

# MR01

## Particulars of a charge



Companies House



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A fee is be payable w/  
Please see 'How to pay'

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SCT

01/02/2023

#16

COMPANIES HOUSE

WEDNESDAY

☒ **What this form is for**  
You may use this form to register  
a charge created or evidenced by  
an instrument.

☐ **What this form is NOT**  
You may not use this form to  
register a charge where t  
instrument. Use form MR

This form **must be delivered to the Registrar for registration within 21 days** beginning with the day after the date of creation of the charge. If delivered outside of the 21 days it will be rejected unless it is accompanied by a court order extending the time for delivery.



You **must** enclose a certified copy of the instrument with this form. This will be scanned and placed on the public record. **Do not send the original.**

### 1 Company details

Company number S C 5 6 5 8 5 6

Company name in full BG Properties (Scotland) Limited

For official use

8

→ **Filing in this form**  
Please complete in typescript or in  
bold black capitals.

All fields are mandatory unless  
specified or indicated by \*

### 2 Charge creation date

Charge creation date d 2 d 5 m 0 m 1 y 2 y 0 y 2 y 3

### 3 Names of persons, security agents or trustees entitled to the charge

Please show the names of each of the persons, security agents or trustees  
entitled to the charge.

Name The Mortgage Works (UK) PLC

Name

Name

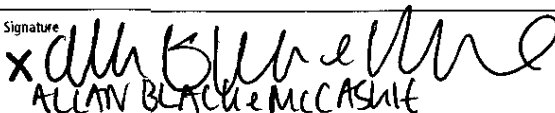
Name

If there are more than four names, please supply any four of these names then  
tick the statement below.

☐ I confirm that there are more than four persons, security agents or  
trustees entitled to the charge.

MRO1

Particulars of a charge

<b>4</b>	<b>Brief description</b>	<p>Please give a short description of any land, ship, aircraft or intellectual property registered or required to be registered in the UK subject to a charge (which is not a floating charge) or fixed security included in the instrument.</p>	<p>Please submit only a short description. If there are a number of plots of land, aircraft and/or ships, you should simply describe some of them in the text field and add a statement along the lines of, "for more details please refer to the instrument".</p> <p>Please limit the description to the available space.</p>
Brief description	ALL and WHOLE the flatted dwellinghouse subjects known as and forming Flat 13, 2 North Street, New Elgin, Elgin IV30 6BS, lying in the County of Moray, situated on the ground and first floors together with the car parking space effeiring thereto being the whole subjects registered in the Land Register of Scotland under Title Number MOR7550.		
<b>5</b>	<b>Other charge or fixed security</b>	<p>Does the instrument include a charge (which is not a floating charge) or fixed security over any tangible or intangible or (in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box.</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	
<b>6</b>	<b>Floating charge</b>	<p>Is the instrument expressed to contain a floating charge? Please tick the appropriate box.</p> <p><input type="checkbox"/> Yes Continue</p> <p><input checked="" type="checkbox"/> No Go to <b>Section 7</b></p> <p>Is the floating charge expressed to cover all the property and undertaking of the company?</p> <p><input type="checkbox"/> Yes</p>	
<b>7</b>	<b>Negative Pledge</b>	<p>Do any of the terms of the charge prohibit or restrict the company from creating further security that will rank equally with or ahead of the charge? Please tick the appropriate box.</p> <p><input type="checkbox"/> Yes</p> <p><input checked="" type="checkbox"/> No</p>	
<b>8</b>	<b>Trustee statement<sup>①</sup></b>	<p>You may tick the box if the company named in Section 1 is acting as trustee of the property or undertaking which is the subject of the charge.</p> <p><input type="checkbox"/></p>	<p><sup>①</sup> This statement may be filed after the registration of the charge (use form MR06).</p>
<b>9</b>	<b>Signature</b>	<p>Please sign the form here.</p>	
Signature	<p>Signature</p> <p>x  x</p> <p>ALLAN BLACKIE MCCASHIE</p> <p>SOLICITOR FOR THE COMPANY</p> <p>This form must be signed by a person with an interest in the charge.</p>		

# MR01

## Particulars of a charge



### Presenter information

You do not have to give any contact information, but if you do, it will help Companies House if there is a query on the form. The contact information you give will be visible to searchers of the public record.

Contact name	Jaymie Strathdee
Company name	Allan Black & McCaskie
Address	151 High Street
Post town	Elgin
County/Region	Moray
Postcode	I V 3 0 1 D X
Country	Scotland
DX	520650
Telephone	01343 543355



### Certificate

We will send your certificate to the presenter's address if given above or to the company's Registered Office if you have left the presenter's information blank.



