

# MR01 027177/63

## Particulars of a charge



Companies House



Go online to file this information  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

A fee is payable with this form  
Please see 'How to pay' on the last page.

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

☒ **What this form is NOT for**  
You may not use this form to  
register a charge where there is no  
instrument. Use form MR08.

For further information, please  
refer to our guidance at:  
[www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)

This form must be delivered to the Registrar for registration with  
21 days beginning with the day after the date of creation of the charge.  
delivered outside of the 21 days it will be rejected unless it is accompa-  
nyed 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.**



\*S63SJA01\*

SCT

06/04/2017

#51

COMPANIES HOUSE

THURSDAY

### 1 Company details

Company number 00670176

Company name in full Bellway Homes Limited

438 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 04/04/2017

### 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 Forth Bridges Business Park Developments Limited

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.

COMPANIES HOUSE  
06 APR 2017  
EDINBURGH FRONT DESK

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.

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.

Brief description

ALL and WHOLE those four plots or areas of ground shown outlined in red and numbered 115, 126, 127 and 128 on the development plan approved by the Keeper of the Registers of Scotland on 12 July 2016 for title number WLN49862, which subjects comprise PART and PORTION of the subjects registered in the Land Register of Scotland under Title Number WLN49862.

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

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Trustee statement <sup>1</sup>

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.

☐

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

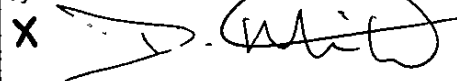
9

Signature

Please sign the form here.

Signature

Signature

X  X

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

# MRO1

## 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 Dominic White

Company name Gateley (Scotland) LLP

Address Exchange Tower

19 Canning Street

Post town Edinburgh

County/Region Midlothian

Postcode E H 3 8 E H

Country Scotland

DX DX ED27, Edinburgh

Telephone 0131 222 9815



### 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](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto: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](http://www.gov.uk/companieshouse)



DX

FILE COPY

## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 670176

Charge code: 0067 0176 0438

The Registrar of Companies for England and Wales hereby certifies that a charge dated 4th April 2017 and created by BELLWAY HOMES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 6th April 2017.

Given at Companies House, Cardiff on 13th April 2017



Companies House

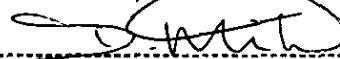


THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES

# HBJ Gateley

## STANDARD SECURITY

Certified as a true copy of  
the original subject to the  
exclusion of personal  
information permitted by  
Section 859G of the  
Companies Act 2006



Gateley (Scotland) LLP

## Subjects at Ferrymuir, South Queensferry

### Forth Bridges Business Park Developments Limited

(Creditor)

### Bellway Homes Limited

(Debtor)

I CERTIFY THE FOREGOING REPRODUCTION  
TO BE A TRUE AND COMPLETE COPY OF  
THE ORIGINAL INSTRUMENT



ANDREW J. STUART LESLIE

SOLICITOR  
GILLESPIE MACANDREW LLP  
5 ATHOLL CRESCENT  
EDINBURGH  
EH3 8EJ

Gateley (Scotland) LLP  
Exchange Tower  
19 Canning Street  
Edinburgh EH3 8EH  
United Kingdom  
DX ED27  
Ref: FOR.116.5  
[www.hbjgateley.com](http://www.hbjgateley.com)

WE, Bellway Homes Limited, incorporated under the Companies Acts (Registered Number 00670176) and having our Registered Office at Seaton Burn House, Dudley Lane, Seaton Burn, Newcastle upon Tyne, NE13 6BE (hereafter referred to as "the Debtor") hereby in security of the whole sums due or to become due and the whole obligations and others undertaken by the Debtor in the Overage Agreement between the Debtor and Forth Bridges Business Park Developments Limited, incorporated under the Companies Acts (Company Number 06006178), having their Registered Office at Millshaw, Leeds, West Yorkshire, LS11 8EG ("the Creditor") dated 30 November 2015 and 2 December 2015 ("the Overage Agreement"), grant a Standard Security in favour of the Creditor and its assignees and successors whomsoever over ALL and WHOLE those four plots or areas of ground shown outlined in red and numbered 115, 126, 127 and 128 on the development plan approved by the Keeper of the Registers of Scotland on 12 July 2016 for title number WLN49862 which subjects comprise PART and PORTION of the subjects registered in the Land Register of Scotland under Title Number WLN49862; TOGETHER WITH the right to (One) the whole heritable fittings and fixtures, (Two) the whole parts privileges and pertinents, (Three) the Debtor's whole right, title and interest present and future therein and thereto (which subjects hereby secured are hereinafter referred to as "the 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 ("the Act") shall apply save as varied by these presents; And the Debtor agrees that the said Standard Conditions shall be varied to the effect that:

(ONE) The Debtor shall not have any right to redeem this security in whole unless the Debtor fulfils all of the terms and conditions of the Overage Agreement but will be entitled to restrict this security as provided for in the Overage Agreement;

(TWO) There shall be added to Standard Condition 6 a new Condition to read as follows:


"It shall be an obligation on the Debtor

(a) not without the prior consent in writing of the Creditor, which consent if granted may be so granted subject to such reasonable conditions as the Creditor may see fit to impose, to create or agree to create a subsequent security over the Subjects or any part thereof;

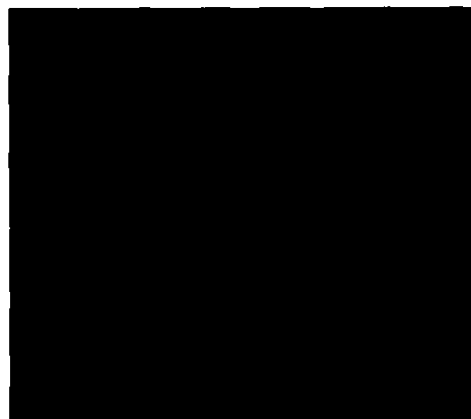
- (b) not to transfer the Subjects or such parts of the Subjects as are affected by this security from time to time except under burden of the security;
  - (c) not in any way to part with or share occupation of those parts of the Subjects as are affected by this security from time to time or any part thereof without the prior consent in writing of the Creditor, which shall not be unreasonably refused or delayed."
- (FOUR) There shall be deemed inserted in Condition 9(1)(b) after the words "comply with" the words "any obligation undertaken in or arising from the Overage Agreement or";
- (FIVE) The powers available to the Creditor hereunder are in addition to and without prejudice to and not in substitution of all other powers and remedies competent to the Creditor by statute or at common law;
- (SIX) Once the Creditor is satisfied that the extent of the last obligations undertaken by the Debtor in terms of the Overage Agreement have been identified, the Creditor will deliver to the Debtor a discharge of this security in exchange for satisfaction of such last obligations;

Declaring that the words and expressions which are incorporated in these presents and which are defined in the Act or in the said Schedule 3 of the Act or in the Schedule shall be deemed to be so defined for the purposes of these presents; And the Debtor grants warrandice; And the Debtor consents to registration of these

presents for execution; IN WITNESS WHEREOF these presents consisting of this and the preceding two type written pages ~~together with the plan annexed~~ are subscribed by the Debtors as follows:

  
Signature of \*Director/Go ~~Secretary/Authorised~~  
Signatory ~~Witness~~ (\*Delete as appropriate)

  
Full name of above (print)





Full name of above (print)



