



Registration of a Charge

Company Name: **KAREN CAMPBELL LIMITED**

Company Number: **SC397657**



Received for filing in Electronic Format on the: **22/11/2022**

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Details of Charge

Date of creation: **21/11/2022**

Charge code: **SC39 7657 0002**

Persons entitled: **BANK OF SCOTLAND PLC**

Brief description: **ALL AND WHOLE THE PROPERTY KNOWN AS MOORPARK HOUSE, 11 ORTON PLACE, GLASGOW, G51 2HF BEING THE SUBJECTS DEFINED AS "UNIT 1" IN THE DEED OF CONDITIONS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER GLA120263 AND SHOWN OUTLINED IN RED AND COLOURED PINK ON THE PLAN ANNEXED AND SUBSCRIBED AS RELATIVE TO THE INSTRUMENT AND FORMING PART AND PORTION OF THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER SAID TITLE NUMBER GLA120263 ALL AS DESCRIBED IN THE INSTRUMENT**

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:

JC FRASER



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 397657

Charge code: SC39 7657 0002

The Registrar of Companies for Scotland hereby certifies that a charge dated 21st November 2022 and created by KAREN CAMPBELL LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 22nd November 2022 .

Given at Companies House, Edinburgh on 23rd November 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**



STANDARD SECURITY

by

Karen Campbell Limited

in favour of

BANK OF SCOTLAND PLC

Property: Moorpark House, 11 Orton Place, Glasgow, G51 2HF

IMPORTANT NOTICE: We recommend that you consult your solicitor or other independent legal adviser before signing this document.

STANDARD SECURITY

In this **STANDARD SECURITY** the words listed below have the following meanings:-

BoS: **BANK OF SCOTLAND PLC** incorporated in Scotland under the Companies Act 1985 (Company No. SC327000) and having its Registered Office at The Mound, Edinburgh EH1 1YZ, including those deriving any title or interest from it, as defined in the Deed of Conditions.

Borrower: **KAREN CAMPBELL LIMITED** (Company Number SC397657), having its registered office at Moorpark House, Office 1a, 11 Orton Place, Glasgow, G51 2HF

Property: Moorpark House, 11 Orton Place, Glasgow, G51 2HF
As described in the Schedule

Deed of Conditions: The Deed of Commercial Standard Security Conditions by the Governor and Company of the Bank of Scotland (now known as Bank of Scotland plc) dated 24 May 2006 and registered in the Books of Council and Session on 25 May 2006 and any variation or extension thereof, words defined in the Deed of Conditions having the same meaning in this Standard Security.

Schedule: The Schedule in three Parts annexed and signed as part of this Standard Security.

Secured Liabilities: has the meaning given to it in the Deed of Conditions.

1. The Borrower hereby binds itself and its successors and executors whomsoever to pay and discharge the Secured Liabilities to BoS.
2. The Borrower undertakes to comply fully with the Deed of Conditions, the terms of which are incorporated in this Standard Security and a copy of which has been received by the Borrower.
3. The Borrower, in security of the Secured Liabilities, hereby GRANTS a Standard Security in favour of BoS over the Property.
4. The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 as amended and varied by (a) the Redemption of Standard Securities (Scotland) Act 1971 and (b) the Deed of Conditions, and any lawful variation thereof operative for the time being, shall apply.
5. The Standard Security hereby granted is subject to the heritable security (if any) and any agreement regulating its ranking detailed in Part 2 of the Schedule.

6. The Borrower grants warrandice, subject to the heritable security (if any) detailed in Part 2 of the Schedule and to the leases of the Property (if any) detailed in Part 3 of the Schedule.
7. The Borrower consents to the registration of this Standard Security for execution.
8. This Standard Security shall be governed by and construed in accordance with Scots law.
9. For the purposes of Condition 17 of the Deed of Conditions, the service address of BoS is 110 St Vincent Street, Glasgow

IN WITNESS WHEREOF these presents consisting of this and the preceding page are together with the Schedule and the Plan, executed by the Borrower as follows:-

Subscribed for and on behalf of Karen Campbell
Limited

by

Director

KAREN CAMPBELL

Full Name of Signatory (Please Print)

at GLASGOW

on 28th OCTOBER 2022

before

Witness (Signature)

RONALD JAMES INGALLS

Witness Name (Please Print)

GEORGE HOUSE, 36 NORTH HANOVER STREET

Witness Address

GLASGOW G1 2AD

*Please delete as applicable

[Please remember to execute the Schedule]

Schedule referred to in the foregoing Standard Security by Karen Campbell Limited in favour of Bank of Scotland plc

PART 1

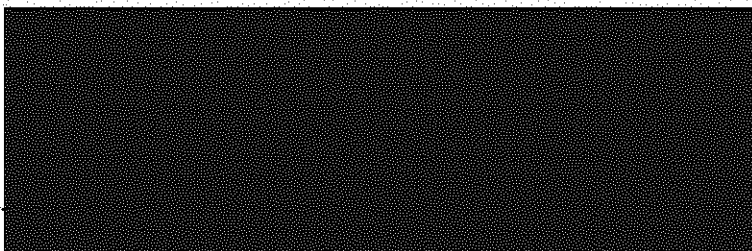
ALL AND WHOLE the property known as Moorpark House, 11 Orton Place, Glasgow, G51 2HF being the subjects defined as "Unit 1" in the Deed of Conditions registered in the Land Register of Scotland under Title Number GLA120263 and shown outlined in red and coloured pink on the Plan annexed and subscribed as relative hereto ("the Plan") and forming part and portion of the subjects registered in the Land Register of Scotland under said Title Number GLA120263 ("the Larger Property"); TOGETHER WITH (One) the Borrower's whole right, title and interest to the 13 car parking spaces coloured purple on the Plan; (Two) a heritable and irredeemable servitude right of pedestrian and vehicular access over and across the area of the access road to the Larger Property shown coloured yellow on the Supplementary Plan to Title Number GLA120263, including for the avoidance of doubt the area shaded yellow on the Plan; (three) the parts, privileges and pertinents; and (Four) the Borrower's whole right, title and interest present and future in and to the Property.

