

MR01

Particulars of a charge



Companies House



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

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

25918/823

☒ **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.gov.uk/companieshouse

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.

FRIDAY



S82RRPGI
SCT 05/04/2019 #557
COMPANIES HOUSE

1 Company details

Company number S C 0 5 7 7 2 0
Company name in full A & J STEPHEN (BUILDERS) LIMITED

For official use

→ **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 3 0 4 2 0 1 9

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 TORNAGRAIN LIMITED (SC336825)

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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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

PROPERTY B1 FORMING PART OF PHASE 1A, TORNAGRAIN BEING THOSE THREE AREAS OF GROUND SHOWN DELINEATED IN RED AND COLOURED BLUE ON THE PLAN ANNEXED AND SIGNED AS RELATIVE TO THE INSTRUMENT 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 


AGENT FOR CHARGE


X


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

MR01


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 | JAMIE REID |
| Company name | GILLESEPIE MACANDREW LLP |
| | |
| Address | 5 ATHOLL CRESCENT |
| | |
| | |
| Post town | EDINBURGH |
| County/Region | |
| Postcode | E H 3 8 E J |
| Country | |
| DX | ED113 EDINBURGH-1 |
| 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: | |
| <input type="checkbox"/> | The company name and number match the information held on the public Register. |
| <input type="checkbox"/> | You have included a certified copy of the instrument with this form. |
| <input type="checkbox"/> | You have entered the date on which the charge was created. |
| <input type="checkbox"/> | You have shown the names of persons entitled to the charge. |
| <input type="checkbox"/> | You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8. |
| <input type="checkbox"/> | You have given a description in Section 4, if appropriate. |
| <input type="checkbox"/> | You have signed the form. |
| <input type="checkbox"/> | You have enclosed the correct fee. |
| <input type="checkbox"/> | 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: 57720

Charge code: SC05 7720 0007

The Registrar of Companies for Scotland hereby certifies that a charge dated 3rd April 2019 and created by A. & J. STEPHEN (BUILDERS) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th April 2019.

Given at Companies House, Edinburgh on 12th April 2019



Companies House



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

GILLESPIE MACANDREW

STANDARD SECURITY

By

A & J STEPHEN (Builders) LIMITED

in favour of

TORNAGRAIN LIMITED


Subjects: Property B1 forming part of Phase 1a, Tornagrain

GILLESPIE MACANDREW LLP
5 Atholl Crescent, Edinburgh
DX ED113
(EDINBURGH - 1)
FAS: 5432

2019

Ref: JR2/AB2/M.8000.1044

I certify this is as a true copy of the corresponding page
of an original document seen by me.

Signed:  Date: 4/4/19
SAMIE ANDREW REID, SOLICITOR,
Gillespie Macandrew
5 Atholl Crescent
Edinburgh EH3 8EJ

We, **A & J STEPHEN (BUILDERS) LIMITED**, incorporated under the Companies Acts (Company Number SC057720) and having its registered office at Stephen House, Edinburgh Road, Perth, PH2 8BS (hereinafter referred to as "**the Purchaser**") CONSIDERING that **A & J STEPHEN LIMITED**, a company incorporated under the Companies Acts (Company Number SC036265) and having its registered office at Stephen House, Edinburgh Road, Perth PH2 8BS have entered into missives to purchase from **TORNAGRAIN LIMITED**, a company incorporated under the Companies Acts (Company Number SC336825) and having its Registered Address at 5 Atholl Crescent, Edinburgh EH3 8EJ (hereinafter referred to as "**the Seller**") that area of ground at the Seller's development at Tornagrain more particularly described as Property B in the said missives entered into on behalf of the said A & J Stephen Limited and the Seller comprising offer to sell by Gillespie Macandrew as agents for the Seller dated 21st December 2016 ("**the Offer to Sell**") and concluding letter by Thorntons Law LLP as agents for the said A & J Stephen Limited dated 22nd December 2016 (hereinafter referred to as "**the Missives**") declaring that the said A & J Stephen Limited have nominated the Purchaser to take heritable title to the said Property B; FURTHER CONSIDERING that in security of the outstanding obligations incumbent upon the said A & J Stephen Limited in terms of clauses 2.2.1, 2.2.2, 2.2.3 and 11 of the Offer to Sell, the Purchaser has agreed to grant these presents, NOW THEREFORE the Purchaser hereby GRANTS a Standard Security in favour of the Seller over ALL and WHOLE those areas of ground shown delineated in red and coloured blue on the plan annexed and subscribed as relative hereto; Which said area of land forms part and portion of ALL and WHOLE those subjects registered in the Land Register of Scotland under Title Number INV35817; Together with the whole parts, privileges and pertinents thereof and our whole right, title and interest present and future therein and thereto; 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 but excepting therefrom standard conditions 2 and we agree that the Standard Conditions shall be varied in accordance with the Missives and also as follows: for the purposes of standard condition 12 the Purchaser shall not be liable for the expenses of the preparation and execution of the standard security and any variation, /

