



Registration of a Charge

Company Name: **SCOTIA (BRECHIN) LIMITED**

Company Number: **SC723231**



Received for filing in Electronic Format on the: **04/01/2023**

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Details of Charge

Date of creation: **28/12/2022**

Charge code: **SC72 3231 0002**

Persons entitled: **BANK OF SCOTLAND PLC**

Brief description: **ALL AND WHOLE THE AREA OF GROUND AT DUBTON FARM, BRECHIN
BEING THE WHOLE SUBJECTS REGISTERED IN THE LAND REGISTER
OF SCOTLAND UNDER TITLE NUMBER ANG46398.**

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: **MORTON FRASER LLP**



CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 723231

Charge code: SC72 3231 0002

The Registrar of Companies for Scotland hereby certifies that a charge dated 28th December 2022 and created by SCOTIA (BRECHIN) LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 4th January 2023 .

Given at Companies House, Edinburgh on 4th January 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**



STANDARD SECURITY

by

SCOTIA (BRECHIN) LIMITED

in favour of

BANK OF SCOTLAND PLC

Property: Land at Dubton Farm, Brechin (Title Number: ANG46398)

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: **SCOTIA (BRECHIN) LIMITED** incorporated under the Companies Acts (Company Number: SC723231) and having its Registered Office at Ca'D'Oro Building, 45 Gordon Street, Glasgow, Scotland G1 3PE.

Property: Land at Dubton Farm, Brechin

as more fully described in Part 1 of the Schedule.

Title Number: ANG46398

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.

Facility Letter The £4,550,000 facility letter dated on or around the date of this Standard Security between BoS and the Borrower

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. In the event of there being any inconsistency between this Standard Security and the Facility Letter or where there is an obligation in this Standard Security which is either more onerous than an equivalent obligation or is not contained in the Facility Letter, the terms of the Facility Letter shall prevail.
7. 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.
8. The Borrower consents to the registration of this Standard Security for execution.
9. This Standard Security shall be governed by and construed in accordance with Scots law.
10. For the purposes of Condition 17 of the Deed of Conditions, the service address of BoS is Level 3, New Uberior House, 11 Earl Grey Street, Edinburgh EH3 9BN.

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
SCOTIA (BRECHIN) LIMITED

[Redacted Signature] Director

CAROL ANNE BEATON Name of director

in the presence of:-

[Redacted Signature] Witness signature

PETER KNOLL Full Name

10 KILDRUMMY ROAD Address

ELLON, AB41 9FY

all together at BALMACASSIE, ELLON

on the 13 day of DECEMBER 2022

[Please remember to execute the Schedule]

Schedule referred to in the foregoing Standard Security by SCOTIA (BRECHIN) LIMITED in favour of Bank of Scotland plc

PART 1

ALL and WHOLE the area of ground at Dubton Farm, Brechin being the whole subjects registered in the Land Register of Scotland under Title Number ANG46398.

PART 2

NONE.

PART 3

NONE.

Carl Bector Director

[To be executed by the Borrower]