



Registration of a Charge

Company Name: **MILLER HOMES LIMITED**

Company Number: **SC255429**



Received for filing in Electronic Format on the: **17/09/2021**

XAD82GXT

Details of Charge

Date of creation: **03/09/2021**

Charge code: **SC25 5429 0387**

Persons entitled: **SCOTTISH ENTERPRISE FIFE
SCOTTISH ENTERPRISE**

Brief description: **ALL AND WHOLE THE LAND AT LAPWING DRIVE, DUNFERMLINE
SHOWN OUTLINED AND HATCHED BROWN ON THE PLAN ANNEXED
AND EXECUTED RELATIVE TO THE STANDARD SECURITY AND WHICH
FORMS PART AND PORTION OF THE PROPERTY REGISTERED IN THE
LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER FFE125574.**

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: **NICK NADDELL**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 255429

Charge code: SC25 5429 0387

The Registrar of Companies for Scotland hereby certifies that a charge dated 3rd September 2021 and created by MILLER HOMES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th September 2021 .

Given at Companies House, Edinburgh on 21st September 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

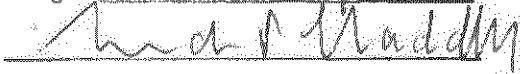


**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

Certified a true copy

Glasgow

17 Sep 2021



BY NICK NADDELL FOR AND ON
BEHALF OF BUSINESS PAUL LLP



SHEPHERD+WEDDERBURN

Standard Security

by

Miller Homes Limited

in favour of

Scottish Enterprise Fife & SCOTTISH ENTERPRISE

Subjects: Land at Lapwing Drive, Dunfermline

WE, MILLER HOMES LIMITED, a company incorporated under the Companies Acts (Registered Number SC255429) and having its Registered Office at Miller House, 2 Lochside View, Edinburgh Park, Edinburgh, EH12 9DH (the "Grantor") HEREBY IN SECURITY of the Grantor's obligation to pay the Overage Payment as defined in and contemplated by the missives entered into between the Grantor, Scottish Enterprise Fife (formerly known as Scottish Enterprise Fife Limited), incorporated under the Companies Acts (Registered Number SC130830) and having its Registered Office at Atrium Court, 50 Waterloo Street, Glasgow, G2 6HQ and Scottish Enterprise, established under the Enterprise and New Towns (Scotland) Act 1990 and having their principal place of business at Atrium Court as aforesaid (collectively the "Sellers") constituted said missives by formal letters exchanged between Shepherd and Wedderburn LLP on behalf of the Grantor and Burness Paul LLP on behalf of the Sellers dated 3 May 2019, 8 June 2018, 28 June 2018 and 1 May 2019 (the "Missives") GRANT a Standard Security in favour of the Sellers over ALL and WHOLE the land at Lapwing Drive, Dunfermline shown outlined and hatched brown on the plan annexed and executed as relative hereto (the said area of ground being hereinafter referred to as the "Site"), and which forms part and portion of the property registered in the Land Register of Scotland under Title Number FFE125574; TOGETHER WITH the rights to the servitudes, real burdens and title conditions contained in and constituted by the deed of conditions by the Sellers dated 29 April 2019 and registered in the Land Register of Scotland under Title Number FFE125574 on 9 May 2019 ; The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 (the "Act") and any lawful variations thereof operative for the time being shall apply under declaration that the said Standard

Conditions shall be varied to the effect specified in the Schedule of Variations of Standard Conditions annexed and executed as relative hereto (the "Schedule"); And the Grantor grants warrantice: IN WITNESS WHEREOF these presents consisting of this and the preceding page together with the plan and the Schedule annexed hereto are executed as follows:

SUBSCRIBED for and on behalf of the said MILLER HOMES LIMITED

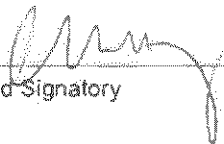
at EDINBURGH

on 13 AUGUST 2021

by

STEWART LYNES

Print Full name


Authorised Signatory

ELIZABETH WAINMAN

Print Full Name


Authorised Signatory

WITNESS

MILLER HOUSE

2 LOCKSIDE VIEW

EDINBURGH

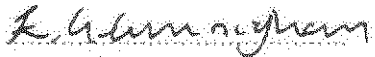

This is the Schedule of Variations referred to in the foregoing Standard Security granted by Miller Homes Limited in favour of Scottish Enterprise Fife and Scottish Enterprise in relation to ground at Lapwing Drive, Dunfermline

