

MR01

Particulars of a charge



Companies House



Go online to file this information
www.gov.uk/companieshouse

A fee is payable with this form
Please see 'How to pay' on the last page.

☒ **What this form is for**
You may use this form to register
a charge created or evidenced by
an instrument.

☒ **What this form is NOT for**
You may not use this form to
register a charge where there is no
instrument. Use form MR08.

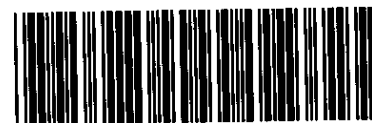
For further information, please
refer to our guidance at:
www.gov.uk/companieshouse

This form must be delivered to the Registrar for registration within
21 days beginning with the day after the date of creation of the charge.
If delivered outside of the 21 days it will be rejected unless it is accompanied
by a court order extending the time for delivery.



You must enclose a certified copy of the instrument with this form. This
must be scanned and placed on the public record. Do not send the original.

WEDNESDAY



S7358DP7

SCT

04/04/2018

#116

COMPANIES HOUSE

1 Company details

Company number S C 5 1 0 2 5 2

Company name in full PITREADIE FARM LIMITED

For official use

→ **Filling in this form**
Please complete in typescript or in
bold black capitals.

All fields are mandatory unless
specified or indicated by *

2 Charge creation date

Charge creation date 3 0 0 3 2 0 1 8

3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees
entitled to the charge.

Name Bank of Scotland PLC (SC327000)

Name

Name

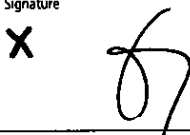
Name

If there are more than four names, please supply any four of these names then
tick the statement below.

☐ I confirm that there are more than four persons, security agents or
trustees entitled to the charge.

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4	Brief description Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument. Brief description	1,081.17 acres at Tippetty Farm, Auchenblae, Laurencekirk, AB30 1UJ (comprising Tippetty Farm, Corsebauld Farm, Mains of Glenfarquhar, Goosecruives, Mains of Inchbreck and Mid Blairs)	Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument". Please limit the description to the available space.
5	Other charge or fixed security Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
6	Floating charge Is the instrument expressed to contain a floating charge? Please tick the appropriate box. <input type="checkbox"/> Yes Continue <input checked="" type="checkbox"/> No Go to Section 7 Is the floating charge expressed to cover all the property and undertaking of the company? <input type="checkbox"/> Yes		
7	Negative Pledge Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
8	Trustee statement ^① You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge. <input type="checkbox"/>		^① This statement may be filed after the registration of the charge (use form MR06).
9	Signature Please sign the form here. Signature  This form must be signed by a person with an interest in the charge.		

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Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name **Petra Grunenberg**

Company name **Blackadders LLP**

Address **30-34 Reform Street**

Post town **Dundee**

County/Region

Postcode **D D 1 1 R J**

Country

DX **DX DD108**

Telephone **01382 229222**



Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



Checklist

We may return forms completed incorrectly or with information missing.

Please make sure you have remembered the following:

- ☐ The company name and number match the information held on the public Register.
- ☐ You have included a certified copy of the instrument with this form.
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.
- ☐ Please do not send the original instrument; it must be a certified copy.



Important information

Please note that all information on this form will appear on the public record.



How to pay

A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.

Make cheques or postal orders payable to 'Companies House.'



Where to send

You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:

For companies registered in England and Wales:
The Registrar of Companies, Companies House,
Crown Way, Cardiff, Wales, CF14 3UZ.
DX 33050 Cardiff.

For companies registered in Scotland:
The Registrar of Companies, Companies House,
Fourth floor, Edinburgh Quay 2,
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.
DX ED235 Edinburgh 1
or LP - 4 Edinburgh 2 (Legal Post).

For companies registered in Northern Ireland:
The Registrar of Companies, Companies House,
Second Floor, The Linenhall, 32-38 Linenhall Street,
Belfast, Northern Ireland, BT2 8BG.
DX 481 N.R. Belfast 1.



Further information

For further information, please see the guidance notes on the website at www.gov.uk/companieshouse or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.gov.uk/companieshouse



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 510252

Charge code: SC51 0252 0003

The Registrar of Companies for Scotland hereby certifies that a charge dated 30th March 2018 and created by PITREADIE FARM LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th April 2018.

