



**Registration of a Charge**

Company name: **SKIBO LIMITED**

Company number: **SC125259**

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



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**Details of Charge**

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

Charge code: **SC12 5259 0014**

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

Brief description: **ALL AND WHOLE THE FOLLOWING PARTS AND PORTION OF THE LANDS AND ESTATE OF SKIBO IN THE COUNTY OF SUTHERLAND COMPRISING (FIRST) ALL AND WHOLE THE SUBJECTS KNOWN AS MEIKLE FERRY HOUSE, MEIKLE FERRY, DORNOCH, IV25 3RN BEING REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER STG205; (SECOND) ALL AND WHOLE THE SUBJECTS KNOWN AS LOWER BEECHWOOD, CLASHMORE, DORNOCH, IV25 3RQ BEING THE GROUND FLOOR DWELLINGHOUSE OF THE TWO HOUSES LOWER BEECHWOOD AND UPPER BEECHWOOD AND BEING REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER STG923; (THIRD) ALL AND WHOLE THE SUBJECTS ON THE NORTH SIDE OF THE ROAD LEADING FROM BONAR BRIDGE TO CLASHMORE, DORNOCH KNOWN AS 41 CLASHMUGACH AND BEING THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER STG1483; (FOURTH) ALL AND WHOLE THE SUBJECTS KNOWN AS RHIVAIG, CLASHMORE, DORNOCH, IV25 3RQ BEING THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER STH2063; (FIFTH) ALL AND WHOLE THE SUBJECTS KNOWN AS UPPER BEECHWOOD, CLASHMORE, DORNOCH, IV25 3RQ BEING THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER STH3511; (SIXTH) ALL AND WHOLE THE SUBJECTS KNOWN AS CLASHMUGACH CROFT, CLASHMORE, DORNOCH, IV25 3RQ BEING THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER STH3988; (SEVENTH) ALL AND WHOLE THE AREA OF GROUND**

LYING ON THE SOUTH SIDE OF THE PUBLIC ROAD FROM CLASHMORE TO BONAR BRIDGE BEING THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER STH4089; (EIGHTH) ALL AND WHOLE THE SUBJECTS BEING THE SALMON FISHINGS IN THAT PART OF THE DORNOCH FIRTH INCLUDING THE BAY OF POLL NA CAORACH EX ADVERSO THE ESTATE OF SKIBO, DORNOCH BEING THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER STG2223; (NINTH) ALL AND WHOLE THE PROPERTY GENERALLY KNOWN AS AND FORMING CLASHMUGACH, CLASHMORE, DORNOCH, SUTHERLAND BEING THE WHOLE SUBJECTS ERECTED ON THAT AREA OR PIECE OF GROUND AT CLASHMUGACH IN THE PARISH OF DORNOCH EXTENDING TO 0.18 PARTS OF A HECTARE OR THEREBY BEING THE WHOLE SUBJECTS DESCRIBED IN, DISPOSED BY AND SHOWN DELINEATED IN BLACK AND COLOURED RED ON THE PLAN ANNEXED AND EXECUTED AS RELATIVE TO DISPOSITION BY EFFOLD PROPERTIES LIMITED IN FAVOUR OF MRS JEAN JAMESON WOTHERSPOON MATHESON OR MAZZETTI RECORDED IN THE DIVISION OF THE GENERAL REGISTER OF SASINES APPLICABLE TO THE COUNTY OF SUTHERLAND ON 19 OCTOBER 1992 AND SHOWN DELINEATED RED ON THE PLAN ANNEXED AND EXECUTED AS RELATIVE TO DISPOSITION BY JEAN JAMIESON WOTHERSPOON MATHESON OR MAZZETTI IN FAVOUR OF SKIBO LIMITED DATED 9 AUGUST 2016 AND CURRENTLY UNDERGOING REGISTRATION IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER STH4322; (TENTH) ALL AND WHOLE THE LAND AT SKIBO GOLF COURSE, CLASHMORE, DORNOCH EXTENDING TO 25 SQUARE METRES OR HEREBY BEING THE SUBJECTS CURRENTLY UNDERGOING AUTOMATIC PLOT REGISTRATION UNDER TITLE NUMBER STH4310; AND (ELEVENTH) ALL AND WHOLE THE FOUR AREAS OF GROUND AT THE EAST-MOST END OF LOCH A'GHOBHAIR CURRENTLY UNDERGOING AUTOMATIC PLOT REGISTRATION UNDER TITLE NUMBER STH4366.

