



Registration of a Charge

Company name: **SPRINGFIELD PROPERTIES PLC**

Company number: **SC031286**



X9KHJTT5

Received for Electronic Filing: **23/12/2020**

Details of Charge

Date of creation: **22/12/2020**

Charge code: **SC03 1286 0061**

Persons entitled: **LORD RALPH WILLIAM FRANCIS JOSEPH KERR**

Brief description: **SUBJECTS AT LINGERWOOD FARM, MIDLOTHIAN. FOR MORE DETAILS
PLEASE REFER TO THE INSTRUMENT**

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: **SHEENA CLIFFORD**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 31286

Charge code: SC03 1286 0061

The Registrar of Companies for Scotland hereby certifies that a charge dated 22nd December 2020 and created by SPRINGFIELD PROPERTIES PLC was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 23rd December 2020 .

Given at Companies House, Edinburgh on 23rd December 2020

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**

We, SPRINGFIELD PROPERTIES PLC, incorporated under the Companies Acts (registered number SC031286) and having our registered office at Alexander Fleming House, 8 Southfield Drive, Elgin, Morayshire, Scotland, IV30 6GR as proprietors of those subjects at Lingerwood Farm, Midlothian in security of payment by us of the Sales Revenue Overage in terms of Clause 3 of the missives entered into between us, Anderson Strathern LLP, Shepherd and Wedderburn LLP and Turcan Connell dated 4th, 10th & 11th September 2020 ("the Missives") DO HEREBY grant a standard security in favour of LORD RALPH WILLIAM FRANCIS JOSEPH KERR of Melbourne Hall, Melbourne, Derbyshire over (IN THE FIRST PLACE) ALL and WHOLE the subjects at Lingerwood Farm, Midlothian shown coloured (1) coloured blue on Plan 1 annexed and signed as relative hereto, (2) coloured light green and labelled "Area 2" on Plan 2 annexed and signed as relative hereto, (3) coloured grey on Plan 3 annexed and signed as relative hereto, (4) coloured blue on Plan 4 annexed and signed as relative hereto, (5) coloured red on Plan 5 annexed and signed as relative hereto, (6) coloured (a) pink (b) pink and hatched blue, (c) pink and cross hatched blue, and (d) pink and hatched green, all on Plan 6 annexed and signed as relative hereto; which subjects are part and portion of ALL and WHOLE (FIRST) the subjects more particularly described in and disposed (Second) and (Fourth) by Disposition by The 12th Marquess of Lothian in favour of the Trustees of the 12th Marquess of Lothian recorded in the Division of the General Register of Sasine for the County of Midlothian on Eighteenth January, Nineteen hundred and ninety one; (SECOND) the subjects more particularly described in and disposed by Disposition by Marquess of Lothian and Lord Ralph William Francis Joseph Kerr in favour of Grange Estates (Newbattle) Limited recorded in the said Division of the General Register of Sasines on Ninth September, Nineteen Hundred and Ninety Eight; (THIRD) the subjects described in and disposed by Disposition by The Most Honourable Peter Francis Walter Kerr in favour of Lord Ralph William Francis Walter Kerr recorded in the Division of the General Register of Sasine for the County of Midlothian on Thirtieth June Nineteen hundred and ninety seven; (IN THE SECOND PLACE) ALL and WHOLE the subjects known as The Common Wood, Gowkshill, Gorebridge being the subjects registered in the Land Register of Scotland under Title Number MID81439; and (IN THE THIRD PLACE) PART and PORTION of ALL and WHOLE the subjects lying to the south of Mayfield Industrial Estate, Newbattle being the subjects registered in the Land Register of Scotland under Title Number MID76269; (the "Security Subjects"); 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 save as aforesaid the said standard conditions shall be varied to the effect that Standard Conditions 1, 2, 3, 5 and 7 of said Schedule 3 to the lastmentioned Act shall not apply;

I certify that this is a true and complete copy of the original deed

.....*Sheena M. Clifford*.....
(Solicitor)
(Notary Public)

EDINBURGH 15.12.2020

And we grant warrantice; And it is declared that this Standard Security is to rank pari passu with the Standard Security granted by us in favour of Grange Estates (Newbattle) Limited dated of even date with this Standard Security; And we consent to registration hereof for execution: IN WITNESS WHEREOF these presents consisting of this page and the preceding page, Plan 1, Plan 2, Plan 3, Plan 4, Plan 5 and Plan 6 annexed hereto are subscribed as follows:

Signature 
Witness/2nd Director/
Authorised Signatory* (*delete as applicable)

Signature 
Director/Company Secretary

Full name GRAHAM CAMPBELL

Full name DAVID ROSS

Address 32A WEST GEORGE ST

Date of signing 1/12/2020

GLASGOW

Place of signing GLASGOW

Area 1
22.262ha
55.011ac

Area 2
95.829ha
236.799ac

Common
Wood
7.575 ha
18.718 ac

A3



north

Om

50

100

150

200

scale bar 1:2500

[illegible]