SCHEDULE

- 1 The Grantor is permitted to carry out on the Site, works which are required to construct the dwellinghouses on the Site and other associated works but under declaration that the Grantor shall at all times be prohibited from allowing such dwellinghouses to be occupied by any party.
- 2 Standard Conditions 1, 2, 4, and 5 shall be delete and shall not apply.
- 3 Condition 7 of the Standard Conditions shall apply as if references to "the standard conditions" therein are references to the Standard Conditions as varied hereby.
- 4 Condition 12 of the Standard Conditions is amended by the deletion of the words "expenses of the preparation and execution of the standard security and any variation, restriction and discharge thereof and, where any of those deeds are recorded, the recording thereof and all,".
- 5 The Grantor shall be entitled at any time during the continuance of the Standard Security to create a security or charge over the Site ranking subsequent to the Standard Security without any requirement to obtain the consent of the Seller.
- 6 The Grantor is entitled without the consent of the Seller to (a) register over inter alia the Site a deed or deeds of conditions in its standard form dealing with inter alia (i) regulation of use of the residential units erected or to be erected on the Site 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 residential developers' deeds of conditions as the Grantor, acting reasonably, wishes to include and (b) grant to statutory undertakers and others such servitude rights as are required to service the Grantor's development on inter alia the Site.
- 7 Each of the provisions of the Standard Security is severable and distinct from the others and if at any time one or more of such provisions is or becomes invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby.

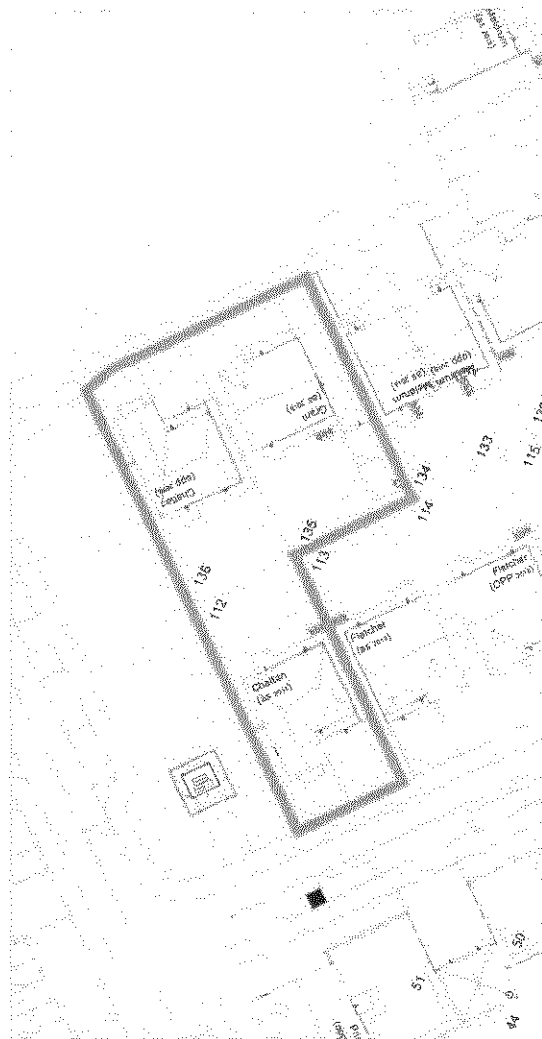
- 8 Words and expressions used in this Schedule shall unless the context otherwise requires have the same meanings as words and expressions in Schedule 3 of the Conveyancing and Feudal Reform (Scotland) Act 1970.
- 9 The headings in this Schedule are for guidance only and shall not affect the interpretation of the provisions hereof.


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Authorised Signatory For Miller Homes Limited

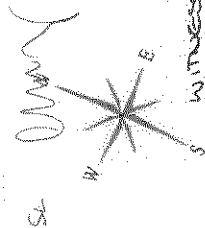

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Authorised Signatory For Miller Homes Limited




Overall Site Layout
1:2500



Overage Secured Area
1:500



Witness: K. W. Livingston

- ☐ DENOTES OVERALL SITE BOUNDARY
- ☐ DENOTES OVERAGE SECURITY

- E. Secured area updated to suit latest build programme. DP 26.01.21
 O. Standard security plan removed, overage security plan. DP 27.04.21
 C. Updated to reflect current site layout, standard security removed & overage security revised to plots 112-114. DP 28.04.21
 B. Secured areas updated to suit current site layout. DP 18.10.19
 A. Secured areas updated to suit current site layout. DP 03.04.19
 Rev. Description Drawn Date

miller homes

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 Edinburgh Park
 Edinburgh, EH12 9DH

Telephone 0870 336 5000
 Fax 0870 336 5315
 www.millerhomes.co.uk

Project Title
**DOVER HEIGHTS
 DUNFERMLINE**

Drawing Title
SECURITY PLAN

Scale	Drawn By	Checked By	Authored By
As Shown	GM		
Date	Date	Date	Revision
Jan 18	Jan 18		
Job No.	Drawing No.		
805328	(00)010		E

Original Sheet Size A3