



Registration of a Charge

Company name: **WAREHOUSE 13 LIMITED**

Company number: **SC570124**



X8W2J1AJ

Received for Electronic Filing: **06/01/2020**

Details of Charge

Date of creation: **30/12/2019**

Charge code: **SC57 0124 0006**

Persons entitled: **THE ROYAL BANK OF SCOTLAND PLC**

Brief description: **ALL AND WHOLE THE SUBJECTS KNOWN AS 11 DALGETY DRIVE, BISHOPTON, PA7 5LN SHOWN COLOURED PINK ON THE PLAN ANNEXED AND EXECUTED AS RELATIVE TO THE INSTRUMENT (THE "PLAN"), WHICH SUBJECTS INCLUDES THE INNER HALF SEVERED MEDIALY OF THE WALL SEPARATING THE SUBJECTS FROM THE ADJOINING PROPERTY SHOWN COLOURED GREEN ON THE PLAN, AND WHICH SUBJECTS FORM PART AND PORTION OF ALL AND WHOLE THE SUBJECTS REGISTERED IN THE LAND REGISTER OF SCOTLAND UNDER TITLE NUMBER REN149175**

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: 570124

Charge code: SC57 0124 0006

The Registrar of Companies for Scotland hereby certifies that a charge dated 30th December 2019 and created by WAREHOUSE 13 LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 6th January 2020 .

Given at Companies House, Edinburgh on 7th January 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**

Standard Security
Individual/Company/LLP

THIS DOCUMENT AND THE BANK'S STANDARD SECURITY TERMS TOGETHER FORM AN IMPORTANT DEED. YOU SHOULD TAKE LEGAL ADVICE BEFORE SIGNING.

Owner:	Warehouse 13 Limited, incorporated under the Companies Acts (company number SC570124) and having its Registered Office at Brodies House, 31-33 Union Grove, Aberdeen, AB10 6SD
Bank:	The Royal Bank of Scotland plc, Company Number SC083026, Corporate Documentation & Operations, 1 Hardman Boulevard, Manchester, M3 3AQ
Property:	ALL and WHOLE the subjects known as 11 Dalgety Drive, Bishopton, PA7 5LN shown coloured pink on the plan annexed and executed as relative hereto (the "Plan"), which subjects includes the inner half severed medially of the wall separating the subjects from the adjoining property shown coloured green on the Plan, and which subjects form part and portion of subjects ALL and WHOLE the subjects registered in the Land Register of Scotland under Title Number REN149175
Ancillary Rights:	All rights ancillary to ownership of the Property as more fully described in the Terms
Terms:	The Bank's Standard Security Terms dated and registered in the Books of Council and Session on 4 July 2011 form part of this standard security and are available to be read and printed online. To access the Terms go to www.rbs.co.uk/terms and enter ss0511 or a copy can be obtained from the Owner's solicitor.

1 Obligations

- 1.1 The Owner undertakes to pay to the Bank or otherwise discharge, in each case on demand, the Obligations. The Obligations are all the Owner's liabilities to the Bank (present, future, actual or contingent and whether incurred alone or together with another or as a partner of a firm (an Other Person)) and all obligations under this standard security and include:
- 1.1.1 Interest at the rate charged by the Bank, calculated both before and after demand or decree on a daily basis and compounded according to agreement, or, in the absence of agreement, monthly on the days selected by the Bank,
- 1.1.2 any expenses the Bank incurs (on a full indemnity basis and with Interest from the date of payment) in taking, perfecting, protecting, enforcing or exercising any power under this standard security.
- 1.2 A Certificate signed by a Bank official as to the amount of the Obligations will be binding on the Owner except if there is an obvious error.

2 Charge

The Owner as continuing security for the payment or other discharge of the Obligations, in each case on demand:

2.1 grants a standard security to the Bank over the Property, and

2.2 assigns to the Bank the Ancillary Rights not secured by the standard security.

3 Standard Conditions


The Owner agrees that the **Standard Conditions** specified in Schedule 3 to the Conveyancing and Feudal Reform (Scotland) Act 1970 and any lawful variation to them operative for the time being, as varied by the Terms, apply to this standard security.

4 Warrandice

The Owner grants warrandice but excepting therefrom the lease between Cumbræ Property Limited and Sainsbury's Supermarkets Ltd dated 26 and 30 September 2019 and registered in the Books of Council and Session on 2 December 2019 and the tenant's interest in which lease is currently undergoing registration at the Land Register of Scotland under Title Number REN150726.