Given at Companies House, Edinburgh on 10th April 2018



Companies House



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

BANK OF SCOTLAND

STANDARD SECURITY

by

Pitreadie Farm Limited

in favour of

BANK OF SCOTLAND PLC

**Property: Approximately 1,081.17 acres at Tippetty Farm, Auchenblae, Laurencekirk, AB30 1UJ
(comprising Tippetty, Corsebauld, land at Mid Blairs, land at Mains of Inchbreck, land at Mains
of Glenfarquhar and land at Goosecruives)**

CERTIFIED A TRUE COPY
AND/OR A TRUE RESEMBLANCE
BLACKADDERS SOLICITORS
30/34 REFORM STREET
DUNDEE DD1 1RJ

Date

2 April 2018



IMPORTANT NOTICE: We recommend that you consult your solicitor or other independent legal adviser before signing this document.

STANDARD SECURITY

In this **STANDARD SECURITY** the words listed below have the following meanings:-

- BoS:** **BANK OF SCOTLAND PLC** incorporated in Scotland under the Companies Act 1985 (Company No. SC327000) and having its Registered Office at The Mound, Edinburgh EH1 1YZ, including those deriving any title or interest from it, as defined in the Deed of Conditions.
- Borrower:** **PITREADIE FARM LIMITED**, a Company incorporated under the Companies Acts (Registered Number SC510252) and having its Registered Office at 14 Loirsbank Road, Cults, Aberdeen, AB15 9NE
- Property:** **Approximately 1,081.17 acres at Tippetty Farm, Auchenblae, Laurencekirk, AB30 1UJ (comprising Tippetty, Corsebauld, land at Mid Blairs, land at Mains of Inchbreck, land at Mains of Glenfarquhar and land at Goosecruives)**
- as more fully described in Part 1 of the Schedule.
- Title Numbers: **Partly First Registration / Partly Land Registered Under KNC24614, KNC4589 and KNC10648**
- Deed of Conditions:** The Deed of Commercial Standard Security Conditions by the Governor and Company of the Bank of Scotland (now known as Bank of Scotland plc) dated 24 May 2006 and registered in the Books of Council and Session on 25 May 2006 and any variation or extension thereof, words defined in the Deed of Conditions having the same meaning in this Standard Security.
- Schedule:** The Schedule in three Parts annexed and signed as part of this Standard Security.
- Secured Liabilities:** has the meaning given to it in the Deed of Conditions.

1. The Borrower hereby binds itself and its successors and executors whomsoever to pay and discharge the Secured Liabilities to BoS.
2. The Borrower undertakes to comply fully with the Deed of Conditions, the terms of which are incorporated in this Standard Security and a copy of which has been received by the Borrower.
3. The Borrower, in security of the Secured Liabilities, hereby GRANTS a Standard Security in favour of BoS over the Property.
4. 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 Deed of Conditions, and any lawful variation thereof operative for the time being, shall apply.
5. The Standard Security hereby granted is subject to the heritable security (if any) and any agreement regulating its ranking detailed in Part 2 of the Schedule.

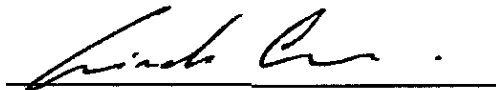


6. The Borrower grants warrandice, subject to the heritable security (if any) detailed in Part 2 of the Schedule and to the leases of the Property (if any) detailed in Part 3 of the Schedule.
7. The Borrower consents to the registration of this Standard Security for execution.
8. This Standard Security shall be governed by and construed in accordance with Scots law.
9. For the purposes of Condition 17 of the Deed of Conditions, the service address of BoS is 5th floor, 110 St Vincent Street, Glasgow, G2 5ER

IN WITNESS WHEREOF these presents consisting of this and the preceding page are together with the Schedule and Plan are executed by the Borrower as follows:-

