



Registration of a Charge

Company name: **MILLER HOMES LIMITED**

Company number: **SC255429**



X54E0SKH

Received for Electronic Filing: **07/04/2016**

Details of Charge

Date of creation: **06/04/2016**

Charge code: **SC25 5429 0262**

Persons entitled: **AWG PROPERTY LIMITED
MACTAGGART AND MICKEL HOMES LIMITED**

Brief description: **THE FOUR RESIDENTIAL UNITS SHOWN OUTLINED IN BLUE ON THE PLAN ANNEXED TO THE STANDARD SECURITY AT BO'MAINS FARM, BO'NESS, WHICH SUBJECTS FORM PART AND PORTION OF THE SUBJECTS DELINEATED IN RED ON THE PLAN ANNEXED AND SIGNED AS RELATIVE TO DISPOSITION BY THE PROVOST, MAGISTRATES AND COUNCILLORS OF THE BURGH OF BO'NESS IN FAVOUR OF MRS AGNES GRANT GILFILLAN OR KIRK DATED 15 MAY AND RECORDED IN THE DIVISION OF THE GENERAL REGISTER OF SASINES APPLICABLE TO THE COUNTY OF WEST LoTHIAN ON 5 JUNE BOTH MONTHS IN THE YEAR 1975.**

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 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: 255429

Charge code: SC25 5429 0262

The Registrar of Companies for Scotland hereby certifies that a charge dated 6th April 2016 and created by MILLER HOMES LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 7th April 2016 .

Given at Companies House, Edinburgh on 8th April 2016

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

Miller Homes Limited

In favour of

**AWG Property Limited
and
Mactaggart and Mickel Homes Limited**

Subjects: four private residential units, Bo'mains Farm, Bo'ness



Pinsent Masons

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WE, **MILLER HOMES LIMITED**, (Company number SC255429), incorporated under the Companies Acts in Scotland and having their Registered Office at Miller House, 2 Lochside View, Edinburgh Park, Edinburgh, EH12 9DH (hereinafter referred to as the "Purchaser") have entered into a missive with (i) **AWG PROPERTY LIMITED**, incorporated under the Companies Acts in Scotland (Registered Number SC067190) and having their registered office at 47 Melville Street, Edinburgh EH3 7HL and (ii) **MACTAGGART AND MICKEL HOMES LIMITED**, incorporated under the Companies Acts in Scotland (Company No. SC013539) and having their Registered Office at 1 Atlantic Quay, 1 Robertson Street, Glasgow G2 8JB (together the "Seller") comprising: (1) an offer from Shepherd and Wedderburn LLP on behalf of the Purchaser dated 3 September 2014 and acceptance by Pinsent Masons LLP on behalf of the Seller dated 5 September 2014; (2) a formal letter from Shepherd and Wedderburn LLP on behalf of the Purchaser dated 22 December 2014 and acceptance by Pinsent Masons LLP on behalf of the Seller dated 15 January 2015; (3) a formal letter from Shepherd and Wedderburn LLP on behalf of the Purchaser dated 8 May 2015 and acceptance by Pinsent Masons LLP on behalf of the Seller dated 20 May 2015; (4) a formal letter from Shepherd and Wedderburn LLP on behalf of the Purchaser dated 30 September 2015 and acceptance by Pinsent Masons LLP on behalf of the Seller dated 30 September 2015; (5) a formal letter from Shepherd and Wedderburn LLP on behalf of the Purchaser dated 27 October 2015 and acceptance by Pinsent Masons LLP on behalf of the Seller dated 30 October 2015; (6) a formal letter from Shepherd and Wedderburn LLP on behalf of the Purchaser dated 30 November 2015 and acceptance by Pinsent Masons LLP on behalf of the Seller dated 30 November 2015; and (7) a formal letter from Shepherd and Wedderburn LLP on behalf of the Purchaser dated 14 January 2016 and acceptance by Pinsent Masons LLP on behalf of the Seller dated 14 January 2016 as further amended from time to time together being referred to as the "Missives" in respect of the Security Subjects (as hereinafter defined) and in terms of which we have undertaken certain payment and related obligations AND DO HEREBY in security of the performance by us of the obligations *ad factum praestandum* upon us in terms of Clause 4 (Overage) of the Price Schedule within the Missives GRANT a Standard Security in favour of the Seller over ALL and WHOLE the four residential units shown outlined in blue on the plan annexed and signed as relative hereto at Bo'mains Farm, Bo'ness which subjects form part and portion of those subjects delineated in red on the plan annexed and signed as relative to Disposition by the Provost, Magistrates and Councillors of the Burgh of Bo'ness in favour of Mrs Agnes Grant Gilfillan or Kirk dated 15 May and recorded in the Division of the General Register of Sasines applicable to the County of West Lothian on 5 June both months in the year 1975 and which subjects hereby secured are so secured together with (One) the whole buildings and other erections (if any) thereon; (Two) the parts, privileges and pertinents thereof; (Three) the whole rights common, mutual or sole affecting thereto; (Four) the fittings and fixtures therein and thereon and (Five) the Purchaser's whole right, title and interest, present and future, therein and thereto; all hereinafter referred to as 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 (the "Standard Conditions"), varied as hereinafter mentioned shall apply; And we agree that the Standard Conditions shall be varied to the effect that (One) Standard Conditions 1, 2, 5, 7 and 12 shall not apply to this Standard Security; (Two) the Seller shall not be entitled to serve a calling-up notice except in the event of failure to comply with the terms of Clause 4 (Overage) of the Price Schedule annexed to the Missives and Standard Condition 8 is varied accordingly; (Three) the Purchaser shall only be held in default following failure to comply with the terms of Clause 4 (Overage) of the Price Schedule annexed to the Missives and Standard Condition 9 is varied accordingly; (Four) the Purchaser shall not create or agree to create a Standard Security over the Security Subjects or any part thereof ranking prior to or pari passu with this Standard Security 0; Declaring that words or expressions which are incorporated in the foregoing variation which are defined in the Act or in the Schedule shall be deemed to be so defined for the purpose of these presents;