5 Registration and execution

The Owner consents to registration of this standard security and any Certificate for execution. This standard security on this and the preceding page together with the plan annexed is executed as follows:


Signature of witness

GRAEME MITCHELL IMLIE

Full name of above (print)


Address of witness


Signature of director

COLIN JAMES MACLAREN

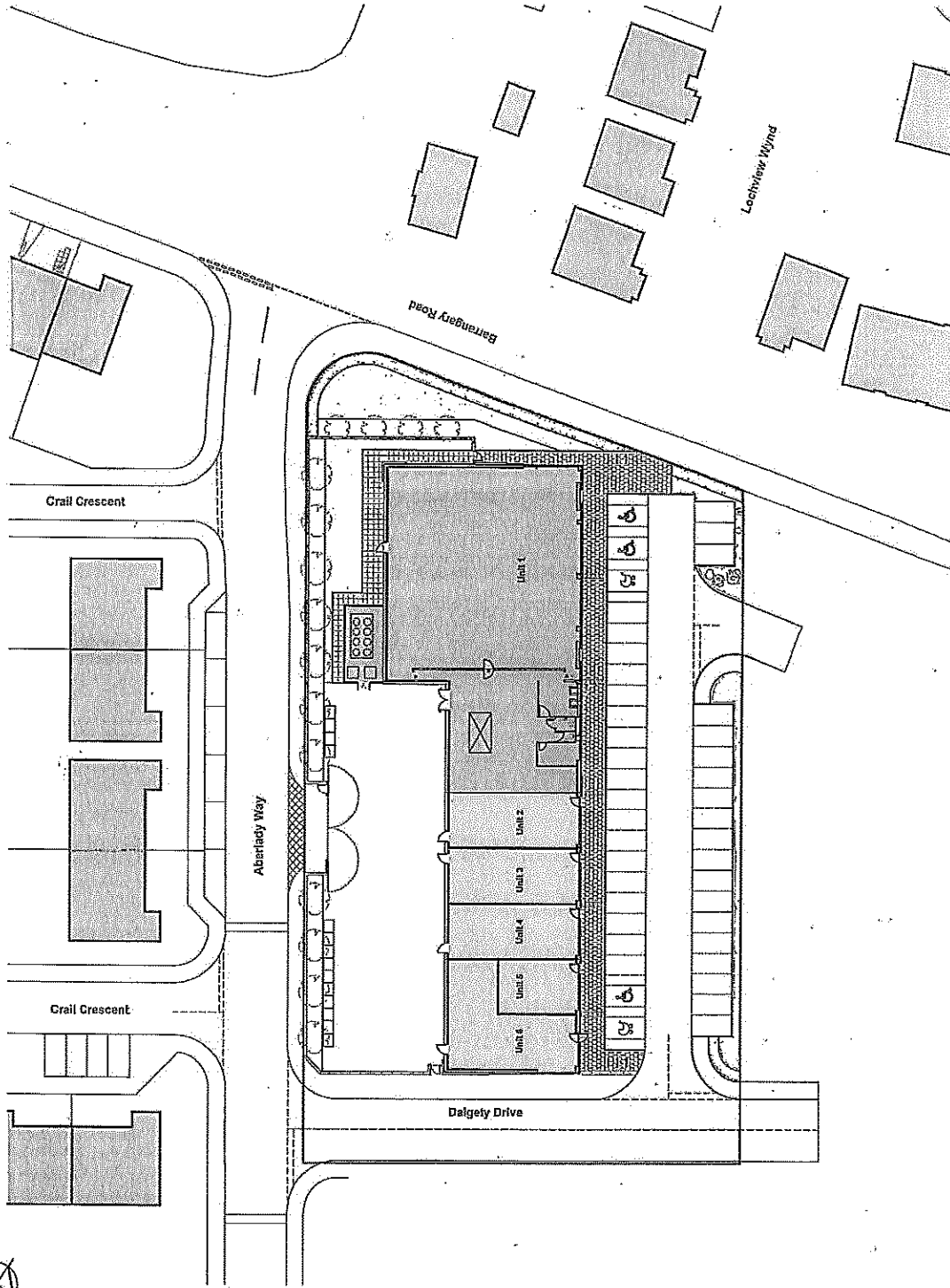
Full name of above (print)

18 DECEMBER 2019

Date of signing

ABERDEEN

THIS IS THE PLAN REFERRED TO IN THE FOREGOING STANDARD SECURITY BY WAREHOUSE IS LAYED IN FAVOR OF THE RETAIL BANK OF SCOTLAND PLC



Notes

Do not scale from this drawing.
All dimensions to be checked on site prior to construction and any discrepancies reported to the Architect. Copyright Reserved.

Application Site Area

Site area bounded by dashed red line
0.76 Ha (1.87 acres) or thereasy



A Amended boundary line 14.06.19

Resubmits

Client

Cumbræ Property Ltd

Project Title

Proposed Retail Development
Dagavel Village
Bishopston

Drawing Title

Land Registry Plan

Scale	Size	Date	Drawn	Chk
1:500	A3	July 19	CL	CL

Cameras Land Architects Ltd

8 Fife Street
Bishopston
Edinburgh
EH11 2AS

Tel: 0131 270 6656

www.cameraslandarchitects.co.uk



Project Number

18012

Drawing Number

(1-) 010

Rev

A

Sheet

Land Registry Plan