



Registration of a Charge

Company name: **GRANGEFORD ESTATES LTD**

Company number: **04998294**



X7FG6BYH

Received for Electronic Filing: **28/09/2018**

Details of Charge

Date of creation: **24/09/2018**

Charge code: **0499 8294 0013**

Persons entitled: **ALDERMORE BANK PLC (COMPANY NUMBER 00947662)**

Brief description: **SHOP AND OFFICE 66-68 HIGH STREET ELGIN IV30 1BJ AND 1
COMMERCE STREET, ELGIN IV30 1BS.**

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: **SCOTT PETERKIN**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 4998294

Charge code: 0499 8294 0013

The Registrar of Companies for England and Wales hereby certifies that a charge dated 24th September 2018 and created by GRANGEFORD ESTATES LTD was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 28th September 2018 .

Given at Companies House, Cardiff on 2nd October 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

STANDARD SECURITY (CORPORATE)

IMPORTANT NOTICE: We recommend that you consult your solicitor or other independent legal adviser before signing this document.

Lender: Aldermore Bank Plc (and its transferees as described in the Mortgage Conditions), a company registered under the Companies Acts (Company Number 00947662) and whose registered office is 1st Floor, Block B, Western House, Lynch Wood, Peterborough, PE2 6FZ

Mortgage Conditions: the Aldermore Bank Plc Commercial mortgage conditions (Scotland) 2014

Chargor: **GRANGEFORD ESTATES LIMITED** a company incorporated under the Companies Acts (Registered Number 04998294) and having their Registered Office at 115 Craven Park Road, London N15 6BL

Property: the shop and office 66-68 High Street, Elgin IV30 1BJ and 1 Commerce Street, Elgin IV30 1BS as more fully described in part 1 of the Schedule

Title No: MOR1499

Schedule: the Schedule in three parts annexed and signed as relative to this Standard Security

Secured Amount: has the meaning given to it in the Mortgage Conditions

1. This Standard Security incorporates the Mortgage Conditions, a copy of which has been received by the Chargor, which the Chargor hereby acknowledges.
2. The Chargor agrees to pay and discharge the Secured Amount in accordance with its terms and to comply with the Mortgage Conditions and, as continuing security for the Secured Amount, hereby grants a Standard Security in favour of the Lender over the Property.
3. This Standard Security secures further advances but the Lender is not obliged to make further advances.
4. 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.
5. This Standard Security is subject to the standard securities (if any) or agreements relating to ranking (if any) detailed in Part 2 of the Schedule
6. The Chargor grants warrandice, subject to the standard securities (if any) detailed in Part 2 of the Schedule and to the leases of the Property (if any) detailed in Part 3 of the Schedule.
7. The Chargor, as proprietor of the Property declares, with reference to the grant of this Standard Security over the Property in favour of the Lender, that as at this date the Property (or any part thereof) is neither (a) a matrimonial home in relation to which a spouse of the Chargor has occupancy rights, the expressions "matrimonial home" and "occupancy rights" having the meanings ascribed to them by the

STANDARD SECURITY (CORPORATE)

Matrimonial Homes (Family Protection) (Scotland) Act 1981; nor (b) a family home in relation to which a civil partner of the Chargor has occupancy rights, the expressions "family home" and "occupancy rights" having the meanings ascribed to them by the Civil Partnership Act 2004.

8. The Chargor consents to the registration of this Standard Security for execution.
9. This Standard Security will be governed by and construed in accordance with Scottish law.

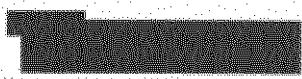
IN WITNESS WHEREOF these presents consisting of this and the preceding page are together with the Schedule executed by the Chargor as follows:-

at 

on 6th September 2018

by JACOB DOBSON

Print Full Name


Signature Director/Secretary

before this witness

NATHAN KUFLIK

Print Full Name


Signature of witness

Address of Witness: 




STANDARD SECURITY (CORPORATE)

This is the Schedule referred to in the foregoing Standard Security by Grangeford Estates Limited in favour of Aldermore Bank Plc in respect of the building 66-68 High Street Elgin IV30 1BJ and 1 Commerce Street, Elgin IV30 1BS.

PART 1

All and WHOLE the building known as 66-68 High Street, Elgin IV30 1BJ and 1 Commerce Street Elgin IV30 1BS and registered in the Land Register of Scotland under Title Number MOR1499.

PART 2

[prior securities]

[NONE]

PART 3

Lease between Adair Estates Limited and Costa Limited dated 14th and 20th and registered in the Books of Council and Session all days of November 2012.

