

MR01

Particulars of a charge



Companies House

011198 / £23



Go online to file this information
www.gov.uk/companieshouse

A fee is be payable with this form
Please see 'How to pay' on the back

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11/02/2023

#46

COMPANIES HOUSE

☒ **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
an instrument. Use form MR08.

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 S C 0 4 4 5 0 4

Company name in full Highland Fine Cheeses Limited

For official use

6

→ **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 0 9 0 2 2 0 2 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 HSBC UK Bank 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.

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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

Cheese factory situated on land at Blairliath Farm, Shore Road, Tain, IV19 1EB. For more details please refer to the instrument.

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



X

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

MRO1

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 **Ross Thomson**

Company name **Harper Macleod LLP**

Address **Alder House**

Cradlehall Business Park

Post town **Inverness**

County/Region **Highland**

Postcode **I V 2 5 G H**

Country **Scotland**

DX **521005 Inverness 3**

Telephone **01463 795008**

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: 44504

Charge code: SC04 4504 0006

The Registrar of Companies for Scotland hereby certifies that a charge dated 9th February 2023 and created by **HIGHLAND FINE CHEESES LIMITED** was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 11th February 2023.

Given at Companies House, Edinburgh on 14th February 2023



Companies House



**THE OFFICIAL SEAL OF THE
REGISTRAR OF COMPANIES**

STANDARD SECURITY

This Standard Security is delivered on _____ 2023

THIS IS AN IMPORTANT LEGAL DOCUMENT. WE RECOMMEND THAT YOU OBTAIN INDEPENDENT LEGAL ADVICE AND MAKE SURE YOU UNDERSTAND IT BEFORE YOU SIGN IT

Key Standard Security Details	
You/Your	Highland Fine Cheeses Limited with registered number SC044504, Highland Fine Cheeses, Blarliath Farm, Shore Road, Tain, Ross-Shire, United Kingdom, IV19 1EB
Us/We	HSBC UK Bank plc, a company incorporated under the Companies Act (Company number 09928412) and having a place of business at Securities Processing Centre, BX8 5HB or another entity that it transfers its rights and/or obligations under this Standard Security to.
The Property	Property address: Cheese Factory Situated on land at Blairliath Farm, Shore Road, Tain, IV19 1EB as more fully described in Part 1 of the Schedule.
Your assets that are secured	By entering into this Standard Security you are giving us security over the Property.
Your obligations to us that are secured	You give us security under this Standard Security for the payment of any amounts owed by you to us whether now or in the future, and whether owed jointly or severally (the 'Debt').
Schedule	The Schedule annexed and executed as relative to this Standard Security.
Scottish Security Conditions	The Scottish Security Conditions (2021 edition) dated 26 October 2021 and registered in the Books of Council and Session on 3 November 2021 and any variation or extension of those Scottish Security Conditions.



CERTIFIED A TRUE COPY
Arthur & Carmichael LLP
Solicitors, Dornoch

8/2/2023

1. MEANING OF CERTAIN WORDS

1.1 The definitions in the Key Standard Security Details table apply to the rest of this Standard Security.

1.2 The Scottish Security Conditions are incorporated into this Standard Security and form part of this Standard Security as if they were set out here in full.

2. WHAT YOU AGREE TO PAY US

2.1 You will pay us on demand, the Debt.

2.2 The Debt does not include any money and liabilities arising under a regulated agreement, as defined under section 189 of the Consumer Credit Act 1974 as may be amended or replaced from time to time.

2.3 We will charge you interest in accordance with any agreement between you and us or (if there is no agreement) at a rate of 3% per year above the Bank of England base rate (as such base rate may change, and whenever such base rate is less than zero it shall be deemed to be zero) from the date of demand until the date on which you make the payment, if you fail to pay us in accordance with our demand.

3. THE SECURITY YOU GIVE US

3.1 You, in security for the Debt, hereby grant a standard security in favour of us over the Property.

3.2 You will hold the Property on trust for us if this Standard Security is ineffective.

4. WARRANDICE

You grant warrandice.

5. THE SCOTTISH SECURITY CONDITIONS

5.1 You undertake to comply fully with the Scottish Security Conditions. You acknowledge having received a copy of the Scottish Security Conditions.

5.2 The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 as amended and varied by (a) the Redemption of Standard Securities (Scotland) Act 1971 and (b) the Scottish Security Conditions, and any lawful variation thereof operative for the time being, shall apply.

