



Registration of a Charge

LLP name in full: **CASTLE STUART GOLF LLP**

LLP Number: **SO300920**



Received for filing in Electronic Format on the: **22/08/2022**

XBAYTSYA

Details of Charge

Date of creation: **08/08/2022**

Charge code: **SO30 0920 0005**

Persons entitled: **BANK OF SCOTLAND PLC**

Brief description: **ALL AND WHOLE THE TENANT'S INTEREST IN (1) THE LEASE BETWEEN MORAY ESTATES DEVELOPMENT COMPANY LIMITED AND THE BORROWER DATED 1 MARCH 2007, AS SUBSEQUENTLY VARIED AND AMENDED OF THE SUBJECTS COLOURED PINK ON THE PLAN 1 ANNEXED TO THE INSTRUMENT THE TENANT'S INTEREST IN WHICH LEASE IS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER INV20357; AND (2) THE LEASE BETWEEN MORAY ESTATES DEVELOPMENT COMPANY LIMITED AND THE BORROWER DATED 1 MARCH 2007, AS SUBSEQUENTLY VARIED AND AMENDED OF THE SUBJECTS COLOURED PINK ON THE PLAN 2 ANNEXED TO THE INSTRUMENT THE TENANT'S INTEREST IN WHICH LEASE IS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER INV20358**

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 AS APPLIED BY THE LIMITED LIABILITY PARTNERSHIPS (APPLICATION OF COMPANIES ACT 2006) REGULATIONS 2009 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **JC FRASER**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

LLP number: SO300920

Charge code: SO30 0920 0005

The Registrar of Companies for Scotland hereby certifies that a charge dated 8th August 2022 and created by CASTLE STUART GOLF LLP was delivered pursuant to Part 25 of the Companies Act 2006 as applied by The Limited Liability Partnerships (Application of Companies Act 2006) (Amendment) Regulations 2013 on 22nd August 2022 .

Given at Companies House, Edinburgh on 24th August 2022

The above information was communicated by electronic means and authenticated
by the Registrar of Companies under the Limited Liability Partnership
(Application of the Companies Act 2006) Regulations 2009 SI 2009/1804



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES



STANDARD SECURITY

by

CASTLE STUART GOLF LLP

in favour of

BANK OF SCOTLAND PLC

Property: Land at Dalcross, Inverness

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: **CASTLE STUART GOLF LLP**, incorporated in Scotland under the Limited Liability Partnerships Act 2000 (registered number SO300920) and having its Registered Office at Kinburn Castle, Double Dykes Road, St Andrews, Fife, KY16 9DR

Property: Land at Dalcross, Inverness

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.

Schedule referred to in the foregoing Standard Security by Castle Stuart Golf LLP in favour of Bank of Scotland plc

PART 1

ALL and WHOLE the tenant's interest in (1) the lease between Moray Estates Development Company Limited and the Borrower dated 1 March 2007, as subsequently varied and amended of the subjects coloured pink on the plan 1 annexed the tenant's interest in which lease is registered in the Land Register of Scotland under title number INV20357; and (2) the lease between Moray Estates Development Company Limited and the Borrower dated 1 March 2007, as subsequently varied and amended of the subjects coloured pink on the plan 2 annexed the tenant's interest in which lease is registered in the Land Register of Scotland under title number INV20358

PART 2

- (1) the standard security by the Borrower in favour of Highland and Islands Enterprise registered in the Land Register of Scotland under title number INV20358 on 1 November 2007;
- (2) The standard security by the Borrower in favour of Lloyds TSB Scotland plc registered in the Land Register of Scotland under Title Number INV20358 and INV20357 on 29 April 2008
- (3) the standard security by the Borrower in favour of Highland and Islands Enterprise and dated on or around the date hereof; and
- (4) the ranking agreement among the Borrower, Bank of Scotland Plc and Highlands and Islands Enterprise dated on or around the date hereof.

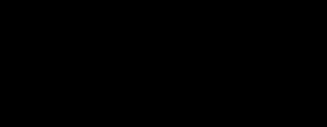
3. The Borrower, in security of the Secured Liabilities, hereby GRANTS a Standard Security in favour of BoS over the Property.
4. The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 as amended and varied by (a) the Redemption of Standard Securities (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 The Mound, Edinburgh EH1 1YZ.

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

Subscribed for and on behalf of Castle Stuart Golf

LLP

by



*Authorised Signatory/Member

Full Name of Signatory (Please Print)

Grant Morton Swire

at INVERNESS

on 23/7/22

before



Witness (Signature)

Witness Name (Please Print)

DAVID BRIAN STEWART

Witness Address

10 DRUMDEAN ROAD

INVERNESS IV2 4BZ

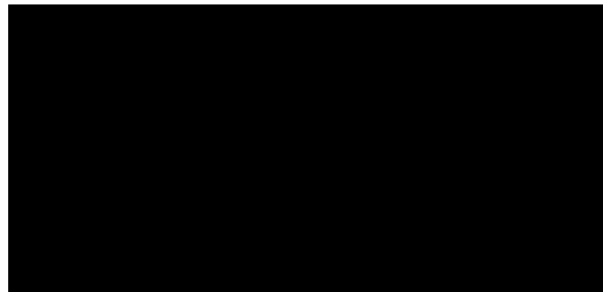
*Please delete as applicable

[Please remember to execute the Schedule]

PART 3

NONE

[To be executed by the Borrower]



...(Borrower)

This is Plan 1 referred to in the foregoing Standard Security by
Castle Stuart Golf LLP in favour of Bank of Scotland plc



(Principal to Sign)



PROPOSED LEASE PLAN 1

Revision Notes	
A	Lease boundary revised to 1000000
B	Minor adjustments to boundary

Project	
Castle Stuart	10/11/2015
Dalrossie	11/12/2015
Inverness	
IV2 7JL	

Drawing Title	
Lease Plan 1	

Drawing Status	
Scale	1:5000
Drawn	SJT
Date	18/10/2016

Drawing No	
103(1) 3 SP15 - 1 B	
Revision	
1	A1



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w www.g1architects.com

This is Plan 2 referred to in the foregoing Standard Security by
Castle Stuart Golf club in favour of Bank of Scotland plc



(Principal to Sign)



PROPOSED LEASE PLAN 2

Revision Notes	
A. Minor adjustments to boundary	15.07.2022

Project
Castle Stuart
Dalcross
Inverness
IV2 7JL

Drawing Title
Lease Plan 2

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Drawing Status		
LEASE PLAN		
Scale	Drawn	Date
1:5000	SJT	19/10/2016
Drawing No	Revision	Size
103(1) 3 SP15 - 2 A		A1