

MR01

Particulars of a charge

A fee is payable with this form. Please see 'How to pay' on the last page.

You can use the WebFiling service to file this form online. Please go to www.companieshouse.gov.uk

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 for
You may not use this form to register a charge v instrument. Use form MR02


For further information, please refer to our guidance at: www.companieshouse.gov.uk

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

SATURDAY



SCT 16/11/2013 #555
COMPANIES HOUSE

 You must enclose a certified copy of the instrument with this form. This will be scanned and placed on the public record.

1 Company details		<small>for official use</small>
Company number	SC455033	→ Filing in this form Please complete in typescript or in bold black capitals. All fields are mandatory unless specified or indicated by *
Company name in full	MOSSHEAD CDW LIMITED	

2 Charge creation date	
Charge creation date	01/11/2013

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	CLYDESDALE BANK PLC
Name	
Name	
Name	
If there are more than four names, please supply any four of these names then tick the statement below.	
<input type="checkbox"/> I confirm that there are more than four persons, security agents or trustees entitled to the charge.	

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Description

Please give a short description of any land (including buildings), ship, aircraft or intellectual property registered (or required to be registered) in the UK which is subject to this fixed charge or fixed security.

Continuation page
Please use a continuation page if you need to enter more details.

Description

4 MOSSHEAD ROAD, BEARSDEN
G61 3EP

5

Fixed charge or fixed security

Does the instrument include a fixed charge or fixed security over any tangible or intangible (or in Scotland) corporeal or incorporeal property not described above? Please tick the appropriate box.

- Yes**
 No

6

Floating charge

Is the instrument expressed to contain a floating charge? Please tick the appropriate box.

- Yes** Continue
 No Go to Section 7

Is the floating charge expressed to cover all the property and undertaking of the company?

- Yes**

7

Negative Pledge

Do any of the terms of the charge prohibit or restrict the chargor from creating any further security that will rank equally with or ahead of the charge? Please tick the appropriate box.

- Yes**
 No

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8

Trustee statement [Ⓢ]

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.

[Ⓢ] This statement may be filed after the registration of the charge (use form MR06).

9

Signature

Please sign the form here.

Signature

Signature

X



X

This form must be signed by a person with an interest in the charge.

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Particulars of a charge

Presenter information

We will send the certificate to the address entered below. All details given here will be available on the public record. You do not have to show any details here but, if none are given, we will send the certificate to the company's Registered Office address.

Contact name
ALLAN COWAN

Company name
COWAN + CO

Address
81 BERKELEY STREET

Post town
GLASGOW

Country/Region

Postcode
G3 7DX

Country
UK

DX

Telephone
0141 221 1805

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 £13 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.companieshouse.gov.uk or email enquiries@companieshouse.gov.uk

This form is available in an alternative format. Please visit the forms page on the website at www.companieshouse.gov.uk



FILE COPY

CERTIFICATE OF THE REGISTRATION OF A CHARGE

Company number: 455033

Charge code: SC45 5033 0002

The Registrar of Companies for Scotland hereby certifies that a charge dated 13th November 2013 and created by MOSSHEAD CDW LIMITED was delivered pursuant to Chapter A1 Part 25 of the Companies Act 2006 on 16th November 2013.

Given at Companies House, Edinburgh on 19th November 2013



Companies House



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

DUPLICATE

 Clydesdale Bank |  Yorkshire Bank

STANDARD SECURITY - Company

by

MOSSHEAD CDW LIMITED

in favour of

**Clydesdale Bank PLC (trading as both
Clydesdale Bank and Yorkshire Bank)**

Subjects: 4 Mosshead Road, Bearsden

Date:

Certified a true copy

Allen Cowan
ALLAN COWAN
SOLICITOR
13.11.13

1950

STANDARD SECURITY
by

Name:	MOSSHEAD CDW LIMITED
Company Number:	SC455033
Registered Office:	c/o Campbell Dallas LLP, Titanium 1, Kings Inch Place, Renfrew
("the Company")	

in favour of:

Name:	Clydesdale Bank PLC (trading as both Clydesdale Bank and Yorkshire Bank)
Company Number:	SC001111
Registered Office:	30 St Vincent Place, Glasgow, G1 2HL
Details for Notices:	
Address:	Business Lending Services, 20 Merrion Way, Leeds LS2 8NZ
Fax:	0113 807 2448 (CB) / 0113 807 2359 (YB)
Reference:	
("the Bank")	

over:

4 Mosshead Road, Bearsden being the subjects more particularly described in the Schedule annexed.
("the Property")

in respect of:

All present and future obligations and liabilities (including without limitation all sums of principal, interest and expenses) whether actual or contingent whether owed solely or jointly and whether as principal debtor, guarantor, cautioner, surety, indemnifier or otherwise (or the equivalent in any other relevant jurisdiction) of the Company to the Bank; and in whatever manner and on any account.
("the Secured Liabilities")

Other defined terms used in this Standard Security are as set out in Clause 12.
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Certified a true copy

[Handwritten Signature] 13.11.13

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1. Undertaking to Pay Secured Liabilities

The Company:

- 1.1 undertakes to pay and discharge the Secured Liabilities to the Bank or as the Bank may direct:
 - 1.1.1 on the due date for payment or performance of the Secured Liabilities concerned as provided by the terms of any agreement or document constituting the same; and
 - 1.1.2 in the absence of any express provision for payment and performance of the Secured Liabilities concerned on written demand by the Bank;
- 1.2 agrees that if it fails to pay any part of the Secured Liabilities when due then such amount will bear interest (after as well as before decree and payable on demand) at 6% over the Bank of England Base Rate as it may vary from time to time from the due date until paid in full; and
- 1.3 agrees with the Bank that a certificate signed by or on behalf of the Bank as to the amount, calculation or nature of the Secured Liabilities or any part of them will, in the absence of manifest error, be conclusive and binding on the Company.

