



Registration of a Charge

Company name: **WALKER HOLDINGS (SCOTLAND) LIMITED**

Company number: **SC146690**



X9YG9HQQ

Received for Electronic Filing: **16/02/2021**

Details of Charge

Date of creation: **12/02/2021**

Charge code: **SC14 6690 0026**

Persons entitled: **GRANGE ESTATES (NEWBATTLE) LIMITED**

Brief description: **LAND KNOWN AS DALHOUSIE SOUTH, BONYRIGG REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER MID202319 AND PRESENTLY UNDERGOING REGISTRATION IN THE LAND REGISTER UNDER TITLE NUMBER MID205979, UNDER EXCEPTION OF THE SUBJECTS PRESENTLY UNDERGOING REGISTRATION IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER MID220486**

Contains negative pledge.

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.**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 146690

Charge code: SC14 6690 0026

The Registrar of Companies for Scotland hereby certifies that a charge dated 12th February 2021 and created by WALKER HOLDINGS (SCOTLAND) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 16th February 2021 .

Given at Companies House, Edinburgh on 17th February 2021

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**



Standard Security

by

WALKER HOLDINGS (SCOTLAND) LIMITED

in favour of

GRANGE ESTATES (NEWBATTLE) LIMITED

Subjects: Land known as Dalhousie South, Bonnyrigg


Anderson Strathern LLP
1 Rutland Court
Edinburgh
EH3 8EY

Ref: GRA0514.0107/RPM/NDF

We, WALKER HOLDINGS (SCOTLAND) LIMITED, incorporated under the Companies Acts (registered number SC146690) and having our registered office at Alexander Fleming House, 8 Southfield Drive, Elgin, Morayshire, Scotland, IV30 6GR ("the Granter") as proprietors of the land known as Dalhousie South, Bonnyrigg in security of payment by us of the Second Instalment and the Third Instalment in terms of Paragraph 9 of Part 2 of the Schedule to the Option Agreement between the Granter and GRANGE ESTATES (NEWBATTLE) LIMITED, incorporated under the Companies Acts (registered number SC082225) and having its registered office at 18 Waterloo Street, Glasgow, Scotland, G2 6DB ("the Grantee") dated 22 January 2019 as varied by (a) Variation of Option Agreement dated 8 and 10 January 2020; (b) Variation of Option Agreement dated 3 and 13 November 2020; and (c) Variation of Option Agreement dated 30 November 2020 and 10 December 2020 DO HEREBY grant a standard security in favour of the Grantee over ALL and WHOLE the subjects at Dalhousie South registered in the Land Register of Scotland under Title Number MID202319 and presently undergoing registration in the Land Register under Title Number MID205979; UNDER EXCEPTION of the subjects presently undergoing registration in the Land Register of Scotland under Title Number MID220486; (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 the Granter agrees that 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; And the Granter agrees that the following conditions shall apply to these presents:

1. the Granter shall not be entitled to sell, convey, dispose of or transfer the Security Subjects or any part thereof without the Grantee's prior written consent and any attempt to do so shall be an event of default in terms hereof. Any conveyances granted without the Grantee's prior written consent, whether for value or not, shall be invalid; and
2. the Granter shall not be entitled to burden, charge (whether by fixed or floating charge) or grant any servitudes, wayleaves or third party rights or Deeds of Conditions over the Security Subjects without the Grantee's prior written consent and any such burdens, charges or others granted without the Grantee's prior written consent shall be invalid;

And the Granter grants warrandice; And the Granter consents to registration hereof for execution: IN WITNESS WHEREOF these presents consisting of this page are executed on behalf of Walker Holdings (Scotland) Limited as follows:

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

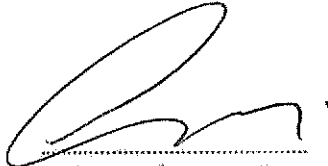
Full name PETER WILLIAM ALEXANDER PRATT

Address 10 ALBERT PLACE

SPRINGBANK APT 24L

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Signature 
 Director/Authorised Signatory/Company Secretary*
 (*delete as applicable)

Full name COLIN JAMES MCKENZIE

Date of signing 27 JANUARY 2021

Place of signing STIRLING