



**Registration of a Charge**

Company name: **ALAN BUCHAN HOMES LIMITED**

Company number: **SC470064**

Received for Electronic Filing: **25/03/2020**



X91LIHPV

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**Details of Charge**

Date of creation: **24/03/2020**

Charge code: **SC47 0064 0006**

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

Brief description: **STANDARD SECURITY OVER ALL AND WHOLE THE SUBJECTS KNOWN AS UNITS 1-4, SITE 10, HILL OF BANCHORY BUSINESS PARK, BANCHORY BEING THE SUBJECTS OUTLINED IN BLUE ON THE PLAN ANNEXED AND EXECUTED AS RELATIVE TO THE STANDARD SECURITY BY ALAN BUCHAN HOMES LIMITED IN FAVOUR OF THE ROYAL BANK OF SCOTLAND PLC DATED 19 MARCH 2020 AND FORMING PART AND PORTION OF THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER KNC29193.**

**Contains fixed charge(s).**

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

Certified by: **CAREN MCNEIL**



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

Company number: 470064

Charge code: SC47 0064 0006

The Registrar of Companies for Scotland hereby certifies that a charge dated 24th March 2020 and created by ALAN BUCHAN HOMES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 25th March 2020 .

Given at Companies House, Edinburgh on 25th March 2020

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**



Peterkins Solicitors  
100 Union Street  
Aberdeen AB10 1QR  
DX AB3 LP25

ABERDEEN  
CERTIFIED TRUE COPY

Cameron McNair

Standard Security  
Individual /Company/LLP owns the Property

23/3/2020

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

<b>Owner:</b>	Alan Buchan Homes Limited incorporated under the Companies Acts (Company Number SC470064) and having its Registered Office at Rosewood, Raemoir Road, Banchory, AB31 4ET
<b>Bank:</b>	The Royal Bank of Scotland plc, Company Number SC83026, Corporate Documentation & Operations, 1 Hardman Boulevard, Manchester, M3 3AQ
<b>Property:</b>	ALL and WHOLE the subjects known as Units 1-4, Site 10, Hill of Banchory Business Park, Banchory being the subjects outlined in blue on the plan annexed and executed as relative hereto and forming PART and PORTION of ALL and WHOLE the subjects registered in the Land Register of Scotland under Title Number KNC29193.
<b>Ancillary Rights:</b>	All rights ancillary to ownership of the Property as more fully described in the Terms
<b>Terms:</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 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 Warrandice**

The Owner grants warrandice.

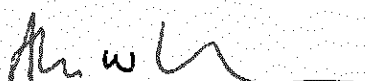
**5 Registration and execution**

The Owner consents to registration of this standard security and any Certificate for execution. This standard security together with the plan annexed and executed as relative hereto is executed as follows:

  
\_\_\_\_\_  
Signature of  
director/secretary/authorised signatory/witness

STEVEN JOHN MITCHELL  
\_\_\_\_\_  
Full name of above (print)

\_\_\_\_\_  
\_\_\_\_\_  
Address of witness

  
\_\_\_\_\_  
Signature of  
director/secretary/authorised signatory

ALAN WILLIAM BUCHAN  
\_\_\_\_\_  
Full name of above (print)

19/03/2020  
\_\_\_\_\_  
Date of signing

BAUCHORY  
\_\_\_\_\_  
Place of Signing

Sean Mitchell  
Mn w l

This is the plan returned to the Glasgow Standard Security by Alan Buchanan Homes Limited  
in favor of The Royal Bank of Scotland Plc

BURN O'BENNIE ROAD

0 5 10 15 20 25



NOTES

1. Do not scale this drawing. Use legend dimensions only. All site dimensions and levels to be checked on site by contractor prior to starting of construction.

LEGEND

UNIT 1  
UNIT 2-16  
UNIT 17-18

UNIT 19-20  
UNIT 21-22

UNIT 23-24

UNIT 25-26

UNIT 27-28

UNIT 29-30

UNIT 31-32

UNIT 33-34

UNIT 35-36

UNIT 37-38

UNIT 39-40

UNIT 41-42

UNIT 43-44

UNIT 45-46

UNIT 47-48

UNIT 49-50

UNIT 51-52

UNIT 53-54

UNIT 55-56

UNIT 57-58

UNIT 59-60

UNIT 61-62

UNIT 63-64

UNIT 65-66

UNIT 67-68

UNIT 69-70

HILL OF BANCHORY EAST

B Unit numbering updated  
A GSC Sub-Station added - boundary updated  
Rev Description Date  
19.02.20  
28.02.20

47 Victoria Street, Aberdeen, AB10 1QA  
T: (01224) 639265 F: (01224) 637896  
E: info@rederichs.co.uk W: www.rederichs.co.uk

Proposed Starter Units at  
Banchory Business Park

Banchory Business Park  
Burn O' Bennie Road, Banchory

Site Plan

Scale 1:200 @ A1

FOR INFORMATION

Date Jan 20 Drawn By AP

Project No. 2117 Drawing No. L90\_600<sup>2</sup>