variation, restriction and discharge thereof; And we grant warrandice; IN WITNESS WHEREOF these presents typewritten on this and the preceding page together with the plan annexed and subscribed as relative hereto are executed by us the said A & J Stephen Limited as follows:

At Perth.....(Place)

On 13/3/19.....(Date)

J. Webster
.....
(Director/Secretary)

Before this witness

B. Muirhead
.....
(Witness Signature)

JOHN FINLAY WEBSTER
.....
(Full Name)

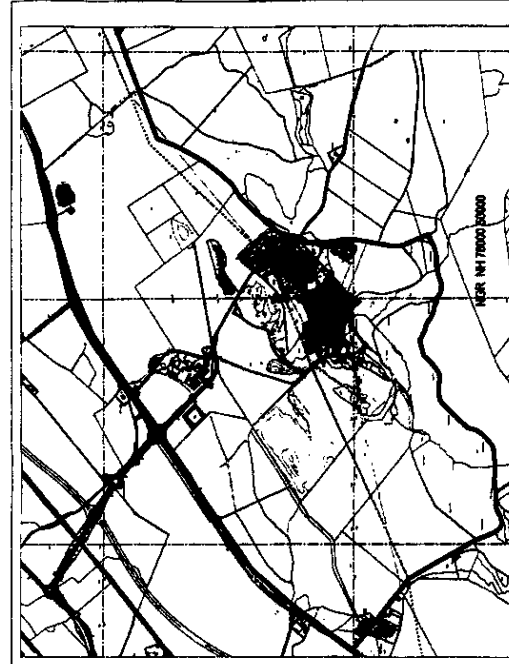
BILLIE-MAY MOIRHEAD
Full Name

26 BONHARD ROAD
(Address)

SCONE.....

PERTH PH2 6QN.....

+
P.M.V.

