



Registration of a Charge

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

Company number: **00171830**



X78M4RZD

Received for Electronic Filing: **22/06/2018**

Details of Charge

Date of creation: **12/06/2018**

Charge code: **0017 1830 0004**

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

Brief description: **ALL AND WHOLE THE PROPERTY KNOWN OR TO BE KNOWN AS THE THREE WITCHES, SIR WALTER SCOTT DRIVE, SLACKBUIE, INVERNESS SHOWN DELINEATED IN RED ON THE PLAN ANNEXED AND EXECUTED AS RELATIVE TO THIS STANDARD SECURITY BEING THE SUBJECTS MORE PARTICULARLY DESCRIBED IN, DISPONED BY AND SHOWN DELINEATED IN RED ON THE PLAN ANNEXED AND EXECUTED AS RELATIVE TO DISPOSITION BY TWEED ESTATES LIMITED IN FAVOUR OF THE CHARGEЕ DATED 5 JULY 2017 AND CURRENTLY UNDERGOING REGISTRATION IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER INV41390, AND WHICH SUBJECTS FORMERLY FORMED PART AND PORTION OF THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER INV16904**

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 0004

The Registrar of Companies for England and Wales hereby certifies that a charge dated 12th June 2018 and created by B.S. PENSION FUND TRUSTEE LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 22nd June 2018 .

Given at Companies House, Cardiff on 22nd June 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 Three Witches, Sir Walter Scott Drive, Slackbuie, Inverness shown delineated in red on the plan annexed and executed as relative hereto and being the subjects more particularly described in, disposed by, and shown delineated in red on the plan annexed and executed as relative to Disposition by Tweed Estates Limited in favour of the Chargee dated 5 July 2017 and currently undergoing registration in the Land Register of Scotland under Title Number INV41390, and which subjects formerly formed part and portion of the subjects registered in the Land Register of Scotland under Title Number INV16904; ("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 annexed are executed as follows:

They are signed for and on behalf of
B.S. PENSION FUND TRUSTEE LIMITED
at London

on the 29th day of April 2018
by

[Redacted Signature]

Director SIGNATORY

Full Name

and

[Redacted Signature]

Director/Company Secretary/Witness Authorized Signatory

Full Name

Witness Address

This is the plan referred to in the foregoing Standard Security by B.S. Pension Fund Trustees limited in favour of Marston's Estates limited



A BOUNDARY REVISED. DITCH REMOVED.	18.11.16 P.J.
B DITCH REVISED.	20.10.16 P.J.
A DITCH SHOWN.	17.10.16 P.J.
Revisors	Date

INFORMATION
DRAWING

KIRKWOOD HOMES LTD.
TWEED ESTATES LTD.

DEVELOPMENT,
SLACKBUIE, INVERNESS

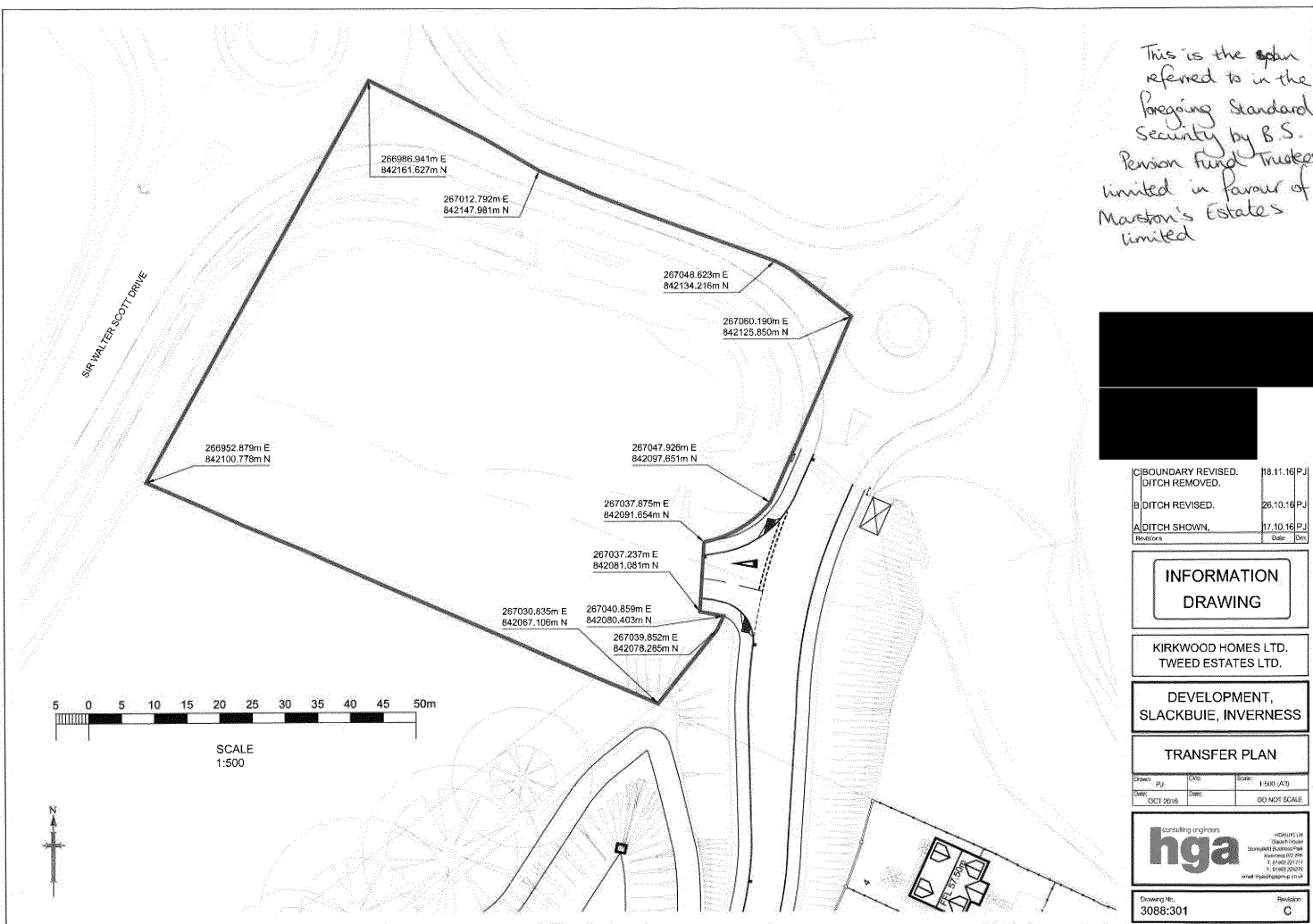
TRANSFER PLAN

Drawn: P.J.	Rev:	Scale: 1:500 (A3)
Date: OCT 2016	Date:	DO NOT SCALE

consulting engineers
hga

HOUGHES Ltd
Quarry Road
Dunfermline Business Park
Inverness IV1 1PW
T: 01462 221171
F: 01462 220275
email: transfer@hga.co.uk

Drawing No: 3088:301	Revision: C
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STANDARD SECURITY

by

B.S. PENSION FUND TRUSTEE LIMITED

in favour of

MARSTON'S ESTATES LIMITED

The Three Witches, Sir Walter Scott Drive, Slackbuie,
Inverness

FAS 2289
2018

Shoosmiths LLP
Saltire Court
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SHOOSMITHS

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