



Registration of a Charge

Company Name: **SCOTIA (CITY & SHIRE) LIMITED**

Company Number: **SC527120**



Received for filing in Electronic Format on the: **20/07/2023**

XC85RBQ8

Details of Charge

Date of creation: **18/07/2023**

Charge code: **SC52 7120 0006**

Persons entitled: **BANK OF SCOTLAND PLC (AS DEFINED IN THE INSTRUMENT EVIDENCING THE CHARGE ACCOMPANYING THIS FORM MR01)**

Brief description: **ALL AND WHOLE THE PROPERTY AT DUBFORD FARM, BRIDGE OF DON, ABERDEEN, SHOWN TINTED PINK AND CROSS-HATCHED IN BLACK ON THE PLAN ANNEXED AND SIGNED AS RELATIVE HERETO WHICH SUBJECTS FORM PART AND PORTION OF THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER ABN110974 (AS FURTHER DEFINED IN THE INSTRUMENT EVIDENCING THE CHARGE ACCOMPANYING THIS FORM MR01).**

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:

**JAMES WILSON ON BEHALF OF DENTONS UK AND MIDDLE EAST
LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 527120

Charge code: SC52 7120 0006

The Registrar of Companies for Scotland hereby certifies that a charge dated 18th July 2023 and created by SCOTIA (CITY & SHIRE) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 20th July 2023 .

Given at Companies House, Edinburgh on 20th July 2023

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

by

SCOTIA (CITY & SHIRE) LIMITED

In favour of

BANK OF SCOTLAND PLC

Land at Dubford Farm, Bridge of Don, Aberdeen

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:** **SCOTIA (CITY & SHIRE) LIMITED** incorporated in Scotland under the Companies Act 1985 (Company No. SC527120) and having its Registered Office at The Ca'D'Oro, 45 Gordon Street, Glasgow, Scotland, G1 3PE.
- Property:** ALL and WHOLE the property at Dubford Farm, Bridge of Don, Aberdeen, shown tinted pink and cross-hatched in black on the plan annexed and executed as relative hereto as more fully described in Part 1 of the Schedule.
- 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 New Uberior House, 11 Early Grey Street, Edinburgh, EH3 9BN.

IN WITNESS WHEREOF these presents consisting of this and the preceding page are together with the Schedule and plan annexed are executed by the Borrower at _____ on _____ 2023 as follows:-

Executed for and on behalf of:

SCOTIA (CITY & SHIRE) LIMITED

at BALMACASSIE, ELLON

on 29th JUNE 2023

by

[Redacted Signature]

Director (signature)

CAROL ANNE BEATON

Director (print full name)

In the presence of this witness:

[Redacted Witness Signature]

Witness

STEPHEN DAVIDSON

Full name

[Redacted Address]

Address

[Redacted Address]

Schedule referred to in the foregoing Standard Security by Scotia (City & Shire) Limited in favour of Bank of Scotland plc

PART 1

ALL and WHOLE the property at Dubford Farm, Bridge of Don, Aberdeen, shown tinted pink and cross-hatched in black on the plan annexed and signed as relative hereto which subjects form part and portion of the subjects registered in the Land Register of Scotland under title number ABN110974

PART 2

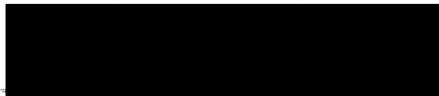
NONE

PART 3

NONE

Executed for and on behalf of:

SCOTIA (CITY & SHIRE) LIMITED



Director (signature)

CAROL ANNE BEATON

Director (print full name)

THIS IS THE PLAN REFERRED TO

LOCATION

Easting/Northing at Centre - 393961,812662

Shiel Hill Drive

Key

Extent - 3.212 acres; 1.300 hectares

Crown Copyright: All rights reserved. Licence no. 100059809
Distances scaled from this plan may not match the distances between the same points on the ground

Date:- 06/2023
Scale:- 1:1250
Paper Size:- A3
Drawing Ref:- 86000/PH/v5

CPS County Property Searches
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48 Scott Street
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[illegible]

Date:- 06/2023
Scale:- 1:1250
Paper Size:- A3
Drawing Ref:- 86000/PH/v5

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 Extent - 3.212 acres; 1.300 hectares