

MR01

Particulars of a charge



Companies House

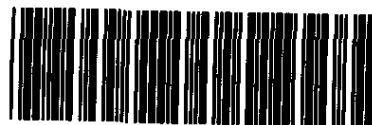
017 555 123



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

A fee is be payable v
Please see 'How to pay

WEDNESDAY



S97E24PE

SCT

17/06/2020

#27

COMPANIES HOUSE

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

☒ **What this form is NO**
You may not use this fo
register a charge where
instrument. Use form MR08.

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 will be scanned and placed on the public record. **Do not send the original.**

1 Company details

Company number

S C 5 5 2 7 2 7

Company name in full

DUNEDIN PROPERTY DEVELOPMENT & LEASING SERVICES
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

d 1 0 m 0 6 y 2 0 2 0

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

PARAGON BANK PLC

51 Homer Road, Solihull, West Midlands, B91 3QJ

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.

MR01

Particulars of a charge

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

118/2 Willowbrae Road, Edinburgh, EH8 7HW

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.

☐ Yes

☒ No

6 Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

☐ Yes Continue

☒ No Go to **Section 7**

Is the floating charge expressed to cover all the property and undertaking of the company?

☐ 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.

☐ Yes

☒ 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.

☐

¹ This statement may be filed after the registration of the charge (use form MR06).

9 Signature

Please sign the form here.

Signature

Signature

X *William Shickles* X

This form must be signed by a person with an interest in the charge.

MR01

Particulars of a charge



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 **STACEY WILSON**

Company name **VMH SOLICITORS LIMITED**

Address **43-45 EASTER ROAD**

Post town **EDINBURGH**

County/Region **MIDLOTHIAN**

Postcode **E H 7 5 P L**

Country **MIDLOTHIAN**

DX **DX551153 EDIN 8**

Telephone **0131 6615911**



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: 552727

Charge code: SC55 2727 0001

The Registrar of Companies for Scotland hereby certifies that a charge dated 10th June 2020 and created by DUNEDIN PROPERTY DEVELOPMENT & LEASING SERVICES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 17th June 2020.

Given at Companies House, Edinburgh on 19th June 2020



Companies House



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

CERTIFIED
A TRUE COPY

paragon

VMH Solicitors
10 South Clerk Street
Edinburgh
EH1 1JH

STACEY WILSON
SOLICITOR

Buy-to-let mortgages

STANDARD SECURITY
DX 553160, Edinburgh St Patrick Square
MAY 2020

Account number(s)	5201582
WHEREAS in this Standard Security the terms set out below shall have the meanings and effect respectively set against them, namely:	
Lender	Paragon Bank PLC (Company Number 05390593) whose Registered Office is at 51 Homer Road, Solihull, West Midlands B91 3QJ, including its successors and assignees whomsoever and those deriving any right, title or interest from it or them
Borrower	DUNEDIN PROPERTY DEVELOPMENT & LEASING SERVICES LIMITED First Floor, 5 Abercrombie Court, Prospect Road, Arncliffe Business Park, Westhill, Scotland
Property	118/2 WILLOWBRAE ROAD, EDINBURGH, EH8 7HW all as more fully described below
Registration No. (if applicable)	SC552727
Mortgage Conditions	The Deed of Variation of Standard Conditions made by the Lender dated Sixth of November Two Thousand and Eighteen and registered in the Books of Council and Session on Twentieth of November Two Thousand and Eighteen, the terms defined and/or construed therein having the same meaning and/or construction in this Standard Security.

The Borrower HEREBY UNDERTAKES to pay the Lender all moneys now or at any time or times hereafter due, owing or incurred to the Lender by the Borrower on any account, including all further advances which may from time to time be made by the Lender to the Borrower, with interest at the rate or rates fixed from time to time by the Lender in accordance with the Mortgage Conditions. And the Borrower hereby undertakes to observe and be bound by the provisions of the Mortgage Conditions and of the Offer of Loan and the General and Special Conditions relating thereto, copies of all of which the Borrower acknowledges to have received and which it is agreed shall be deemed to be incorporated in and form part of this Standard Security. Declaring that a certificate under the hand of an officer of the Lender authorised by the Lender to act in that behalf shall conclusively ascertain the amount due to the Lender at any time hereunder: FOR WHICH the Borrower GRANTS a Standard Security in favour of the Lender over the Property being ALL and WHOLE the subjects registered in the Land Register of Scotland under Title Number MID43256. 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 Mortgage Conditions, Offer of Loan and General and Special Conditions and any lawful variation thereof operative for the time being shall apply and the Borrower grants warrandice and the Borrower consents to registration hereof and of any certificate as aforesaid for execution:

IN WITNESS WHEREOF these presents consisting of this Standard Security and a Deed of Variation of Standard Conditions are subscribed by the Borrower at Aberdeen on 4th May 2020 (date) before the witness specified below:

Executed by	
Name of Borrower DUNEDIN PROPERTY DEVELOPMENT & LEASING SERVICES LTD	
acting by	
Address 73 ASHLEY ROAD, ABERDEEN, AB10 6RL	
Name of first Director / Member JOHN GEORGE LAMBERT	
and Name of second Director / Member or Secretary SUSAN CLARKSON LAMBERT	
Signed (Director / Member) J G Lambert	Signed (Director / Member / Secretary) S. LAMBERT
Together at ABERDEEN	on 4/5/20 (date of signature)

PARAGON 51 HOMER ROAD, SOLIHULL, WEST MIDLANDS B91 3QJ

1608-2 (20/2020)

☎ 0345 849 4040

✉ bt.enquiries@paragonbank.co.uk

🌐 www.paragonbank.co.uk