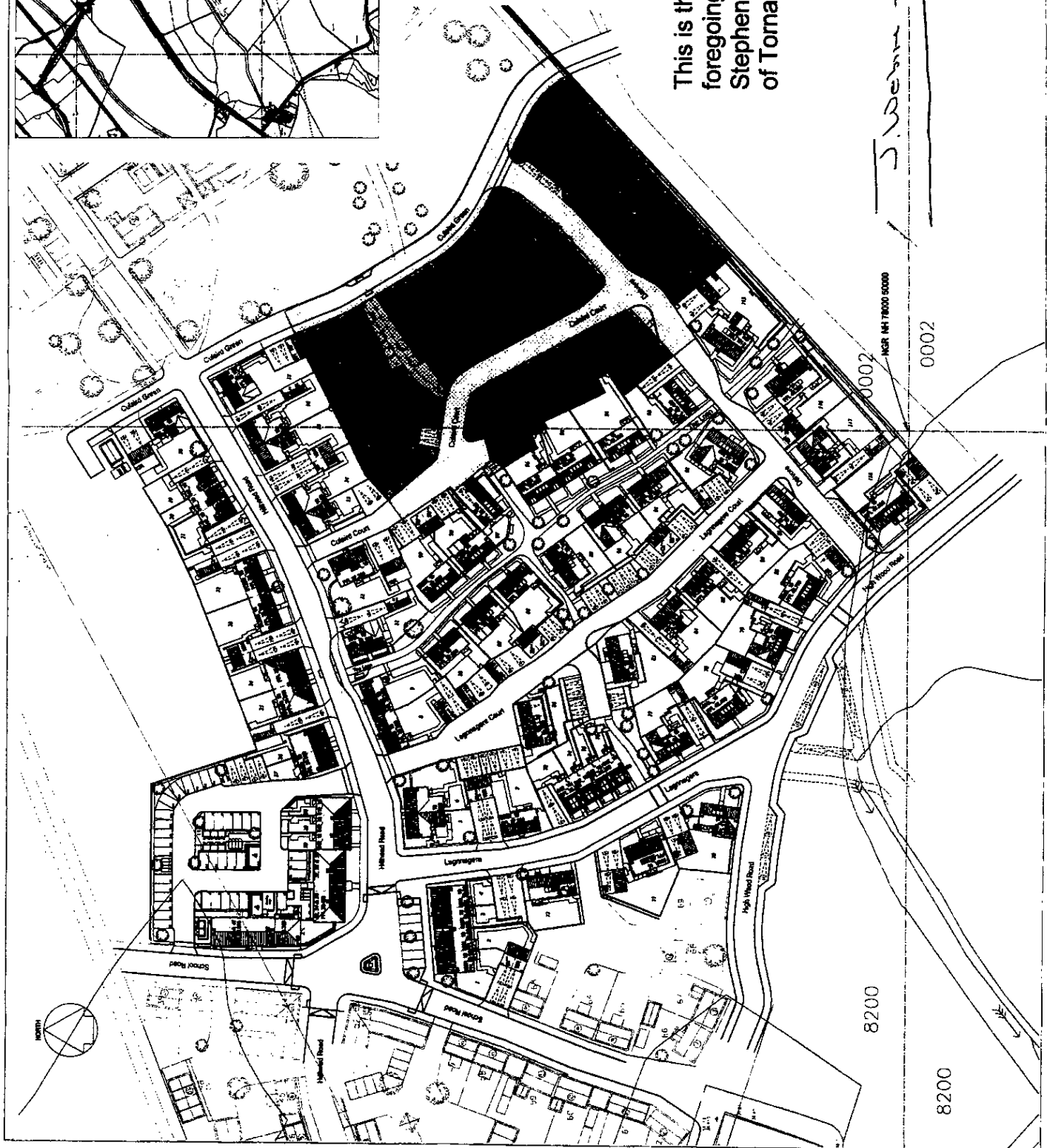


LOCATION PLAN
Scale 1:10000

LEGEND

- Land owned by A. & J. Stephen Ltd
Plot No's 100-114 (16 Units)
- Land retained by MEDCO, initial adoptable roads (excluding
hammetts) constructed by A. & J. Stephen Ltd
- Land retained by MEDCO, Non-adoptable road &
footpaths constructed by A. & J. Stephen Ltd

This is the Plan referred to in the
foregoing Standard Security by A. & J.
Stephen (Builders) Limited in favour
of Tornagrain Limited.



| | |
|--|-------------|
| A. & J. Stephen Ltd Stephen House, Galloway Road, Perth Perth & Kinross, Perthshire, Scotland Perth, Scotland, Scotland, Scotland | |
| HOUSE DEVELOPMENT AT TORNAGRAIN, PERTH | |
| Plot No's | 100-114 |
| Scale | 1:1000 |
| Drawn by | J. D. Brown |
| Checkd by | J. D. Brown |
| Engd by | J. D. Brown |