6. CALCULATIONS AND CERTIFICATES

Any rate or amount under this Standard Security or in relation to the Debt that we certify or define will, unless there is a manifest error, be conclusive evidence of the relevant matter.

7. DELIVERY

7.1 Counterpart execution

This Standard Security may be executed in any number of counterparts and by the parties on separate counterparts.

7.2 Delivery where this Standard Security is executed in counterpart

Where executed in counterpart:

7.2.1 this Standard Security shall not take effect until all of the counterparts have been delivered;

7.2.2 each counterpart will be held as undelivered until the parties agree a date on which the counterparts are to be treated as delivered; and

7.2.3 the parties may choose to evidence the date of delivery of this Standard Security by inserting this on the front page of this Standard Security.

7.3 Delivery where this Standard Security is not executed in counterpart

If this Standard Security is not executed in counterparts, this Standard Security shall be delivered on the date inserted on the front page of this Standard Security or, if no such date is inserted, the date on which the last party has signed this Standard Security.

7.4 Appointment of nominated person

The parties to this Standard Security, in accordance with section 2(1) of the Legal Writings (Counterparts and Delivery) (Scotland) Act 2015 ('**Counterparts Act**'), may nominate a person to take delivery of all counterparts of this Standard Security. The parties agree that the provisions of section 2(3) of the Counterparts Act shall not apply to any counterpart of this Standard Security.

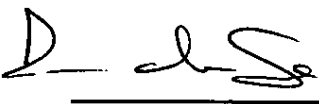
8. CONSENT TO REGISTRATION

8.1 You consent to the registration of this Standard Security and of any certificate referred to in clause 6 above for preservation and execution.

IN WITNESS WHEREOF this Standard Security consisting of this and the three preceding pages and the Schedule annexed and executed as relative hereto is executed by you as follows:

This is an important legal document. We strongly recommend that you obtain independent legal advice and make sure that you understand it before you sign it.

Subscribed for and on behalf of: Highland Fine Cheeses Limited

by a  Signature
director

RUAIRADH GUY VERNON MUNRO STONE Director
(name of director)

at: TAIN
(insert place of signing)

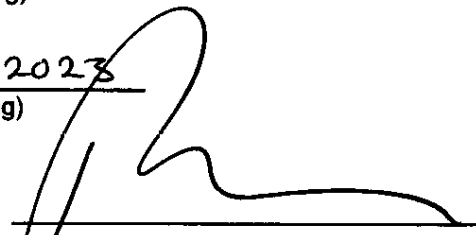
on: 02/02/2023
(insert date of signing)

In the presence of:

Signature of Witness

Print full name

Address


DANIEL JOHN GUNN
THE WHITE HOUSE, CATHEDRAL SQUARE, DORNOCH
IV2S 3SW




8/2/2023

This is the Schedule referred to in the foregoing Standard Security by Highland Fine Cheeses Limited in favour of HSBC UK Bank plc

PART 1

Description of the Property secured in favour of HSBC UK Bank plc

ALL and WHOLE the subjects known as and forming The Cheese Factory, Blarliath Industrial Estate, Tain, IV19 1EB, being (FIRST) the whole subjects registered in the Land Register of Scotland under Title Number ROS11281; and (SECOND) the subjects known as and forming 2.18 acres of land at Blairliath Farm, Shore Road, Tain, IV19 1EB, which subjects are ALL and WHOLE the subjects more particularly described in and disposed by the Disposition by Edward Reginald Stone in favour of Highland Fine Cheeses Limited dated 30 May 1968 and recorded in the Division of the General Register of Sasines applicable to the County of Ross and Cromarty on 27 December 1968 UNDER EXCEPTION of (PRIMO) the subjects more particularly described in and disposed by the Feu Disposition by Highland Fine Cheeses Limited in favour of Tain Cold Storage Limited dated 13 January 1969 and recorded in the said Division of the General Register of Sasines on 26 February 1969 and (SECUNDO) the subjects more particularly described in and disposed by the Disposition by Highland Fine Cheeses Limited in favour of Ruairidh Guy Vernon Munro Stone dated 15 December 2022 and currently undergoing registration in the Land Register of Scotland under Title Number ROS27842; which subjects (SECOND) are shown shaded green on the plan annexed and subscribed as relative hereto.


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This is the Plan referred to in the foregoing Standard Security by Highland Fine Cheeses in favour of
HSBC UK Bank plc

Blarliath Industrial Estate, Tain, IV19 1EB

Daniel Se

