

MR01

Particulars of a charge



Companies House



Go online to file this information
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A fee is be payable with
Please see 'How to pay' on

☒ **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 the
instrument. Use form MR01

TUESDAY



S6GSA3AJ

SCT

10/10/2017

#142

COMPANIES HOUSE

This form must be delivered to the Registrar for registration within
21 days beginning with the day after the date of creation of the charge. If
delivered outside of the 21 days it will be rejected unless it is accompanied 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.

1 Company details

Company number 03213118

Company name in full A J Bell Trustees Limited

344 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 27/09/2017

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 ☒ The Royal Bank of Scotland PLC

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.

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.

Brief description

ALL and WHOLE those subjects known as and forming the ground floor retail premises at Sixty One to Sixty Three South Street, Perth being the subjects registered in the Land Register of Scotland under Title Number PTH45270;

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.

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

8

Trustee statement ¹

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.

☒

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

9

Signature

Please sign the form here.

Signature

Signature

X *Elizabeth Cargill* X
as agent for The Royal Bank of Scotland plc

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

MR01

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 **Robert Macduff-Duncan**

Company name **Messrs Elliot & Company WS**

Address **8 Charlotte Street**

Post town **Perth**

County/Region

Postcode

P H 1 5 L L

Country

DX

DX PE 27, Perth

Telephone

01738 638246



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 or email 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



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 3213118

Charge code: 0321 3118 0344

The Registrar of Companies for England and Wales hereby certifies that a charge dated 27th September 2017 and created by AJ BELL TRUSTEES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 10th October 2017.

Or

Given at Companies House, Cardiff on 20th October 2017



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

Standard Security

Trust (including registered pension scheme) – title in name of some or all Trustees

THIS DOCUMENT AND THE BANK'S STANDARD SECURITY TERMS TOGETHER FORM AN IMPORTANT DEED. YOU SHOULD TAKE LEGAL ADVICE BEFORE SIGNING.

Owner:	JAMIE ALAN FERGUSON and MRS LISA JANE FERGUSON, Spouses, residing together at Thirty Three Athollbank Drive, Perth and A J BELL TRUSTEES LIMITED, a company incorporated under the Companies Acts (Company Number 03213118) and having its registered office at Four Exchange Quay, Salford Quays, Manchester the present and existing Trustees of the TAY ELECTRIC SSAS (as trustee(s) acting under the Trust)
Bank:	The Royal Bank of Scotland plc , Company Number SC90312 Corporate Documentation & Operations, 2 nd Floor Drummond House, 1 Redheughs Avenue, Edinburgh EH12 9JH.
Property:	ALL and WHOLE those subjects known as and forming the ground floor retail premises at Sixty one and Sixty Three South Street, Perth, being the subjects registered in the Land Register of Scotland under Title Number PTH45270;
Ancillary Rights:	All rights ancillary to ownership of the Property as more fully described in the Terms.
Terms:	The Bank's Standard Security Terms dated and registered in the Books of Council and Session on 4 July 2011 form part of this standard security and are available to be read and printed online. To access the Terms go to www.rbs.co.uk/terms and enter ss0511 or a copy can be obtained from the Owner's solicitor.
Customer:	The Trust established under a trust deed between TAY ELECTRIC LIMITED (Company Number SC285761) a company incorporated under the Companies Acts and having its registered office at Thirty Three Athollbank Drive, Perth, on the one part and JAMIE ALAN FERGUSON and MRS LISA JANE FERGUSON, Spouses, residing together at Thirty Three Athollbank Drive, Perth and A J BELL TRUSTEES LIMITED, a company incorporated under the Companies Acts (Company Number 03213118) formerly having its registered office at Trafford House, Chester Road, Manchester and now at Four Exchange Quay, Salford Quays, Manchester dated Seventh March Two Thousand and Eleven called THE TAY ELECTRIC SSAS acting by its trustees JAMIE ALAN FERGUSON and MRS LISA JANE FERGUSON, Spouses, residing together at Thirty Three Athollbank Drive, Perth and A J BELL TRUSTEES LIMITED, a company incorporated under the Companies Acts (Company Number 03213118) formerly having its registered office at Trafford House, Chester Road, Manchester and now at Four Exchange Quay, Salford Quays, Manchester or its other trustees from time to time, on the other part.

PERTH: 9th October 2017
 I certify that this is a true copy document
R Macdonald-James SP

1 Obligations

- 1.1 The Customer undertakes to pay to the Bank or otherwise discharge, in each case on demand, the Obligations. The **Obligations** are all the Customer's liabilities to the Bank (present, future, actual or contingent and whether incurred alone or together with another or as a partner of a firm (an **Other Person**)) and all obligations under this standard security and include:
- 1.1.1 **Interest** at the rate charged by the Bank, calculated both before and after demand or decree on a daily basis and compounded according to agreement, or, in the absence of agreement, monthly on the days selected by the Bank,
- 1.1.2 any expenses the Bank incurs (on a full indemnity basis and with Interest from the date of payment) in taking, perfecting, protecting, enforcing or exercising any power under this standard security.
- 1.2 A **Certificate** signed by a Bank official as to the amount of the Obligations will be binding on the Owner and the Customer except if there is an obvious error.

