MR01 (ef)

![Companies House logo]

Companies House

Company name: **B.S. PENSION FUND TRUSTEE LIMITED**

Company number: **00171830**

X727EQC8

Received for Electronic Filing: **21/03/2018**

Details of Charge

Date of creation: **13/03/2018**

Charge code: **0017 1830 0001**

Persons entitled: **MARSTON'S ESTATES LIMITED (REGISTERED NUMBER 00466771)**

Brief description: **ALL AND WHOLE THE PROPERTY KNOWN OR TO BE KNOWN AS THE HARBOUR SPRING, UPPERTON INDUSTRIAL ESTATE, BUCHAN WAY, PETERHEAD SHOWN DELINEATED RED ON THE PLAN ANNEXED AND EXECUTED AS RELATIVE HERETO AND FORMING PART AND PORTION OF THE SUBJECTS AT UPPERTON INDUSTRIAL ESTATE, BUCHAN WAY, PETERHEAD REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER ABN1311145**

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: **SHOOSMITHS LLP**

CERTIFICATE OF THE
REGISTRATION OF A CHARGE

Company number: 171830

Charge code: 0017 1830 0001

The Registrar of Companies for England and Wales hereby certifies that a charge dated 13th March 2018 and created by B.S. PENSION FUND TRUSTEE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 21st March 2018 .

Given at Companies House, Cardiff on 23rd March 2018

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

WE, **B.S. PENSION FUND TRUSTEE LIMITED**, (Company Number 00171830), a company incorporated in England and Wales whose registered office is at 17th Floor, 125 Old Broad Street, London EC2N 1AR (hereinafter referred to as "the Debtor") in security of all obligations due by us to **MARSTON'S ESTATES LIMITED,** incorporated under the Companies Acts (Registered Number 00466771) and having their Registered Office at Marston's House, Brewery Road, Wolverhampton WV1 4JT ("the Chargee") in terms of an Option Agreement entered into between the Debtor and the Chargee dated of even date herewith ("the Agreement") do hereby grant a Security in favour of the Chargee over ALL and WHOLE the property known or to be known as The Harbour Spring, Upperton Industrial Estate, Buchan Way, Peterhead shown delineated red on the plan annexed and executed as relative hereto and forming PART and PORTION of the subjects at Upperton Industrial Estate, Buchan Way, Peterhead registered in the Land Register of Scotland under Title Number ABN131145; ("the Security Subjects"); The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970, and any lawful variation thereof operative for the time being shall apply under exception of Standard Conditions 1 – 8 inclusive and 12; and Standard Condition 9 is varied so that the Debtor shall only be held to be in default on non-performance of its obligations pursuant to the Agreement; And the Chargee, by their acceptance of this security, undertakes to deliver to us a discharge of these presents forthwith upon demand being made by the Debtor in the circumstances set out in Clause 4 or Clause 5.2 of the Agreement; This Standard Security may be executed in any number of counterparts and this has the same effect as if the signatures on the counterparts were on a single copy of this Standard Security; And the Debtor grants warrandice excepting therefrom the lease of the Security Subjects between the Debtor and the Chargee dated on or around the date hereof: IN WITNESS WHEREOF these presents consisting of this page together with the plan are executed as follows:

They are signed for and on behalf of
B.S. PENSION FUND TRUSTEE LIMITED
at LONDON
on the 4   y of   JANUARY   ~~2017~~ 2018
by

....   Director AUTHORISED SIGNATORY

RICHARD ANTONY ROSS   Full Name

and

Director/Company Secretary/Witness   AUTHORISED
HUGH   CHRISTOPHER   SMART   Full Name   SIGNATORY

....   Witness Address

....

N

This is the Plan referred to in the foregoing Standard Security by BS Pension Fund Trustee Limited in favour of Marstons Estates Limited

Pub Restaurant Boundary

Lodge Boundary

A 90

McDonalds

BUCHAN WAY

B & Q Warehouse

Double Room
Double Room
Family Room
Disabled Access Room