At ABERDEEN

On 7/03/2018



Director, Pitreadie Farms Limited

Simon Cross

Name of Director

Before this witness

JAMES HERBERTSON Witness name

James Herbertson Witness signature

15 GOLDEN SQUARE Witness address

ABERDEEN

ABIO IWF

Schedule referred to in the foregoing Standard Security by Pitreadie Farm Limited in favour of Bank of Scotland plc over Tippetty Farm, Auchenblae, Laurencekirk, AB30 1UJ

PART 1

ALL and WHOLE the subjects collectively known as Tippetty Farm, Auchenblae, Laurencekirk, AB30 1UJ extending in total to approximately 1,081.17 acres comprising (In the First Place) **ALL and WHOLE** the subjects lying to the north and to the east of Mains of Glenfarquhar, Fordoun registered in the Land Register of Scotland under Title Number KNC24614; (In the Second Place) **ALL and WHOLE** the subjects known as Mains of Inchbreck, Drumlithie, Stonehaven registered in the Land Register of Scotland under Title Number KNC4589; (In the Third Place) **ALL and WHOLE** the ground at Goosecruives, Drumlithie, Stonehaven registered in the Land Register of Scotland under Title Number KNC10648; (In the Fourth Place) **ALL and WHOLE** the subjects known as Mid Blairs Farm (West), Fordoun, in the County of Kincardine, extending to 196.19 acres or thereby which subjects are more particularly described in, disposed by and shown delineated in red on the plan annexed and subscribed as relative to the Disposition by James Orlando Stackhouse Gunning and Mrs Elizabeth Jane Cowie or Gunning in favour of the then Trustees for the Firm of Tippetty Farm recorded in the Division of the General Register of Sasines applicable to the County of Kincardine on 6 December 1993; **TOGETHER WITH** the heritable and irredeemable servitude right of access to and egress from the subjects in the Fourth Place hereby secured more particularly described in the said Disposition in favour of the Trustees of the Firm of Tippetty Farm, recorded on 6 December 1996, which for the avoidance of doubt is now shown along the route hatched in blue and marked F-G on the plan (in two parts) annexed and signed as relative hereto ("the Plan"); (In the Fifth Place) **ALL and WHOLE** the subjects known as The Farm and Lands of Tippetty and the adjoining area of land known as Herscha Hill lying in the said County which subjects are more particularly described in, disposed by and shown coloured blue (including the dark blue borders) on the plan annexed and subscribed as relative to the Disposition by The Secretary of State for Scotland in favour of Joseph Davidson and Alexander Forbes Davidson as Partners of the firm of J. and A.F. Davidson dated Eighteenth August and recorded in the said Division of the General Register of Sasines on 2 October 1959; (In the Sixth Place) **ALL and WHOLE** that area of land at Tippetty aforesaid lying in the said County which subjects are more particularly described in, disposed by and shown coloured pink within the outside edges of the red and brown verges on the plan annexed and subscribed as relative to the Disposition by The Secretary of State for Scotland in favour of Alexander Forbes Davidson and Margaret Caroline Davidson recorded in the said Division of the General Register of Sasines on 5 August 1980; Which subjects (In the Fifth Place) and (In the Sixth Place) hereby secured are now shown coloured in pink on the Plan; and (In the Seventh Place) **ALL and WHOLE** the Farm and Lands of Corsebauld lying in the County of Kincardine extending to 108 acres or thereby which subjects are more particularly described in, disposed by and shown coloured blue including the dark blue verge on the plan annexed and subscribed as relative to the Disposition by The Secretary of State for Scotland in favour of William Alexander Smith (therein named "William Smith") recorded in the said Division of the General Register of Sasines applicable to the County of Kincardine on 1 November 1954; which subjects (In the Seventh Place) are now shown coloured in blue on the Plan; **TOGETHER WITH** the heritable and irredeemable servitude right of access to and egress from the subjects in the Seventh Place hereby secured more particularly described in the said Disposition in favour of William Alexander Smith, recorded on 1 November 1954, which for the avoidance of doubt is now shown along the route hatched in blue and marked B-C on the Plan; Which subjects (In the First Place) to (In the Seventh Place) are **TOGETHER WITH** the Borrower's whole right, title and interest in and to the subjects hereby secured.

PART 2

No prior securities or ranking agreements.

PART 3

No leases affecting the subjects.


Director, Pitreadie Farms Limited