



**Registration of a Charge**

Company Name: **A. & H. G. PROPERTIES LTD.**

Company Number: **SC219179**



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**Details of Charge**

Date of creation: **29/04/2022**

Charge code: **SC21 9179 0008**

Persons entitled: **THE ROYAL BANK OF SCOTLAND PLC**

Brief description: **ALL AND WHOLE (FIRST) THOSE GROUND FLOOR SHOP PREMISES KNOWN AS AND FORMING 115, 117 AND 119 HIGH STREET, BIGGAR, ML12 6DL WHICH INCLUDE THE EXTENSION SUBJECTS SHOWN COLOURED GREEN ON THE PLAN ANNEXED AND EXECUTED AS RELATIVE HERETO ("THE PLAN") AND FORMING PART OF THE LARGER TENEMENT 113 TO 119 (ODD NUMBERS) HIGH STREET, THE FOOTPRINT OF WHICH LARGER TENEMENT IS SHOWN OUTLINED IN RED ON THE PLAN (SECOND) THE ACCESS AREA SHOWN TINTED PINK ON THE PLAN; AND (THIRD) THE SHEDS SHOWN COLOURED BLUE ON THE PLAN; AND ALL OF WHICH SUBJECTS HEREINBEFORE DESCRIBED (FIRST), (SECOND) AND (THIRD) COMPRISE THOSE SUBJECTS MORE PARTICULARLY DESCRIBED IN AND DISPOSED BY DISPOSITION BY THE TRUSTEES OF JOHN GLADSTONE IN FAVOUR OF ALEXANDER GEORGE GLADSTONE DATED 8 AND RECORDED IN THE DIVISION OF THE GENERAL REGISTER OF SASINES APPLICABLE TO THE COUNTY OF LANARK ON 10 BOTH DAYS OF MAY 1911 BUT EXCEPTING FROM THE SUBJECTS DESCRIBED IN THE LAST MENTIONED DISPOSITION: (1) THAT PART THEREOF DESCRIBED IN THE DISPOSITION GRANTED BY ALEXANDER GEORGE GLADSTONE IN FAVOUR OF ARCHIBALD BROWN DATED 29 NOVEMBER AND RECORDED IN THE SAID DIVISION OF THE GENERAL REGISTER OF SASINES ON 8 DECEMBER BOTH IN THE YEAR 1922; (2) THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER LAN44489; (3) THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER LAN62513; (4) THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER LAN97569; AND (4) THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND**

UNDER TITLE NUMBER LAN233406; TOGETHER WITH (BY WAY OF INCLUSION AND NOT EXCEPTION) (ONE) THE PARTS, PRIVILEGES AND PERTINENTS; (TWO) THE SELLER'S WHOLE RIGHT, TITLE AND INTEREST PRESENT AND FUTURE IN AND TO THE PROPERTY HEREBY DISPONED; (THREE); A JOINT OR COMMON RIGHT OF PROPERTY IN THE SOLUM OF THE SAID TENEMENT SHOWN EDGED RED ON THE PLAN ALONG WITH THE OTHER PROPRIETORS IN THE SAID TENEMENT; (FOUR) A RIGHT IN COMMON WITH THE OTHER PROPRIETORS IN THE SAID TENEMENT TO ALL THE DRAINS, RAILS AND SOIL AND WATER PIPES AND ALL OTHERS COMMON OR MUTUAL TO THE SAID TENEMENT

Contains negative pledge.

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### Authentication of Form

This form was authorised by: **a person with an interest in the registration of the charge.**

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### 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: **SOPHIE BYRNE**



## **CERTIFICATE OF THE REGISTRATION OF A CHARGE**

Company number: 219179

Charge code: SC21 9179 0008

The Registrar of Companies for Scotland hereby certifies that a charge dated 29th April 2022 and created by A. & H. G. PROPERTIES LTD. was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd May 2022 .

Given at Companies House, Edinburgh on 4th May 2022

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

**THIS DOCUMENT AND THE BANK'S STANDARD SECURITY TERMS TOGETHER FORM AN IMPORTANT DEED. YOU SHOULD TAKE LEGAL ADVICE BEFORE SIGNING.**