### Checklist

**We may return forms completed incorrectly or with information missing.**

**Please make sure you have remembered the following:**

- ☐ The company name and number match the information held on the public Register.
- ☐ You have included a certified copy of the instrument with this form.
- ☐ You have entered the date on which the charge was created.
- ☐ You have shown the names of persons entitled to the charge.
- ☐ You have ticked any appropriate boxes in Sections 3, 5, 6, 7 & 8.
- ☐ You have given a description in Section 4, if appropriate.
- ☐ You have signed the form.
- ☐ You have enclosed the correct fee.
- ☐ Please do not send the original instrument; it must be a certified copy.



### Important information

**Please note that all information on this form will appear on the public record.**



### How to pay

**A fee of £23 is payable to Companies House in respect of each mortgage or charge filed on paper.**

Make cheques or postal orders payable to 'Companies House.'



### Where to send

**You may return this form to any Companies House address. However, for expediency, we advise you to return it to the appropriate address below:**

**For companies registered in England and Wales:**  
The Registrar of Companies, Companies House,  
Crown Way, Cardiff, Wales, CF14 3UZ.  
DX 33050 Cardiff.

**For companies registered in Scotland:**  
The Registrar of Companies, Companies House,  
Fourth floor, Edinburgh Quay 2,  
139 Fountainbridge, Edinburgh, Scotland, EH3 9FF.  
DX ED235 Edinburgh 1  
or LP - 4 Edinburgh 2 (Legal Post).

**For companies registered in Northern Ireland:**  
The Registrar of Companies, Companies House,  
Second Floor, The Linenhall, 32-38 Linenhall Street,  
Belfast, Northern Ireland, BT2 8BG.  
DX 481 N.R. Belfast 1.



### Further information

For further information, please see the guidance notes on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse) or email [enquiries@companieshouse.gov.uk](mailto:enquiries@companieshouse.gov.uk)

**This form is available in an alternative format. Please visit the forms page on the website at [www.gov.uk/companieshouse](http://www.gov.uk/companieshouse)**



**FILE COPY**

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

**Company number: 565856**

**Charge code: SC56 5856 0008**

The Registrar of Companies for Scotland hereby certifies that a charge dated 25th January 2023 and created by BG PROPERTIES (SCOTLAND) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 1st February 2023.

Given at Companies House, Edinburgh on 2nd February 2023



**Companies House**



**THE OFFICIAL SEAL OF THE  
REGISTRAR OF COMPANIES**

In this Standard Security the expressions set out below shall have the meaning and effect respectively set opposite to them.

**The Borrower:**

BG Properties (Scotland) Limited, incorporated under the Companies Acts (Company Number SC565856) and having its Registered Office formerly at 89 Duncan Drive, Elgin, IV30 8NH and now at 23 Commerce Street, Elgin, IV30 1BS.

Where the Borrower is more than one person the singular includes the plural and all obligations of the Borrower are undertaken jointly and severally.

**The Conditions:**

The Mortgage Works (UK) plc Standard BTL Mortgage Conditions 2018 made by the Company on 3rd July 2018 and registered in the Books of Council and Session on 6th July 2018.

**The Proprietor:**

The said BG Properties (Scotland) Limited.

Where the Proprietor is more than one person the singular includes the plural and all obligations of the Proprietor are undertaken jointly and severally.

**The Company: The Mortgage Works (UK) plc**

Registered in England, Registered Number 02222856  
Registered Office: Nationwide House, Pipers Way, Swindon, Wiltshire, SN38 1NW

**The Property:** The heritable subjects known as (postal address)

Flat 13, 2 North Street, New Elgin, Elgin

Postcode: 

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Being ALL and WHOLE

the flatted dwellinghouse subjects known as and forming Flat 13, 2 North Street, New Elgin, Elgin, IV30 6BS, lying in the County of Moray, situated on the ground and first floors together with the car parking space effeiring thereto all as the site of the said ground floor and car parking space are tinted pink on Plan Number 1 annexed and signed as relative hereto and the site of the said first floor is tinted pink on Plan Number 2 annexed and signed as relative hereto being the whole subjects registered in the Land Register of Scotland under Title Number MOR7550.

Elgin 31 January 2023

I certify this as a true  
copy of the original

*Jaime Suddell nr*

**ALLAN BLACK & McCAGKIE**  
SOLICITORS  
151 HIGH STREET  
ELGIN  
AB9 1DX

1. This Standard Security incorporates the Conditions and the Borrower and the Proprietor acknowledge that they have received a copy of the Conditions, and they undertake to comply with the Conditions.
2. The Borrower undertakes to pay to the Company all sums due and to become due under the Conditions ("Secured Liabilities").
3. The Proprietor, in security of the Secured Liabilities, hereby grants this Standard Security in favour of the Company over the Property.
4. The Standard Security secures any further advances.
5. The Standard Conditions specified in Schedule 3 of the Conveyancing and Feudal Reform (Scotland) Act 1970, as varied by the Conditions, and any lawful variation thereof operative for the time being, shall apply.
6. The Proprietor grants warrandice.
7. A certificate signed by any director or officer of the Company as to the amount of the Secured Liabilities or any part of it shall, in the absence of manifest error, be conclusive and binding on the Proprietor and the Borrower.
8. The Proprietor, the Borrower and the Consenter (if applicable) consent to the registration of this Standard Security and of any certificate referred to above for execution.