Area 3
6.758ha
16.700ac



Springfield

Springfield House,
1 Central Park Avenue,
Lisburn, FK3 4RX
Tel: 01324 555 535
Fax: 01324 574 899
Email: lisburn@springfield.co.uk

Project
MI02 - Lingenwood

**Dredging
Acquisition Area 3**

Scale	1:2500@A3
Drawing no.	MI02-AA03-01

Date
July 2020

Drawn by
JD

Checked by
AJY

Rev

This is Plan 4 referred to in the foregoing Standard Security by Springfield Properties Plc in favour of
Lord Ralph William Francis Joseph Kerr

A3

north



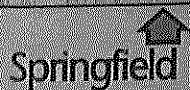
0m 50 100 150 200



scale bar 1:2500

Important notice to clients/contractors
The works are to be carried out in accordance with the relevant standards, specifications and codes of practice. Any deviation from the approved plans must be reported to the client. Contractors to check all dimensions are the same as shown on the plans. Clients/contractors must be aware that the copyright of the drawings and design remains the sole property of Springfield Properties Plc and must not be used for any other purpose without written consent.

Area 4
0.094ha
0.233ac



Springfield Homes,
3 Central Park Avenue,
Lisburn, PS5 4RX,
Tel: 01334 555 836
Fax: 01334 574 899
Email: sales@springfield.co.uk

Project
MI02 - Lingerwood

Drawing
Acquisition Area 4

Scale
1:2500@A3

Date
July 2020

Drawn by
JD

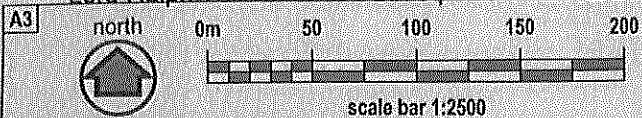
Checked by
AJY

Drawing no.
MI02-AA04-01

Rev
-

[Handwritten signature]

This is Plan 5 referred to in the foregoing Standard Security by Springfield Properties Plc in favour of
Lord Ralph William Francis Joseph Kerr



Important notes for clients / consultants
The marks are to be printed on an A3 size sheet. Any alterations to the approved plans must be made to the original. Consultants to check all dimensions on the plan to ensure accuracy of work. Given dimensions only in feet and inches. The integral of this drawing and design remain the sole property of Springfield Properties Plc and must not be used in any other circumstances without the prior written consent of Springfield Properties Plc.

Area 5
11.929ha
29.477ac

Rev. W: 14/04/20 Area updated following ownership discussions, JD
Rev. A: 26/07/20 Area updated following ownership discussions, JD

Springfield

Springfield House,
3 Central Park Avenue,
Lutterell, FKS AR2.
Tel: 01324 855 838
Fax: 01324 874 890
Email: lrbert@springfield.co.uk

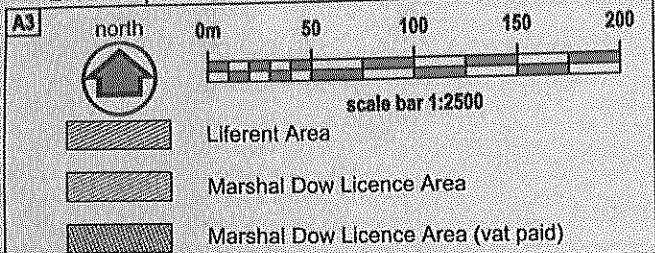
Project
MI02 - Lingerwood

Drawing
Acquisition Area 5

Scale	Date	Drawn by	Checked by
1:2500@A3	July 2020	JD	AJY
Drawing no. MI02-AA05-01		Rev	B

Handwritten signature/initials

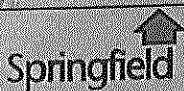
This is Plan 6 referred to in the foregoing Standard Security by Springfield Properties Plc in favour of Lord Ralph William Francis Joseph Kerr



Any errors and/or omissions are the user's responsibility. The user shall be responsible for ensuring that the information contained in this plan is accurate and up to date. The user shall be responsible for ensuring that the information contained in this plan is accurate and up to date. The user shall be responsible for ensuring that the information contained in this plan is accurate and up to date.

Area 6
0.729ha
1.801ac

Rev. 'C' 24/08/20 Area updated following ownership discussions. JD
Rev. 'B' 12/08/20 Area updated following ownership discussions. JD
Rev. 'A' 05/08/20 Area updated following ownership discussions. JD



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3 Central Park Avenue,
Limerick, T65 4DZ.
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Fax: 01324 874890
Email: lrbert@springfield.co.uk

Project
MI02 - Lingerwood

Drawing
Acquisition Area 6

Scale 1:2500@A3	Date July 2020	Drawn by JD	Checked by AJY
Drawing no. MI02-AA06-01			Rev C

Handwritten signature