

133194/13

In accordance with
Sections 859A and
859J of the Companies
Act 2006

MR01

Particulars of a charge



Companies House

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

You can use the WebFiling service to file this form online
Please go to www.companieshouse.gov.uk

☒ **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.companieshouse.gov.uk

This form **must be delivered to the Registrar for registration**
21 days beginning with the day after the date of creation or
delivered outside of the 21 days it will be rejected unless it is
court order extending the time for delivery



You **must** enclose a certified copy of the instrument with this
scanned and placed on the public record

THURSDAY



A2L56TS1

A10

14/11/2013

#361

COMPANIES HOUSE

1 Company details

Company number 5 2 4 1 2 1 6

Company name in full Marston's Property Developments Limited

For official use

→ **Filing 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 0 8 1 1 2 0 1 3

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 RAVENS CRAIG 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

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Description

Please give a short description of any land (including buildings), ship, aircraft or intellectual property registered (or required to be registered) in the UK which is subject to this fixed charge or fixed security

Continuation page

Please use a continuation page if you need to enter more details

Description

ALL and WHOLE the area extending to 1 053 acres or thereby lying to the west of New Craig Road and to the south of Prospect Hill Road, Ravenscraig, shown edged red on the plan annexed and executed as relative hereto and being part of the property registered in the Land Register of Scotland under Title Number LAN141622

5

Fixed charge or fixed security

Does the instrument include a fixed 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 chargor from creating any further security that will rank equally with or ahead of the charge? Please tick the appropriate box

☒ **Yes**

☐ **No**

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Particulars of a charge

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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)

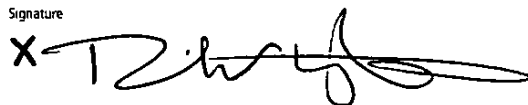
9

Signature

Please sign the form here

Signature

Signature

X  X

Richard Whyte, Member, Brodies

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

MR01

Particulars of a charge



Presenter information

We will send the certificate to the address entered below. All details given here will be available on the public record. You do not have to show any details here but, if none are given, we will send the certificate to the company's Registered Office address.

Contact name

Company name

Address

Post town

County/Region

Postcode

Country

DX

Telephone



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 £13 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.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 5241216

Charge code: 0524 1216 0002

The Registrar of Companies for England and Wales hereby certifies that a charge dated 8th November 2013 and created by MARSTON'S PROPERTY DEVELOPMENTS LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 14th November 2013

RO

Given at Companies House, Cardiff on 21st November 2013



Companies House



THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES

0
BRODIES^{LLP}

www.brodies.com

This is a Certified True Copy
save for the material redacted
pursuant to Section 859(G) of
the Companies Act 2006.


.....
Brodies LLP

STANDARD SECURITY

by

MARSTON'S PROPERTY DEVELOPMENTS LIMITED

In favour of

RAVENS CRAIG LIMITED

re: Site at New Craig Road/Prospect Hill Road, Ravenscraig

We, **Marston's Property Developments Limited**, incorporated under the Companies Acts (Company Number 5241216 and having their Registered Office at Marston's House, Brewery Road, Wolverhampton WV1 4JT ("the Owner") DO HEREBY IN SECURITY OF the whole obligations *ad factum praestandum* undertaken by us, our other liabilities and others due and that may become due (collectively "the Secured Obligations") or arising from Clause 5 of the development agreement dated 2013 between us and **RAVENS CRAIG LIMITED**, a company incorporated under the Companies Acts (Company Number SC192142) and having their Registered Office at 15 Atholl Crescent, Edinburgh EH3 8HA ("Ravenscraig Limited") ("the Development Agreement", and which expression shall include any amendments, variations, supplements or novations thereof or thereby), we do hereby GRANT in favour of Ravenscraig Limited a Standard Security over the subjects known and forming ALL and WHOLE the area extending to 1 053 acres or thereby lying to the west of New Craig Road and to the south of Prospect Hill Road, Ravenscraig, shown edged red on the plan annexed and executed as relative hereto and being part of the property registered in the Land Register of Scotland under Title Number LAN141622 ("the Security Subjects"), provided always that this Standard Security shall be postponed in ranking after all sums due and to become due in relation to the promotion, acquisition and development of the Security Subjects (including interest and charges thereon) and secured under one prior ranking standard security granted, or to be granted from time to time, by the Owner, 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, And we agree that the Standard Conditions shall be varied as follows -


- 1 Standard Conditions 1, 2, 3, 4, 5 and 12, shall be delete,
2. The undertakings and obligations on the part of the Owner contained in this Standard Security shall be in addition to and not in substitution for the undertakings and obligations on the part of the Owner contained in the Development Agreement
- 3 For the purposes of this Standard Security any reference to the Security Subjects shall include a reference to any part or parts thereof and, where there is any conflict between the Standard Conditions and the terms of the Standard Security and the Development Agreement, the Standard Security and the Development Agreement shall prevail and shall have effect in preference to the Standard Conditions

- 4 Ravenscraig Limited shall grant and deliver a discharge of this Standard Security forthwith after the Secured Obligations have been satisfied, implemented or paid in full

And we grant warrandice IN WITNESS WHEREOF these presents consisting of this page are subscribed as follows -