2 Charge

As continuing security for the payment or other discharge of the Obligations, in each case on demand:

- 2.1 the Owner with the consent of the Customer grants a standard security to the Bank over the Property, and
- 2.2 the Owner and the Customer assign to the Bank the Ancillary Rights not secured by the standard security.

3 Standard Conditions

The Owner and the Customer agree that the **Standard Conditions** specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation to them operative for the time being, as varied by the Terms, apply to this standard security.

4 Warrandice

The Owner and the Customer grant fact and deed warrandice and bind the Trust assets in absolute warrandice.


5 Trustees

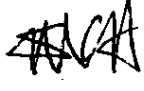
- 5.1 Provided that the Owner and the Customer comply with their obligations under this standard security, the recourse of the Bank under this standard security is limited to (1) the Property and the Ancillary Rights whether or not these are Trust assets and (2) any other Trust assets from time to time.
- 5.2 This standard security is executed by the Owner and the Customer solely as trustees in exercise of the powers conferred on and vested in them under the Trust.

PERTH: 9th October 2017
I certify that this is a true copy document
R. S. Macdonald, Duncan M.P.

6 Registration and execution

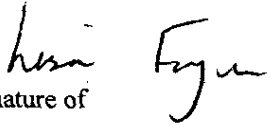
The Owner and the Customer consent to registration of this standard security and any Certificate for execution. This standard security is executed as follows:


Signature of
GARETH JAMES
Date of signing
5 July 2017
MANCHESTER



as trustee
STEPHEN MC HUGH
DIRECTOR

Signature of witness
Full name of witness (print)

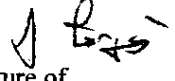
Address of witness


Signature of
21st JULY 2017
Date of signing
PERTH

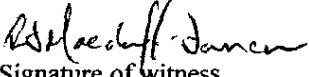
as trustee


Signature of witness
ROBERT SIMON MACDUFF-DUNCAN
Full name of witness (print)
8 CHARLOTTE STREET

PERTH
Address of witness

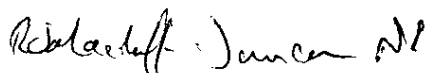

Signature of
21st JULY 2017
Date of signing
PERTH

as trustee


Signature of witness
ROBERT SIMON MACDUFF-DUNCAN
Full name of witness (print)
8 CHARLOTTE STREET

PERTH
Address of witness

PERTH: 9th October 2017
I hereby certify this is a true and correct copy document



Customer



Signature of

GARETH JAMES

Date of signing

3 July 2017

MANCHESTER



as trustee

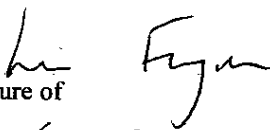
STEPHEN MC HUGH

DIRECTOR

Signature of witness

Full name of witness (print)

Address of witness




Signature of

21st July 2017

Date of signing

PERTH

as trustee



Signature of witness

ROBERT SIMON MACDUFF-DUNCAN

Full name of witness (print)

8 CHARLOTTE STREET

PERTH

Address of witness



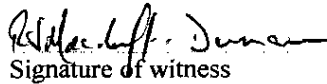
Signature of

21st July 2017

Date of signing

PERTH

as trustee



Signature of witness

ROBERT SIMON MACDUFF-DUNCAN

Full name of witness (print)

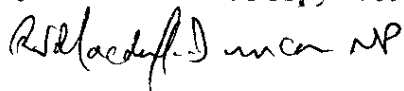
8 CHARLOTTE STREET

PERTH

Address of witness

PERTH: 9th October 2017

I hereby certify that this is a true copy document

 NP



LAND REGISTER OF SCOTLAND



TITLE NUMBER PTH45270

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION

26 APR 2012

DATE TITLE SHEET UPDATED TO

27 SEP 2017

REAL RIGHT

OWNERSHIP

DESCRIPTION

Subjects part of cadastral unit PTH45270 tinted pink and blue on the cadastral map being the ground floor premises at 61 and 63 SOUTH STREET, PERTH PH2 8PD tinted pink and blue on the cadastral map;.

1 27th Oct 2017
1 this is a true copy document
R McNeill-Jones NP



LAND REGISTER OF SCOTLAND



TITLE NUMBER PTH45270

B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR NO

1 JAMIE ALAN FERGUSON and LISA JANE FERGUSON spouses, 33 Athollbank Drive, Perth, and A J BELL TRUSTEES LIMITED a company incorporated under the Companies Acts (Company No. 03213118 and having its registered office at Trafford House, Chester Road, Manchester, as Trustees of TAY ELECTRIC SSAS 33 Athollbank Drive, Perth.

