



Registration of a Charge

Company name: **BELLWAY HOMES LIMITED**

Company number: **00670176**



X6AWW5XN

Received for Electronic Filing: **18/07/2017**

Details of Charge

Date of creation: **14/07/2017**

Charge code: **0067 0176 0452**

Persons entitled: **SHAWFAIR LLP, A LIMITED LIABILITY PARTNERSHIP WITH REGISTERED NUMBER SO304290 AND HAVING ITS REGISTERED OFFICE AT 27 SILVERMILLS COURT, HENDERSON PLACE LANE, EDINBURGH EH3 5DG**

Brief description: **ALL AND WHOLE THOSE TWO AREAS OF GROUND AT DANDERHALL COLOURED BLUE AND COLOURED BLUE AND HATCHED BLACK ON THE PLAN ATTACHED TO THE DEED WHICH TWO AREAS FORM PART AND PORTION OF THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBERS MID130593 AND MID83277.**

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:

JAMIE MURRAY, BTO SOLICITORS LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 670176

Charge code: 0067 0176 0452

The Registrar of Companies for England and Wales hereby certifies that a charge dated 14th July 2017 and created by BELLWAY HOMES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 18th July 2017 .

Given at Companies House, Cardiff on 20th July 2017

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

Edinburgh 30/1/2017
We hereby certify this to be
a true and authentic copy
of the original
Shoosmiths LLP
Shoosmiths
Saltire Court
20 Castle Terrace
Edinburgh EH1 2EN

STANDARD SECURITY

by

BELLWAY HOMES LIMITED

in favour of

SHAWFAIR LLP

2017

Re : Subjects at Phase 1 Danderhall

FAS 0663

Ref : JMW/SHAW/48/16

WE, BELLWAY HOMES LIMITED incorporated under the Companies Acts (Registered Number 670176) and having our Registered Office at Seaton Burn House, Dudley Lane, Seaton Burn, Newcastle-upon-Tyne, NE13 6BE (hereinafter referred to as the "Purchaser") CONSIDERING that we have entered into missives for the purchase of the property hereinafter secured from SHAWFAIR LLP, incorporated under the Limited Liability Partnership Act 2000 (Registered Number SO304290) and having its Registered Office at 27 Silvermills Court, Henderson Place Lane, Edinburgh EH3 5DG (who and whose assignees are hereinafter referred to as the "Seller") comprising offer to sell dated 11 October 2016 ("the Offer to Sell") and concluding letter dated 12 October 2016, offer to amend and letter re-concluding missives both dated 3 April 2017 as may be formally varied (hereinafter referred to as the "Missives") and FURTHER CONSIDERING that in security of the obligations incumbent upon the Purchaser to the Seller to pay the Second Instalment (as defined in the Offer to Sell) and the obligations contained in Part 2 of the Schedule contained in the Offer to Sell, the Purchaser has agreed to grant these presents NOW THEREFORE we, the Purchaser hereby grant a Standard Security in favour of the Seller over ALL and WHOLE those two areas of ground at Danderhall coloured blue and coloured blue and hatched black on the plan attached hereto, all as said two areas form part and portion of the subjects registered in the Land Register of Scotland under Title Numbers MID130593 and MID83277; 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 save that Standard Condition 2 and 5 shall not apply and we agree that the Standard Conditions shall be varied in accordance with the Missives and also as follows: for the purposes of standard condition 12 the Purchaser shall not be liable for the expenses of the preparation and execution of the standard security; And we grant warrandice; And we consent to the registration hereof for execution; IN WITNESS WHEREOF these presents typewritten on this page together with the plan annexed and subscribed as relative hereto are executed as follows:

At Seaton Burn (Place)

On 29/6/17 (Date)

By

[Redacted Signature] (Director/Secretary)

[Redacted Signature]

(Director/Secretary)

Keith Aclay (full Name)

Simon Scargill (full name)

This is the plan referred to in the foregoing
Standard Security by Bellway Homes Limited
in favour of Shawfair Ltd in respect of
Phase 1, Danderhill

2ND PAYMENT SECURITY
7/1/16

SECURITY AREA
(10 PLOTS)

AMPHITHEATRE

Bellway

Danderhill South Phase 1
Shawfair

Standard Security
Layout

1:500@A0 GK

0 CORNER BUILT DASH

CEC PLANNING GUIDELINES COMPLIANT