PART 2

none

PART 3

(i) Lease between Glasgow South West Regeneration Agency Limited and Sciencsoft Limited of Unit 4, Moorpark House, Moorpark Estate, Broomloan Road, dated 28 January & 22 February and registered in the Books of Council and Session on 26 February, all days and months in the year 2008, as varied by Minute of Extension of Lease between Jobs and Business Glasgow and Sciencsoft dated 28 November and 12 December 2017; and (ii) Lease between Glasgow South West Regeneration Agency Limited and Sciencsoft Limited of Unit 1 (now known as Unit 2), Moorpark House, Moorpark Estate, Broomloan Road, dated 17 & 22 November and registered in the Books of Council and Session on 28 November, all days and months in the year 2011, as varied by Minute of Extension of Lease between Jobs and Business Glasgow and Sciencsoft dated 28 November and 12 December 2017

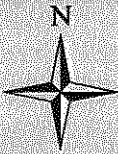
X 

[To be executed by the Borrower]

This is the plan referred to in the foregoing Standard Security by
Karen Campbell Whites in favour of the Bank of Scotland PLC

Millar Bryce

**Moorpark House, 5 - 11 Orton Place,
Glasgow, G51 2HF**



Reference: 0855688/ID

Version: 3.0

Date: September 2022

Co-ordinates at Centre:

Easting: 255,403

Northing: 664,959

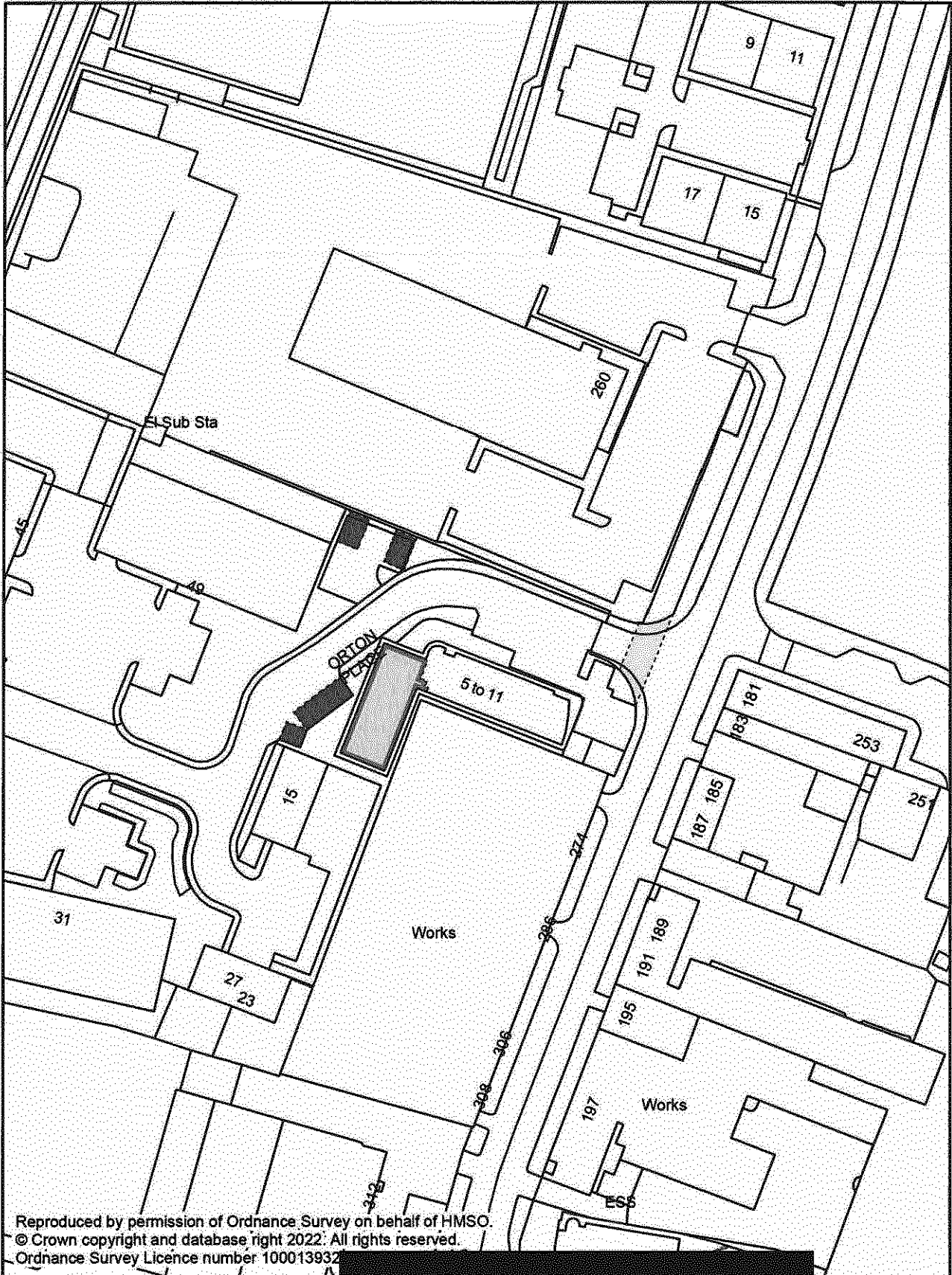
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1:1,250

Paper Size:

A4

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