Companies House

MR01(ef)

Registration of a Charge

Company name: **CRAIGIE PROPERTY INVESTMENTS LTD.**

Company number: **SC415627**

Received for Electronic Filing: **05/08/2020**

X9ASTUDT

Details of Charge

Date of creation: **03/08/2020**

Charge code: **SC41 5627 0006**

Persons entitled: **BANK OF SCOTLAND PLC**

Brief description: **ALL AND WHOLE THAT PLOT OR AREA OF GROUND AT OR NEAR BECKFORD STREET, CAIRD STREET, HAMILTON EXTENDING TO 1.22 HECTARES OR THEREBY 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: 415627

Charge code: SC41 5627 0006

The Registrar of Companies for Scotland hereby certifies that a charge dated 3rd August 2020 and created by CRAIGIE PROPERTY INVESTMENTS LTD. was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 5th August 2020 .

Given at Companies House, Edinburgh on 6th August 2020

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

BANK OF SCOTLAND

STANDARD SECURITY

by

Craigie Property Investments Ltd.

in favour of

BANK OF SCOTLAND PLC

Property: Site known as Hamilton Green, Beckford Street/Almada Street, Hamilton

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: **CRAIGIE PROPERTY INVESTMENTS LTD.** incorporated in Scotland under the Companies Acts (Company No. SC415627) and having its Registered Office at Unit 2 Southhook Road, Kilmarnock, KA1 2NN

Plan: The plan annexed and signed as part of this Standard Security

Property: Site known as Hamilton Green, Beckford Street/Almada Street, Hamilton

as more fully described in Part 1 of the Schedule.

Title Number:

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 executed by the Borrower as follows:-

Subscribed for and on behalf of Craigie Property Investments Ltd.

by [redacted]
*~~Authorised Signatory~~/Director/~~Company Secretary~~

ANDREW DEAN LUSK — Full Name of Signatory (Please Print)

at Glasgow
on 19 May 2020
before

[redacted] — Witness (Signature)

NICOLAS MCBRIDE — Witness Name (Please Print)

48 St Vincent Street — Witness Address

Glasgow, G2 5HS

*Please delete as applicable

[Please remember to execute the Schedule]

Schedule referred to in the foregoing Standard Security by Craigie Property Investments Ltd. in favour of Bank of Scotland plc

PART 1

ALL and WHOLE that plot or area of ground at or near Beckford Street/Caird Street, Hamilton extending to 1.22 hectares or thereby and shown edged red on the Plan annexed and signed as relative hereto which property forms PART AND PORTION of (In the First Place) the property registered in the Land Register of Scotland under Title Number LAN230056 and (In the Second Place) that plot or area of ground extending to 9,325 square metres or thereby and situated between Caird Park and Beckford Street, Hamilton in the County of Lanark as described in and partly shown delineated in red, coloured blue and marked 'SITE A' on the plan annexed to Notice of Title by South Lanarkshire Council recorded in the Division of the General Register of Sasines for the County of Lanark on 7 August 1998 (Fiche 123 Frame 36); TOGETHER WITH (One) the buildings thereon and the fixtures and fittings; (Two) the parts, privileges and pertinents; (Three) the Borrowers whole right title and interest present and future in and to the Property and (Four) the mines, minerals and metals under the Property in so far as owned by the Borrower;

PART 2

None

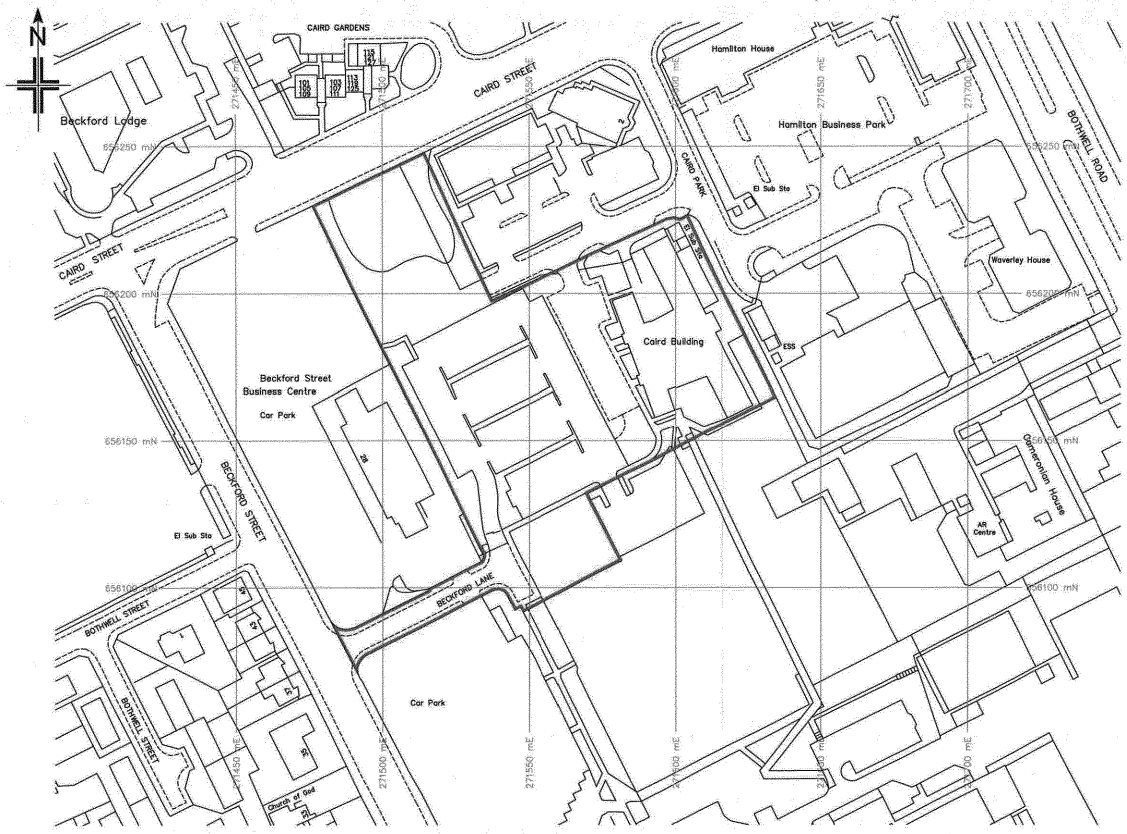
PART 3

None

X [redacted]

To be executed by the Borrower with plan

This is the plan referred to in the foregoing Standard Security by Craigie Property Investments Ltd. in favour of Bank of Scotland plc re subjects at Hamilton Green, Beckford Street/Almada Street, Hamilton



[redacted]

WP6505

A3

Contents within the Boundaries
Coloured Red 1.22 Hectares
or thereby

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WARNING – Paper can stretch! Check scalebar before any measurement.

REV.	DATE		BY
A	10/12/19	Boundaries altered.	SG
B	18/12/19	Boundaries altered.	SG

SOUTH LANARKSHIRE COUNCIL

HOUSING & TECHNICAL RESOURCES
ESTATES

Project
Proposed Sale of
Almada Street Campus,
Beckford Street,
Hamilton

Job Description
Subjects to be sold to
Craigie Property Investments Ltd

O.S.Map NS7156	Ward
A.R. No.	Title No. Various
Client Ref. JEF	Job Code Disposal
Survey Date	Scale 1:1250
Drawn/Date 18/12/19/SG	Checked
Drawing No. 38_2733	Revision B