<b>Owner:</b>	<b>A. &amp; H. G. PROPERTIES LTD</b> , Company Number SC219179 and having its registered office at 47-49 The Square, Kelso, TD5 7HW
<b>Bank:</b>	<b>The Royal Bank of Scotland plc</b> , Company Number SC83026, Corporate Documentation & Operations, 1 Hardman Boulevard, Manchester, M3 3AQ
<b>Property:</b>	ALL and WHOLE (First) those ground floor shop premises known as and forming 115, 117 and 119 HIGH STREET, BIGGAR, ML12 6DL which include the extension subjects shown coloured green on the plan annexed and executed as relative hereto ("the Plan") and forming part of the larger tenement 113 to 119 (odd numbers) High Street, the footprint of which larger tenement is shown outlined in red on the Plan (Second) the access area shown tinted pink on the Plan; and (Third) the sheds shown coloured blue on the Plan; and all of which subjects hereinbefore described (First), (Second) and (Third) comprise those subjects more particularly described in and disposed by Disposition by The Trustees of John Gladstone in favour of Alexander George Gladstone dated 8 and recorded in the Division of the General Register of Sasines applicable to the County of Lanark on 10 both days of May 1911 but excepting from the subjects described in the last mentioned Disposition: (1) that part thereof described in the Disposition granted by Alexander George Gladstone in favour of Archibald Brown dated 29 November and recorded in the said Division of the General Register of Sasines on 8 December both in the year 1922; (2) the subjects registered in the Land Register of Scotland under Title Number LAN44489; (3) the subjects registered in the Land Register of Scotland under Title Number LAN62513; (4) the subjects registered in the Land Register of Scotland under Title Number LAN97569; and (4) the subjects registered in the Land Register of Scotland under Title Number LAN233406; TOGETHER WITH (by way of inclusion and not exception) (One) the parts, privileges and pertinents; (Two) the Seller's whole right, title and interest present and future in and to the property hereby disposed; (Three); a joint or common right of property in the solum of the said tenement shown edged red on the Plan along with the other proprietors in the said tenement; (Four) a right in common with the other proprietors in the said tenement to all the drains, rails and soil and water pipes and all others common or mutual to the said tenement
<b>Ancillary Rights:</b>	All rights ancillary to ownership of the Property as more fully described in the Terms
<b>Terms:</b>	The Bank's Standard Security Terms dated and registered in the Books of Council and Session on 4 July 2011 form part of this standard security and are available to be read and printed online. To access the Terms go to <a href="http://www.rbs.co.uk/terms">www.rbs.co.uk/terms</a> and enter ss0511 or a copy can be obtained from the Owner's solicitor.

## **1 Obligations**

- 1.1 The Owner undertakes to pay to the Bank or otherwise discharge, in each case on demand, the Obligations. The Obligations are all the Owner's liabilities to the Bank (present, future, actual or contingent and whether incurred alone or together with another or as a partner of a firm (an Other Person)) and all obligations under this standard security and include:
- 1.1.1 Interest at the rate charged by the Bank, calculated both before and after demand or decree on a daily basis and compounded according to agreement, or, in the absence of agreement, monthly on the days selected by the Bank,
  - 1.1.2 any expenses the Bank incurs (on a full indemnity basis and with Interest from the date of payment) in taking, perfecting, protecting, enforcing or exercising any power under this standard security.
- 1.2 A Certificate signed by a Bank official as to the amount of the Obligations will be binding on the Owner except if there is an obvious error.

## **2 Charge**

The Owner as continuing security for the payment or other discharge of the Obligations, in each case on demand:

- 2.1 grants a standard security to the Bank over the Property, and
- 2.2 assigns to the Bank the Ancillary Rights not secured by the standard security.

## **3 Standard Conditions**



The Owner agrees that the Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation to them operative for the time being, as varied by the Terms, apply to this standard security.


## **4 Warrandice**

The Owner grants warrandice but excluding therefrom (1) Lease between Brian Alexander Lambie and Chest, Heart & Stroke Association (Scotland) dated 19 and 28 January 1998; (2) Minute of Extension of Lease between Brian Alexander Lambie and Chest, Heart & Stroke Association dated 27 October and 15 November 2000; (3) Minute of Variation of Lease between Brian Alexander Lambie and Chest, Heart & Stroke Association (Scotland) dated 22 April and 24 May 2004; (4) Minute of Variation of Lease between Brian Alexander Lambie and Chest, Heart & Stroke Association (Scotland) dated 10 and 24 April 2007; (5) Minute of Variation of Lease between Brian Alexander Lambie and Chest, Heart & Stroke Association (Scotland) dated 5 and 7 September 2009; (6) Minute of Variation of Lease between Brian Alexander Lambie and Chest, Heart & Stroke Association (Scotland) dated 22 April and 24 May 2013; (7) Minute of Variation of Lease between Helen Margaret Lambie, Mrs. Susan Isobel Paul, Mrs. Elizabeth Jane Nicolson and Mrs. Anna Janine Ludwig and Chest, Heart & Stroke Association (Scotland) dated 19 December 2016 and 12, 16 and 27 January 2017 and 14 February 2017; and (8) Licence to Occupy between Helen Margaret Lambie, Mrs. Susan Isobel Paul, Mrs. Elizabeth Jane Nicolson and Mrs. Anna Janine Ludwig and Chest, Heart & Stroke Scotland.

**5 Registration and execution**

The Owner consents to registration of this standard security and any Certificate for execution.  
This standard security is executed as follows:

  
\_\_\_\_\_  
Signature of ~~director/secretary/authorised signatory~~/witness  
**JOHN GARDINER**  
\_\_\_\_\_  
Full name of above (print)  
  
\_\_\_\_\_  
Address of witness

  
\_\_\_\_\_  
Signature of ~~director/secretary/authorised signatory~~  
**ALAN GARDINER**  
\_\_\_\_\_  
Full name of above (print)  
**25/4/2022**  
\_\_\_\_\_  
Date of signing

