



Registration of a Charge

Company Name: **TAYLOR WIMPEY DEVELOPMENTS LIMITED**

Company Number: **00643420**



Received for filing in Electronic Format on the: **02/02/2022**

XAWYOGAO

Details of Charge

Date of creation: **29/01/2022**

Charge code: **0064 3420 0131**

Persons entitled: **HALLAM LAND MANAGEMENT LIMITED, A COMPANY INCORPORATED UNDER THE COMPANIES ACT (REGISTERED NUMBER 02456711) AND HAVING ITS REGISTERED OFFICE AT BANNER CROSS HALL, ECCLESALL ROAD SOUTH, SHEFFIELD S11 9PD**

Brief description: **ALL AND WHOLE THE AREA OF GROUND SHOWN OUTLINED AND HATCHED IN RED ON THE PLAN ANNEXED AND EXECUTED AS RELATIVE HERETO, WHICH SAID AREA OF GROUND FORMS PART AND PORTION OF THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER MID223749**

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:

REGAN WALLACE, TRAINEE SOLICITOR, BTO SOLICITORS LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 643420

Charge code: 0064 3420 0131

The Registrar of Companies for England and Wales hereby certifies that a charge dated 29th January 2022 and created by TAYLOR WIMPEY DEVELOPMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 2nd February 2022 .

Given at Companies House, Cardiff on 3rd February 2022

The above information was communicated by electronic means and authenticated by the Registrar of Companies under section 1115 of the Companies Act 2006



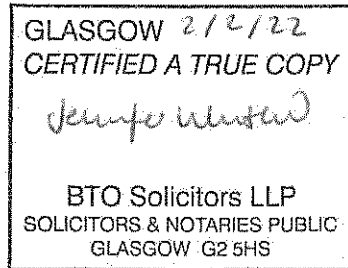
Companies House



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



SHEPHERD+ WEDDERBURN



Standard Security

by

Taylor Wimpey Developments Limited

in favour of

Hallam Land Management Limited

2022

WE, TAYLOR WIMPEY DEVELOPMENTS LIMITED, incorporated under the Companies Acts (Registered Number 00643420) and having our Registered Office at Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR ("the Debtor") CONSIDERING that we and TAYLOR WIMPEY UK LIMITED, incorporated under the Companies Acts (Registered Number 01392762) and having its Registered Office at Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR ("the Purchaser") have entered into missives for the purchase of a one half pro indiviso share of part of the property hereinafter secured from Hallam Land Management Limited, a company incorporated under the Companies Act (Registered Number 02456711) and having its registered office at Banner Cross Hall, Ecclesall Road South, Sheffield S11 9PD (who and whose assignees are hereinafter referred to as the "Creditor") dated 30 April 2021 and such subsequent dates thereafter (hereinafter referred to as the "Missives") and FURTHER CONSIDERING that in terms of the Missives, we and the Purchaser have undertaken certain obligations to the Creditor and that we have agreed to grant these presents in respect of the said obligations NOW THEREFORE we, hereby in security of the payments referred to in Clauses 19 and 20 of the Missives grant a Standard Security in favour of the Creditor over ALL and WHOLE the area of ground shown outlined and hatched in red on the plan annexed and executed as relative hereto (the "Plan"), Which said area of ground forms part and portion of the subjects registered in the Land Register of Scotland under Title Number MID223749 ("the Security Subjects"); The Standard Conditions specified in Schedule Three to the Conveyancing and Feudal Reform (Scotland) Act 1970 as amended and any lawful variations thereof operative for the time being shall apply subject to the following variations (under declaration that in the event of any conflict between the terms of the Standard Conditions on the one hand and the terms of this Standard Security and the Missives on the other then the terms of this Standard Security and the Missives shall prevail):

1. Standard Conditions 1, 2, 4, 5, and 12 are excluded;
2. The Debtor shall not create or agree to create a Standard Security over the Security Subjects or any part thereof ranking prior to or pari passu with this Standard Security but the Debtor shall be entitled at any time during the continuance of this Standard Security to create a security or charge over the Security Subjects ranking subsequent to this Standard Security without any requirement to obtain the consent of the Creditor;
3. Condition 7 of the Standard Conditions shall apply as if references to "the standard conditions" therein are references to the Standard Conditions as varied hereby; and
4. Each of the provisions of this Standard Security is severable and distinct from the others and if at any time one or more of such provisions is or becomes invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be affected or impaired thereby; and

And we grant warrantice; And we consent to the registration hereof for execution: IN WITNESS WHEREOF these presents printed on this and the preceding page together with the Plan are executed as follows:

For and on behalf of the said Taylor Wimpey Developments Limited

at 1 MASTERTON PARK, DUNFERMLINE on 12th January 2022

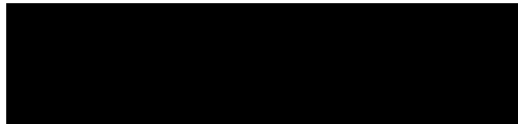
by:



~~Director~~/authorised signatory

IAN DRUMMOND

Full name of ~~director~~/authorised signatory



~~Director~~/authorised signatory

GAVIN HAMILTON

Full name of ~~director~~/authorised signatory

SCALE - 1 : 2500

[illegible]

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www.taylorwimpey.com

Project: Bilston, Phase 2 Extension
Midlothian

Title: Development Overage Security Plan

Dig No: TW / LAND / 07 A

Scale: 1:1250@A4
Date: MAR'21
Drawn By: CH
Checked By: --