



Registration of a Charge

Company name: **KEYSTALL LIMITED**

Company number: **01223823**

Received for Electronic Filing: **08/05/2018**



X7512ZOQ

Details of Charge

Date of creation: **04/05/2018**

Charge code: **0122 3823 0012**

Persons entitled: **ALDERMORE BANK PLC**

Brief description: **ALL AND WHOLE THE FLATTED DWELLINGHOUSE KNOWN AS FLAT 1, 54 HIGH STREET, DINGWALL, IV15 9HL BEING THE NORTHMOST FLATTED DWELLINGHOUSE ON THE FIRST FLOOR OF THE BUILDING 54 HIGH STREET, DINGWALL AFORESAID A SUCH FIRST FLOOR, FOR MORE DETAILS PLEASE REFER TO THE INSTRUMENT.**

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 THE ELECTRONIC COPY INSTRUMENT DELIVERED AS PART OF THIS APPLICATION FOR REGISTRATION IS A CORRECT COPY OF THE ORIGINAL INSTRUMENT.**

Certified by: **FALLON SARA SPENCER**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 1223823

Charge code: 0122 3823 0012

The Registrar of Companies for England and Wales hereby certifies that a charge dated 4th May 2018 and created by KEYSTALL LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 8th May 2018 .

Given at Companies House, Cardiff on 10th May 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**

ALDERMORE BANK PLC – STANDARD SECURITY

In this deed the following terms shall have the meanings set respectively opposite to them:

Aldermore	Aldermore Bank plc, a company incorporated under the Companies Acts, (Registered Number 00947662) whose Registered Office is 1 st Floor Block B Western House Lynch Wood Peterborough PE2 6FZ
Mortgage Conditions	The Aldermore Bank plc Commercial Mortgage Conditions (Scotland) 2014 dated 19th March 2014 and registered in the Books of Council and Session for preservation on 25th March 2014.
Borrower	KEYSTALL LIMITED being a Company incorporated under the Companies Acts 01223823 and having their Registered Office at 43 Myrtle Close, Erith, Kent, DA8 3PT
Original Loan	FORTY EIGHT THOUSAND POUNDS (£48,000.00) STERLING
Property	ALL and WHOLE the flatted dwellinghouse known as Flat 1, 54 High Street, Dingwall, IV15 9HL being the northmost flatted dwellinghouse on the first floor of the building 54 High Street, Dingwall aforesaid a such first floor of the said building is outlined in red on the "First Floor Plan" annexed to the Disposition by Culloden Foods Limited in favour of Keystall Limited dated 22nd March 2000 and registered in the General Register of Sasines applicable to the County of Ross and Cromarty on 27th March 2000 ("Keystall Disposition") and being part of the larger subjects more particularly described in and disposed by the Keystall Disposition, TOGETHER WITH the whole rights common, mutual, servitudes and otherwise ore particularly described and contained in (One) Disposition by MacGregor Properties Limited in favour of Culloden Foods Limited dated 25th September 1992 and recorded in the General Register of Sasines applicable to the County of Ross and Cromarty on 14th October 1992 and (Two) the Keystall Disposition.

- words which are defined in the Mortgage Conditions shall have the same meanings in this Standard Security unless the context suggests otherwise;
- the borrower acknowledges receiving from Aldermore the Original Loan
- the borrower undertakes to pay to
 - Aldermore all sums due and that may become due by the borrower to Aldermore in respect of the mortgage debt including further advances or re-advances made or to be made by Aldermore to the borrower; and
 - interest from the respective times of advance at the rate or rates and by monthly instalments all as provided for in (i) the offer; and (ii) the Mortgage Conditions,
- the borrower acknowledges having received a copy of (i) the offer; (ii) the Mortgage Conditions and (iii) Schedule 3 of the Conveyancing and Feudal Reform (Scotland) Act 1970 and agrees that they form part of the terms of this Standard Security;
- the borrower agrees that a certificate signed by a duly authorised official of Aldermore shall be sufficient to ascertain the amount or any part of the amount due to Aldermore hereunder at any time;
- the borrower grants a Standard Security over the Property in favour of Aldermore;
- the borrower agrees that the Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 as varied by the Mortgage Conditions, and any lawful variation thereof operative for the time being, shall apply;
- the borrower undertakes not to create or allow to exist any mortgage or charge over the Property or any additional security (apart from those created by this Standard Security) without the prior written consent of Aldermore;
- the borrower consents to registration of this Standard Security, and of any certificates by Aldermore as to the amount due to Aldermore, for execution; and

10. the borrower grants warrandice:

IN WITNESS WHEREOF these presents are subscribed by the borrower as follows:

signature of
director/secretary/authorised signatory/witness

IAN RANNOCHAN HANVIDGE
full name of above (print)

MANSEFIELD HOUSE
7 HIGH STREET
DINGWALL, IV15 9HJ
address of witness

signature of
director/secretary/authorised signatory

full name of above (print) JOHN ALLAN DAVID REEDIE

10 April 2018
date of signing

DINGWALL
place of signing

WE CERTIFY THAT THIS COPY DOCUMENT IS A
TRUE COPY OF THE ORIGINAL DOCUMENT OF
WHICH IT PURPORTS TO BE A COPY AND
WHICH WE HAVE EXAMINED THIS 8th

DAY OF

May 2018

SIGNED

Mcvey & Murrice

McVEY & MURRICANE
SOLICITORS & NOTARIES PUBLIC
13 BATH STREET
GLASGOW G2 1HY