For and on behalf of Marston's Property Developments Limited



signature of
~~director/secretary/authorised signatory/witness~~



full name of above (print)

~~address of witness~~


signature of
director/secretary/authorised signatory


full name of above (print)

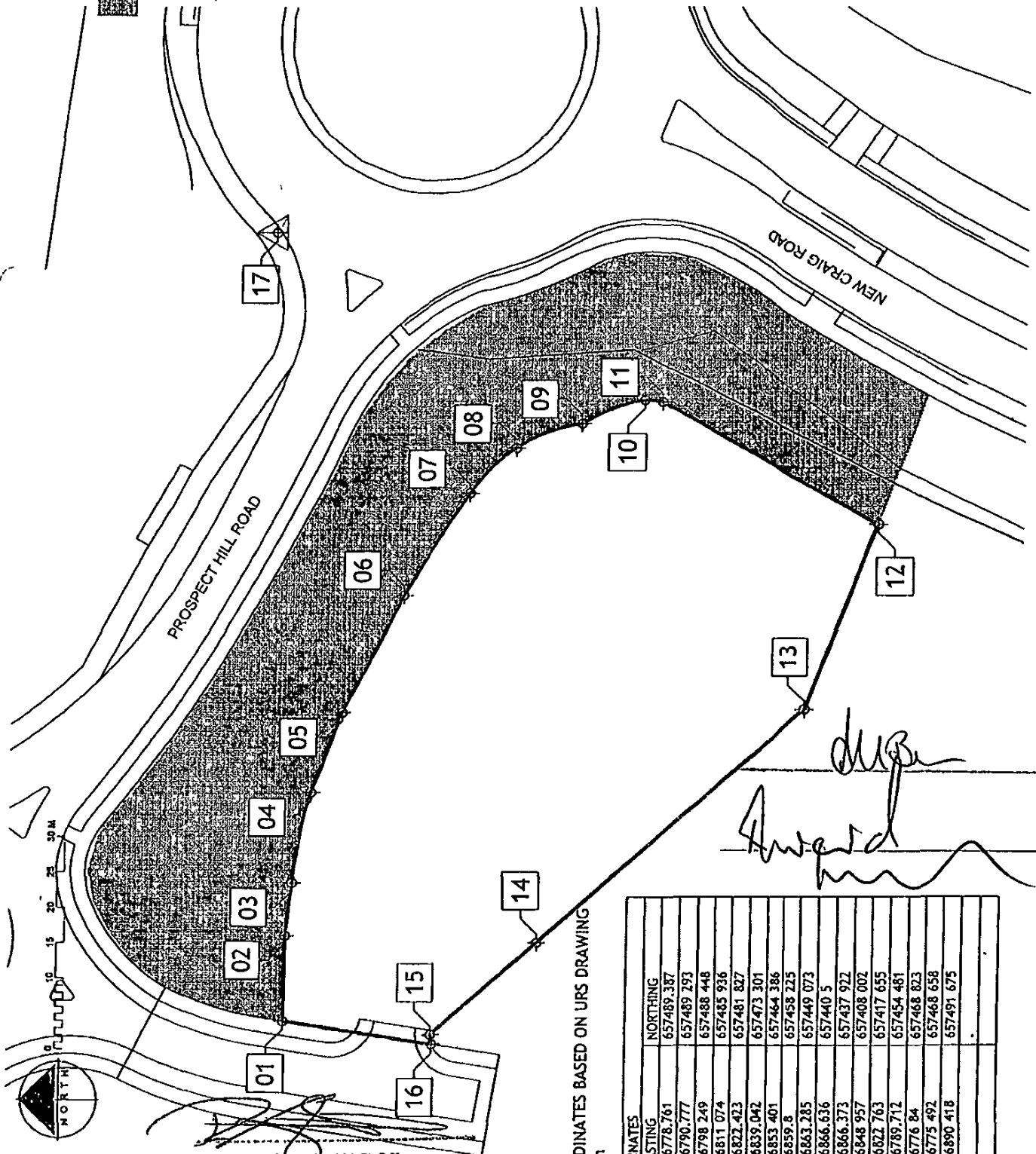

date of signing


place of signing

This is the Plan referred to in the foregoing Standard Security by Marston's Property Developments Limited in favour of Ravenscraig Limited

ADJACENT AREA

A. 1001 1000000 1000000		AXIOM ARCHITECTS	
Rev	Desc	Rev	Desc
1	1000000 1000000	1	1000000 1000000
2	1000000 1000000	2	1000000 1000000
3	1000000 1000000	3	1000000 1000000
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FOR AND ON BEHALF OF
MACLAY MURRAY AND SPENS LLP

COORDINATES BASED ON URS DRAWING
1050m

COORDINATES	REF	EASTING	NORTHING
1	276778.761	657489.387	
2	276790.777	657489.293	
3	276798.249	657488.448	
4	276811.074	657485.936	
5	276822.423	657481.827	
6	276839.042	657473.301	
7	276853.401	657464.386	
8	276859.8	657458.225	
9	276863.285	657449.073	
10	276866.636	657440.5	
11	276866.373	657437.922	
12	276848.957	657408.002	
13	276822.763	657417.655	
14	276789.712	657454.481	
15	276776.84	657468.823	
16	276775.492	657468.658	
17	276890.418	657491.675	

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