DATE OF
REGISTRATION
30 APR 2015

CONSIDERATION
£165,000

DATE OF ENTRY
03 MAR 2015

1 9th October 2017
1 that this is a true copy of the
R. S. Marshall - Duncan



LAND REGISTER OF SCOTLAND



TITLE NUMBER PTH45270

C1

C. SECURITIES SECTION

ENTRY NO	SPECIFICATION	DATE OF REGISTRATION
1	Standard Security by said Trustees of TAY ELECTRIC SSAS to ROYAL BANK OF SCOTLAND PLC incorporated under the Companies Acts (Company Number SC090312), Corporate Documentation & Operations, 2nd Floor Drummond House, 1 Redheughs Avenue, Edinburgh EH12 9JH.	21 MAY 2015
2	Standard Security by said JAMIE ALAN FERGUSON, LISA JANE FERGUSON and A J BELL TRUSTEES LIMITED the Present Trustees of the TAY ELECTRIC SSAS to ROYAL BANK OF SCOTLAND PLC incorporated under the Companies Acts (Company Number SC090312), Corporate Documentation & Operations, 2nd Floor Drummond House, 1 Redheughs Avenue, Edinburgh EH12 9JH.	27 SEP 2017

*NOTE: 9th October 2017
1. ... that this is a one-off registration
R. S. A. duff - Inman NP*



TITLE NUMBER PTH45270

D 1

D. BURDENS SECTION

ENTRY NO

SPECIFICATION

- 1 Feu Contract containing Feu Disposition by Lord Provost Magistrates and Councillors of the burgh of Perth (who and whose successors are hereinafter referred to as "the Superiors") to William Hume and his heirs and disponees (who and whose successors and assignees are hereinafter referred to as "the Feuars"), recorded in Perth B.R. 20 Oct. 1911, of 13.47 poles of ground, contains the following burdens:

(First)

The Feuars shall maintain upon said lot or area of ground hereby disposed good and substantial stone and slated buildings of a value that will produce a yearly rent equal to forty pounds and that of such design and with such stone and style of dressing the same and according to such plan and elevation as shall have been approved of in writing by or on behalf of the Superiors and without which previous approval no building shall be commenced or proceeded with and without prejudice to what is before written it is also hereby specially provided and declared that only buildings of two storeys in height shall be erected, providing and declaring that the buildings to be erected in terms hereof on the said lot or area of ground hereby disposed shall not be used or applied for carrying on any offensive trade or employment which may legally be deemed a nuisance and in no case shall the feuars be entitled to alter the external appearance of the buildings in any respect whatever so as to produce or lead to any deviations from the plan or elevation to be approved by the Superiors in manner before stipulated without the sanction in writing of the Superiors which they reserve the power to give; And

(Second)

All questions or differences arising as to mutual gables or enclosing walls or division walls or railings must be adjusted and settled between the feuars and the owners or part owners thereof; The feuars shall not be entitled to take down remove or interfere with adjoining gables or walls which are mutual to the said lot or area of ground and to the neighbouring proprietors and the feuars shall be entitled to such rights as the Superiors may have in said adjoining gables and walls and no more, and shall be liable to such

THH: 9th October 2017
By that this is a true copy of the document
RSE/eduff-Sanchez NP



TITLE NUMBER PTH45270

D 2

D. BURDENS SECTION

obligations as the Superiors are liable for as regards the upkeep and maintenance and shall relieve the Superiors of all questions with the neighbouring proprietors as regards said adjoining gables and walls.

- 2 Disposition by Elsie Wilson or Blyth to Bruce Stewart and his heirs and assignees, recorded G.R.S. (Perth) 27 Sep. 1947, of subjects, contains the following burden which affects that part of the subjects tinted blue on the cadastral map:

The subjects hereby disposed are disposed subject to any rights of access through the close tinted blue on the said map granted to adjacent proprietors.

- 3 Disposition by Araport Limited to David Fulton and Lorna Ann Fulton as Trustees for their Firm of Craiglunie and their successors and assignees, recorded G.R.S. (Perth) 27 May 1998, of subjects, of which the subjects in this Title form part, contains the following reservations:

As regard that part of the pend on that part of the subjects tinted blue on the cadastral map, it is hereby disposed subject to all existing rights of access thereover in favour of neighbouring proprietors, howsoever constituted and there is reserved in favour of ourselves and our successors in ownership of the subjects now or formerly known as 8 South St. John's Place, Perth and now comprising three shop units situated to the north of the said pend an unrestricted servitude right of access over the said pend to give access to all or any part of the said subjects 8 South St. John's Place at all times and for all necessary purposes, subject to us and our foresaids being liable to reinstate any damage caused to the subjects in this Title in the exercise of said servitude right.

DATE: 9th October 2017
I hereby declare that this is a true copy of the original
Richard J. Duncan NP