



Registration of a Charge

Company name: **STEWART MILNE GROUP LIMITED**

Company number: **SC057709**

Received for Electronic Filing: **03/10/2017**



X6G8W5JE

Details of Charge

Date of creation: **21/09/2017**

Charge code: **SC05 7709 0214**

Persons entitled: **DAVID REID AS TRUSTEE OF THE HC PILKINGTON TRUST
ANTHONY BAYLISS AS TRUSTEE OF THE HC PILKINGTON TRUST
JONATHAN HENSON AS TRUSTEE OF THE HC PILKINGTON TRUST
TRUSTEES OF THE HC PILKINGTON TRUST**

Brief description: **ALL AND WHOLE THE SUBJECTS LYING TO THE WEST OF THE ROADS
FROM PERTH TO RUTHVENFIELD TITLE TO WHICH IS REGISTERED IN
THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER PTH16526**

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:

PINSENT MASONS LLP



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 57709

Charge code: SC05 7709 0214

The Registrar of Companies for Scotland hereby certifies that a charge dated 21st September 2017 and created by STEWART MILNE GROUP LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd October 2017 .

Given at Companies House, Edinburgh on 4th October 2017

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**

Client ref: MIL/1193/07868



STANDARD SECURITY

by

**STEWART MILNE GROUP LIMITED AND
KING DEVELOPMENT COMPANY LIMITED**

in favour of

**DAVID REID, ANTHONY BAYLISS AND JONATHAN HENSON
AS TRUSTEES OF THE HC PILKINGTON TRUST**

WE, (i) Stewart Milne Group Limited, a company incorporated under the Companies Acts (Registered Number SC057709) and having their Registered Office at Peregrine House, Mosscroft Avenue, Westhill Business Park, Westhill, Aberdeen, AB32 6TQ and (ii) King Development Company Limited, a company incorporated under the Companies Acts (Registered Number SC115534) and having their Registered Office at Peregrine House, aforesaid, (together the "Grantor") in security of the obligations undertaken by us and due to David William Reid, Solicitor of 2 Tay Street, Perth, Anthony Michael Bayliss, Chartered Accountant of Castle Chambers, 43 Castle Street, Liverpool, L2 9TL and Jonathan Robert Mitchell Henson of Rysland, Mount Tabor Road, Perth, PH2 7DE the present trustees under the Will of Mrs Hilda Jane (or Johanna) Caroline Pilkington (otherwise Mrs Hilda Caroline Pilkington) of Dalnacardoch, Calvine in the County of Perth in Scotland and of Greenlands, Ashorne in the County of Warwick in England dated Thirty first day of July Nineteen hundred and Eighty Seven and Codicil thereto dated the Eleventh day of November Nineteen hundred and Eighty eight which Will and Codicil are registered in the Books of Council and Session on the Ninth day of November Nineteen hundred and Ninety (hereinafter referred to as "Pilkington") in terms of the Option Agreement between us, the Grantor and Pilkington constituted by missives concluded between Pinsents Masons LLP on behalf of Pilkington and Burness Paull LLP on behalf of the Grantor, said missives dated 15 and 17 August 2017 in relation to the Security Subjects (as hereinafter defined) and as may be amended or re-stated from time to time DO HEREBY GRANT a Standard Security in favour of Pilkington over ALL and WHOLE the subjects lying to the west of the roads from Perth to Ruthvenfield title to which is registered in the Land Register of Scotland under Title Number PTH16526 ("the Security Subjects"); The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 as amended and any lawful variation thereof operative for the time being shall apply and those standard conditions shall be varied as follows (the numbering corresponding with the numbering of the standard conditions as they appear in that Schedule):

1(a) shall apply having regard to the fact that the Security Subjects are agricultural land;

2 shall not apply and it is expressly declared that the provisions of this standard security shall apply subject to the terms of the terms of (a) the Access Licence comprising Offer dated 5 November 2015 by Perth & Kinross Council addressed to Burness Paull LLP and acceptance by Burness Paull LLP dated 6 November 2015 and (b) Agreement among Perth & Kinross Council, Stewart Milne Group Limited, King Development Company Limited and the Pilkington Trust dated 3 November 2015 and subsequent dates ("the Agreements");

5(a) the obligation shall be to insure for reinstatement value and not market value;

6 shall not apply;

12 shall not apply in so far as it relates to the expenses of the preparation and execution of these presents and any variation, restriction and discharge hereof and the recording hereof.

The Grantor shall at any time during the continuance of this standard security be entitled to grant deeds of conditions or other real rights (other than that of ownership), servitudes and wayleaves in respect of the Security Subjects for the purpose of developing the Security Subjects for residential purposes and that without any requirement to obtain the consent of the Pilkington Trust.

And we grant warrandice but excluding therefrom (i) Bond and Floating Charge by Stewart Milne Group Limited in favour of The Governor and Company of the Bank of Scotland dated 29 March 1996 and registered in the Register of Charges on 9 April 1996, (ii) Bond and Floating Charge by King Development Company Limited in favour of Bank of Scotland plc registered in Scotland Number SC327000, Registered Office The Mound, Edinburgh EH1 1YZ registered in the Register of Charges on 5 November 2007 (iii) Floating Charge by Stewart Milne Group Limited in favour of Bank of Scotland plc dated 7 and registered in the Register of Charges on 11, both November 2013 (iv) Debenture by Stewart Milne Group Limited in favour of Bank of Scotland plc dated 7 and registered in the Register of Charges on 11, both November 2013 (v) Standard Security by Stewart Milne Group Limited and King Development Company Limited to Bank of Scotland plc dated 27 October and registered in the Land Register of Scotland against Title Number PTH16526 on 4 November, both 2016 and (vi) the Agreements: IN WITNESS WHEREOF these presents printed on this and the preceding page are executed as follows:

SUBSCRIBED for and on behalf of the said STEWART MILNE GROUP LIMITED

at WESTMILL, ABERDEEN

on 24 AUGUST 2017

by

CLARENCE FRASER WHITE ALLISON
Print Full name

before this witness:

STEVEN GEORGE LOOMES

Print Full Name

Address:

OSPREY HOUSE

WESTMILL BUSINESS PARK

ABERDEEN

[Signature]
Director/Authorised Signatory

[Signature]
Witness

SUBSCRIBED for and on behalf of the said KING DEVELOPMENT COMPANY LIMITED

at WESTMILL, ASBORNDEEN

on 24 AUGUST 2017.

by

GLENN FRASER WHITE ALLISON

Print Full name

before this witness:

STEVEN GEORGE LOOMES

Print Full Name

Address: OSPREY HOUSE

WESTMILL BUSINESS PARK

ASBORNDEEN

M MM
Director/Authorised Signatory

W
Witness