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: **MORTON FRASER LLP**



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

Company number: 125259

Charge code: SC12 5259 0014

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**

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

<b>Owner:</b>	<b>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.</b>
<b>Bank:</b>	<b>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 &amp; Operations, 2<sup>nd</sup> Floor Drummond House, 1 Redheughs Avenue, Edinburgh EH12 9JH.</b>
<b>Property:</b>	<b>ALL and WHOLE land at Skibo Castle Estate, Dornoch, Sutherland as more particularly described in part 1 of the Schedule.</b>
<b>Schedule:</b>	<b>The Schedule in two parts annexed and executed as relative hereto.</b>
<b>Ancillary Rights:</b>	<b>All rights ancillary to ownership of the Property as more fully described in the Terms.</b>
<b>Terms:</b>	<b>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 <a href="http://www.rbs.co.uk/terms">www.rbs.co.uk/terms</a> and enter <b>ss0511</b> or a copy can be obtained from the Owner's solicitor.</b>

## **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**

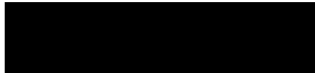



The Owner agrees that the **Standard Conditions** specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation to them operative for the time being, as varied by the Terms, apply to this standard security.

**4 Warrandice**

The Owner grants warrandice 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 are executed as follows:

	
Signature of witness	Signature of director/company secretary
JAN ROWLAND	MARTIN LYNCH
Full name of witness (print)	Full name of above (print)
	14/12/16
	Date of signing
	SK 130 CASTLE
Address of witness	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 1**

**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 the subjects known as Meikle Ferry House, Meikle Ferry, Dornoch, IV25 3RN being the subjects registered in the Land Register of Scotland under Title Number STH205; (SECOND) ALL and WHOLE the subjects known as Lower Beechwood, Clashmore, Dornoch, IV25 3RQ being the ground floor dwelling house of the two houses Lower Beechwood and Upper Beechwood and being the subjects registered in the Land Register of Scotland under Title Number STH923; (THIRD) ALL and WHOLE the subjects on the north side of the road leading from Bonar Bridge to Clashmore, Dornoch known as 41 Clashmugach and being the subjects registered in the Land Register of Scotland under Title Number STH1483; (FOURTH) ALL and WHOLE the subjects known as Rhivaig, Clashmore, Dornoch, IV25 3RQ being the subjects registered in the Land Register of Scotland under Title Number STH2063; (FIFTH) ALL and WHOLE the subjects known as Upper Beechwood, Clashmore, Dornoch, IV25 3RQ being the subjects registered in the Land Register of Scotland under Title Number STH3511; (SIXTH) ALL and WHOLE the subjects known as Clashmugach Croft, Clashmore, Dornoch IV25 3RQ being the subjects registered in the Land Register of Scotland under Title Number STH3988; (SEVENTH) ALL and WHOLE the area of ground lying on the south side of the public road from Clashmore to Bonar Bridge being the subjects registered in the Land Register of Scotland under Title Number STH4089; (EIGHTH) ALL and WHOLE the subjects being the salmon fishings in that part of the Dornoch Firth including the Bay of Poll na Caorarch ex adverso the Estate of Skibo, Dornoch being the subjects registered in the Land Register of Scotland under title number STH2223; (NINTH) ALL and WHOLE the property generally known as and forming Clashmugach, Clashmore, Dornoch, Sutherland being the whole subjects created on that area or piece of ground at Clashmugach in the Parish of Dornoch extending to 18 decimal or one-hundredths parts of a hectare or thereby being the whole subjects described in, disposed by and shown delineated in black and coloured red on the plan annexed and executed as relative to disposition by Effold Properties Limited in favour of Mrs Jean Jameson Wotherspoon Matheson or Mazzetti recorded in the Division of the General Register of Sasines applicable to the County of Sutherland on 19 October 1992 and shown delineated red on the plan annexed and executed as relative to disposition by Mrs Jean Jamieson Wotherspoon Matheson or Mazzetti in favour of Skibo Limited dated 9 August 2016 and currently undergoing registration in the Land Register of Scotland under Title Number STH4322; (TENTH) ALL and WHOLE the land at Skibo Golf Course, Clashmore, Dornoch extending to 25 square metres or thereby being the subjects currently undergoing automatic plot registration under Title Number STH4310; and (ELEVENTH) ALL and WHOLE the four areas of ground at the east-most end of Loch A'Ghobhair currently undergoing automatic plot registration under Title Number STH4366.

## Part 2

### Crofting rights

#### SCHEDULE OF SKIBO CROFTING TENANTS 02.12.16

TENANT	PARISH	HOLDING/CROFT NOS											
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