**In Witness Whereof** these presents are executed as follows:

Subscribed by

**BARIS GUL as Director of BG Properties (Scotland) Limited**

X 

Print name of Proprietor

Signature of Proprietor

at **ELGIN**

(place)

on **06 DECEMBER 2022**

(date)

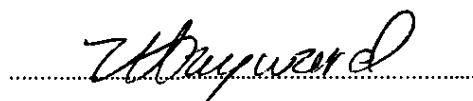
in the presence of:

Name: **ZOE HAYWARD**

Address: **151 HIGH STREET**

**ELGIN**

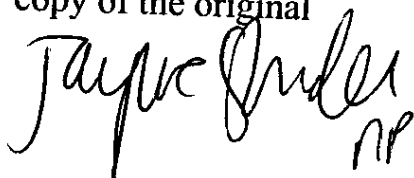
**IV30 1DX**

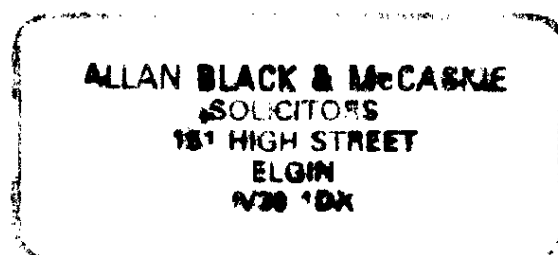


Signature of Witness

**Elgin** 31 January 2023

I certify this as a true  
copy of the original

  
JP



Subscribed by

BARIS GUL as Director of BG Properties (Scotland) Limited

X  X

Print name of Borrower

Signature of Borrower

at ELGIN  
(place)

on 06 DECEMBER 2022  
(date)


in the presence of:

Name: ZOE HAYWARD

Address: 151 HIGH STREET

ELGIN

IV30 1DX



Signature of Witness

### Standard Security

by

BG Properties (Scotland) Limited

in favour of

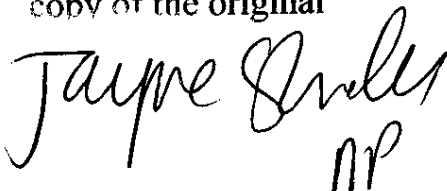
The Mortgage Works (UK) plc

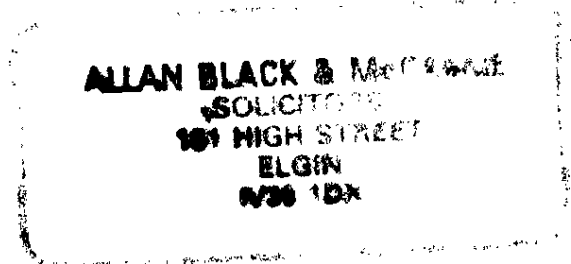
Date 06 December 2022

Property Flat 13, 2 North Gate, New Elgin, Elgin, IV30 6BS




Elgin 31 January 2023

I certify this as a true  
copy of the original

  
JP



Elgin, 6 December 2022  
This is Plan Number 1 referred to in the foregoing Standard Security by BG Properties (Scotland) Limited in favour of The Mortgage Works (UK) PLC.

 LAND REGISTER OF SCOTLAND	Version date	Supplementary Plan to Title	
	23/08/2022	MOR7550-1	
	BRITISH NATIONAL GRID EASTING/NORTHING	 50m	
322258, 861797		Survey Scale	Print Scale
		1:1250	1:1250 @ A4
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Elgin 31 January 2023

I certify this as a true  
copy of the original

*Jaime Small np*




ALLAN BLACK & MACKENZIE  
SOLICITORS  
161 HIGH STREET  
ELGIN  
AB9 1DX

*BGS*



Elgin, 6 December 2022

This is Plan Number 2 referred to in the foregoing Standard Security by BG Properties (Scotland) Limited in favour of The Mortgage Works (UK) PLC.

 LAND REGISTER OF SCOTLAND	Version date	Supplementary Plan to Title	
	23/08/2022	MOR7550-2	
	BRITISH NATIONAL GRID EASTING/NORTHING		
322258, 861797	Survey Scale	Print Scale	
	1:1250	1:1250 @ A4	
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Elgin 31 January 2023

I certify this as a true  
copy of the original

*Jaime Gull*  
NP

ALLAN BLACK & McCANNE  
SOLICITORS  
151 HIGH STREET  
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AB9 1DA