six decimal or one-thousandth parts of an hectare or thereby comprising Croft Two hundred and eleven Migdale with the dwellinghouse known as Culnara erected thereon, being the subjects described in and disposed by Disposition by the said Effold Properties Limited in favour of Henry Macdonald dated Twelfth March and recorded in the said Division of the General Register of Sasines Tenth May both months in the year Nineteen hundred and ninety three (TWENTY FOUR) that area or piece of ground extending to Five decimal or one-tenth parts of an acre or thereby being the subjects described in and disposed by Disposition by the said Effold Properties Limited in favour of William Mackay and Mrs Janet Ross or Mackay dated Nineteenth August and recorded in the said Division of the General Register of Sasines Thirteenth September Nineteen hundred and ninety three (TWENTY FIVE) that area or piece of ground extending to Two hectares and thirty three decimal or one-hundredth parts of an hectare or thereby being part of Lower Clashmore Plantation described in and disposed by Disposition by the said Effold

Properties Limited in favour of Mrs Mary Cameron or Bruce dated Tenth May Nineteen hundred and ninety three and recorded in the said Division of the General Register of Sasines Twenty first February Nineteen hundred and ninety four (TWENTY SIX) that area or piece of ground extending to Six hundred square metres to the north of the road at Migdale Mill, being the subjects described in and disposed by Conveyance by the said Effold Properties Limited in favour of Highland Regional Council dated Third February and recorded in the said Division of the General Register of Sasines Sixteenth March both months in the year Nineteen hundred and ninety four (TWENTY SEVEN) that area or piece of ground extending to Twelve hectares and nine decimal or one-tenth parts of an hectare or thereby being the crofts Two hundred and twenty six and Two hundred and twenty seven Tulloch, Bonar Bridge situated to the north of the road from Migdale to Bonar Bridge in the Parish of Creich, described in and disposed by Disposition by the said Effold Properties Limited in favour of Hamish Donald Mathieson dated Fourth March and recorded in the said Division of the General Register of Sasines Fourth April both months in the year Nineteen hundred and ninety four (TWENTY EIGHT) those two discontinuous areas of land extending to One hundred and forty eight acres and forty three decimal or one-hundredth parts of an acre comprising Lower Clashmore Wood and Driemastle Wood, being the subjects described in and disposed by Disposition by the said Effold Properties Limited in favour of James Lonsdale dated Seventh and recorded in the said Division of the General Register of Sasines Fourteenth, both days of June Nineteen hundred and ninety four (TWENTY NINE) that area or piece of ground extending to Five decimal or one-tenth parts of an acre or thereby, being the subjects formerly part of Croft Two hundred and twenty nine Tulloch in the Parish of Creich bounded on the south by Migdale Road, described in and disposed by Disposition by the said Effold Properties Limited with consent of Alexander Murray in favour of John Ross and Mrs Norma Ross dated Eighteenth April and Seventh June and recorded in the said Division of the General Register of Sasines Fifteenth June both months in the year Nineteen hundred and ninety four (THIRTY) those areas or pieces of ground, comprising (I) Three Thousand Nine Hundred and Twenty Five Acres or thereby known as Garvary Moor, with Boat House, Garvary Cottage and Salmon Fishings and (II) ground comprising Tulloch Crofts et cetera at Bonar Bridge being the subjects described in and disposed by Disposition by the said Effold Properties Limited in favour of Patrick Carroll Macnamara and Rory Patrick Macnamara dated Twenty ninth July and recorded in the said Division of the General Register of Sasines Twelfth August both months in the year Nineteen hundred and ninety four (THIRTY ONE) that area or piece of ground extending to One hundred and twenty seven acres and seven decimal or one-tenth parts of an acre or thereby being the croftlands of Croft One hundred and six Sleasdairidh (otherwise One hundred and six Sleastary) in the Parish of Creich, described in and disposed by Disposition by the said Effold Properties Limited with consent of Fraser William Mathieson in favour of Mrs Shirley Ann Mathieson dated Twentieth June and Twenty ninth July and recorded in the said Division of the General Register of Sasines Seventeenth August both months in the year Nineteen hundred and ninety four (THIRTY TWO) the subjects (I) extending to Seven hundred and seventy nine acres or thereby being part of the Lands and Estate of Cuthill, bounded on the south south east and north north west by the road from Meikle Ferry to Dornoch (otherwise known as the Low Road) and (II) the salmon fishings in Dornoch Firth including Bay of Poll-na-Caorach, being the subjects described in and disposed by Disposition by the said Effold Properties Limited in favour of Stephen Charles David Gilchrist dated Twenty eighth July and recorded in the said Division of the General Register of Sasines Second August Nineteen hundred and eighty five (THIRTY THREE) that area or piece of ground extending to One acre and five decimal or one-tenth parts of an acre or thereby comprising the cottage and ground of Croft One hundred and seventy eight Migdale, Bonar Bridge described in and disposed by Disposition by the said Effold Properties Limited in favour of James Bernard Walker and Mrs Sheila Mary Walker dated Twenty eighth July and recorded in the said Division of the General Register of Sasines Tenth August both months in the year Nineteen hundred and ninety five (THIRTY FOUR) that area or piece of ground extending to Twenty eight hectares and eighty eight decimal or one hundredth parts of a hectare or thereby and at Clashmugach being the subjects described in and disposed by the said Effold Properties Limited with consent in favour of Walter John Matheson and Mrs Patricia Margaret Matheson dated Twentieth November and Eighteenth December and recorded in the said Division of the General Register of Sasines Twenty third December Nineteen hundred and ninety six and (THIRTY FIVE) All and Whole those areas or pieces of ground known as Lots One, Two, Three and Five of the Migdale Estate being the subjects shown delineated in black and marked "Lot 1", "Lot 2", "Lot 3" and "Lot 5" on Plans A, B, C and D annexed and signed as relative to the disposition by the said Effold

Properties Limited in favour of Skibo Limited dated Twenty Third May Nineteen Hundred and Ninety Seven and registered in the said Division of the General Register of Sasines on Twenty nine May Nineteen Hundred and Ninety seven: together with (ONE) the whole houses, buildings and other erections upon the said subjects (SEVENTH) herein described (TWO) the whole timber thereon (THREE) the heritable fittings and fixtures therein and thereon (FOUR) the whole existing servitudes and other rights howsoever constituted pertaining to the said subjects (SEVENTH) herein described (FIVE) the whole other parts, privileges and pertinents of the said subjects (SEVENTH) herein described and each and every part thereof and (SIX) the Owner's whole right, title and interest, present and future, therein and thereto; and which subjects hereby secured (FIRST), (SECOND), (THIRD), (FOURTH), (FIFTH), (SIXTH) and (SEVENTH) are shown tinted pink, green, brown, yellow and light blue on the Plan.

Part 2

Crofting rights

SCHEDULE OF SKIBO CROFTING TENANTS 02.12.16

TENANT	PARISH	HOLDING/CROFT NOS											
		111	112	182	186	187	194	195	198	200	202	203	
GAVIN ROSS	MIGDALE	111	112	182	186	187	194	195	198	200	202	203	
ELAINE SMITH	CLASHOLGASH	108											
ALEXANDER MACKAY	ACHARRY	62	63	64	65	66	69	70	71	72	74	75	77 78
M MATHESON	CLAISINGLASS	114	119										
	ACHUE	121	129										
J MATHESON	HUMPTON	145	146										
	ACHUE	149	150										
GEORGE MACLEOD	MIGDALE	107	185										
JANET MACKAY	ACHUE	141	142	143									
		164	165										


For and on behalf of Skibo Limited