And the Purchaser grants warrantice and consents to the registration hereof for preservation and execution: IN WITNESS WHEREOF these presents consisting of this and the preceeding page and the Schedule and plan annexed are executed as follows:-

SUBSCRIBED for and on behalf of MILLER HOMES LIMITED

at EDINBURGH
on the TENTH day
of MARCH 2016
by

* Director
* STUART SINCE Full Name


before this witness

..... Witness
DAVID ANDREW MORGAN Full Name
..... Address
.....

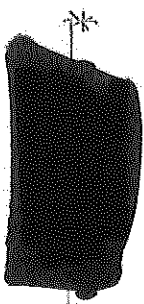
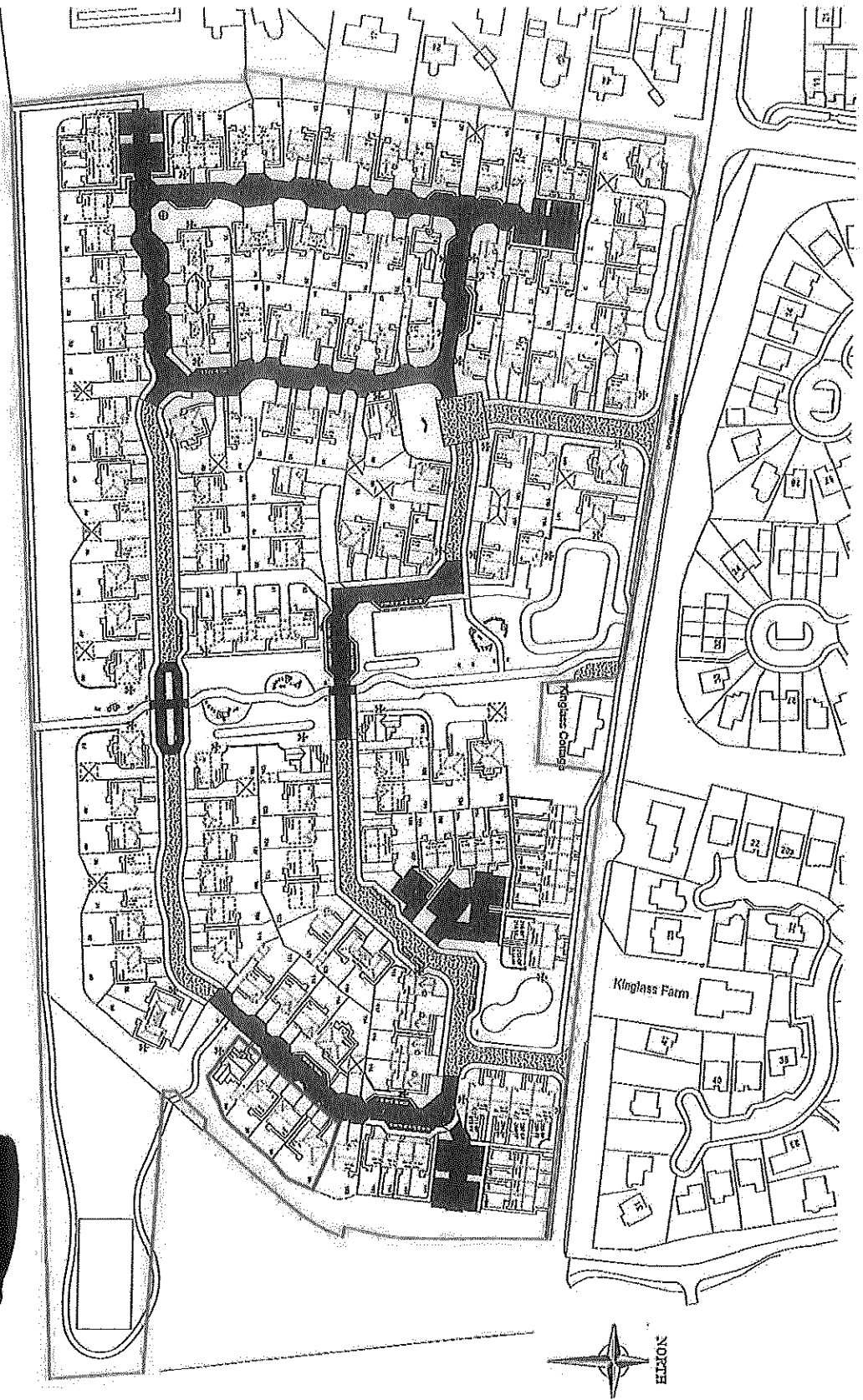
THIS IS THE SCHEDULE REFERRED TO IN THE FOREGOING
STANDARD SECURITY BY MILLER HOMES LIMITED IN
FAVOUR OF AWG PROPERTY LIMITED AND MACTAGGART AND
MICKEL HOMES LIMITED

SCHEDULE

PLAN

.......... Director

THIS IS THE PLAN REJECTED TO IN THE FOREGOING STANDARD SECURITY BY MILLER HOMES LIMITED IN FAVOUR OF AND PROPERTY LIMITED AND MACTAGART AND MILLER HOMES LIMITED



miller homes	
MILLER HOMES DEVELOPMENT LIMITED	
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