



Registration of a Charge

Company Name: **ROSS HARPER PROPERTY**

Company Number: **SC424396**



Received for filing in Electronic Format on the: **03/10/2023**

XCDDR10Y

Details of Charge

Date of creation: **02/10/2023**

Charge code: **SC42 4396 0082**

Persons entitled: **SPF BRIDGING LTD**

Brief description: **167 MONTFORD AVENUE, GLASGOW, G44 4NT, BEING THE SUBJECTS
REGISTERED IN THE LAND REGISTER UNDER TITLE NUMBER GLA23968**

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: **LIAM FENTON**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 424396

Charge code: SC42 4396 0082

The Registrar of Companies for Scotland hereby certifies that a charge dated 2nd October 2023 and created by ROSS HARPER PROPERTY was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 3rd October 2023 .

Given at Companies House, Edinburgh on 3rd October 2023

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**

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

STANDARD SECURITY (Corporate)	
Lender:	SPF Bridging Ltd (and its transferees as described in the Security Conditions) a company incorporated and registered in England and Wales (company registration number 08572664) whose registered office is at Albion House Oxford Street, Nantgarw, Cardiff, Wales, CF15 7TR
Security Conditions:	SPF Bridging Ltd Commercial Security Conditions (Scotland) 2017
Chargor:	Ross Harper Property, a company incorporated and registered in Scotland under Company Number SC424396 whose registered office is at Office 2, Craigs Business Centre, 2 Macdowall Street, Paisley, Renfrewshire, PA3 2NB
Property:	as more fully described in part 1 of the Schedule 167 MONTFORD AVENUE, GLASGOW, G44 4NT <div style="border: 1px solid black; padding: 5px; width: fit-content; margin-left: auto;">Title No: GLA23968</div>
Schedule:	the Schedule in three parts annexed and signed as relative to this Standard Security
Secured Amount:	has the meaning given to it in the Security Conditions
<ol style="list-style-type: none">1. This Standard Security incorporates the Security Conditions, a copy of which has been received by the Chargor which the Chargor hereby acknowledges.2. The Chargor agrees to pay and discharge the Secured Amount in accordance with its terms and to comply with the Security Conditions and, as continuing security for the Secured Amount, hereby grants a Standard Security in favour of the Lender over the Property.3. This Standard Security secures further advances but the Lender is not obliged to make further advances.4. The Standard Conditions specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970, as varied by the Security Conditions, and any lawful variation thereof operative for the time being, shall apply.5. This Standard Security is subject to the standard securities (if any) or agreements relating to ranking (if any) detailed in Part 2 of the Schedule6. The Chargor grants warrandice, subject to the standard securities (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 Chargor consents to the registration of this Standard Security for execution.	

8. This Standard Security will be governed by and construed in accordance with Scottish law.


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

at GLASGOW

on 21 July 2023

by MANDI COOPER


Print Full Name


Signature-Attorney for Ross Harper
Property

before this witness

ELAINE MURKIN

Print Full Name


Signature of Witness

Address

70 Wellington Street
GLASGOW

Schedule referred to in the foregoing Standard Security by Ross Harper Property in favour of SPF Bridging Ltd

PART 1

ALL and WHOLE the heritable subjects known as and forming 167 MONTFORD AVENUE, GLASGOW, G44 4NT, being the whole subjects registered in the Land Register of Scotland under Title Number GLA23968

PART 2

None

PART 3

None.



(Mandi Coorser) Attorney
For and on behalf of
ROSS HARPER PROPERTY