2. Standard Security

The Company as security for the due and punctual payment and performance of the Secured Liabilities hereby grants to the Bank a standard security over the Property.

3. Standard Conditions

The Standard Conditions and any lawful variation of the Standard Conditions operative for the time being will apply.

4. Variation to Standard Conditions

The Standard Conditions will be varied to the effect that:

4.1 Insurance

The Company will insure the Property (and unless otherwise agreed by the Bank, with the Bank as joint insured for its rights and interests) to the extent of the higher of (i) the market value of the Property and (ii) the full reinstatement value of the Property or to any other extent approved by the Bank against the risk of fire and such other risks normally insured against or as the Bank may require with a reputable insurance company approved by the Bank. The Company will not do and will not allow anything to be done which might prejudicially affect any insurance policy in respect of the Property. In the event that the Company fails to insure the Property, the Bank is entitled but not bound to effect such insurance and to recover the costs from the Company;

4.2 Insurance Proceeds

Subject to the terms of any lease affecting the Property, all sums paid under any such insurance policy in compliance with Clause 4.1 must be paid to the Bank, and at the option of the Bank will be used either to repay the Secured Liabilities or to repair, reinstate or replace the loss or damage in respect of which the insurance proceeds are paid;

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Alan Ben
13-11-15

4.3 **Use**

The Company will not alter the use of the Property, without the written consent of the Bank;

4.4 **Occupation and Letting of the Property**

4.4.1 The Company will not part with occupation of the Property or any part or grant any lease, licence, servitude, wayleave, overriding interest, real burden, water or drainage rights or other continuing rights upon or affecting the Property or any part, without the written consent of the Bank;

4.4.2 The Company will not grant or accept the surrender of, vary, terminate, renew or extend any lease of all or part of the Property without the written consent of the Bank;

4.5 **Environmental**

4.5.1 The Company will not do or omit to do anything, or permit anything to be done or omitted, on, at, under, over, from or to the Property or any part of it which could lead to the Company incurring any costs or liabilities or committing any offence under any environmental law;

4.5.2 The Company shall indemnify the Bank and its officers, employees and agents against all costs, liabilities and expenses which may be suffered or incurred by it arising out of or in connection with any such act, omission, or permission, any actual or threatened breach of environmental law or the presence of any hazardous substances on, at, under, over, or migrating to or from the Property;

4.5.3 The Company will ensure that it complies in all material respects with the terms of all environmental laws and will notify the Bank immediately upon becoming aware of any environmental issues which may have a prejudicial effect on the value of the Property and immediately following receipt of any notices or upon becoming aware of any actual or threatened claims in connection with any environmental matters directly or indirectly associated with the Property;

4.6 **Planning Permissions**

The Company will not make either directly or indirectly any application for planning permission of any kind in relation to the Property or any part of the Property without the written consent of the Bank;

Certified a true copy

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13-11-13

4.7 **Negative Pledge and Further Assurance**

4.7.1 The Company undertakes to the Bank that it will not, except for a Permitted Encumbrance, create or allow to subsist any Encumbrance. In the event that the Company creates any Encumbrance in breach of this prohibition, this Standard Security shall rank in priority to that Encumbrance;

4.7.2 The Company will, if and when required by the Bank, grant, sign and deliver all additional deeds and documents of any kind in a form acceptable to the Bank necessary in order to perfect or enhance the Bank's security under this Standard Security or to enable the Bank to enforce or exercise any of the powers available under this Standard Security;

4.8 Transfer

The Company will not transfer the Property or any part of it;

4.9 Compulsory Purchase Order

If the Property or any part is compulsorily purchased or requisitioned or is the subject of a notice to treat for the purposes of compulsory acquisition all claims and rights of the Company to compensation by reason of such acquisition will be held to be assigned to the Bank, with full power to the Bank to negotiate, agree and adjust the amount of any such compensation;

4.10 Summary Ejection

The Bank may, at any time after it has become entitled to enter into possession of the Property, serve notice upon the Company requiring it to vacate the Property within a period of seven days and the Company will upon the expiry of that period vacate the Property so far as occupied by it or others for whom it is responsible, and the Company agrees that a warrant of summary ejection may competently proceed against it in the Sheriff Court of the District in which the Property is situated at the request of the Bank;

4.11 Continuing Security

The security constituted by this Standard Security shall be a continuing security and shall remain in full force and effect until total and irrevocable satisfaction of all the Secured Liabilities;

4.12 Assignment

The Bank may assign this Standard Security;

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4.13 Moveable Items

4.13.1 In the event that the Bank exercises any of the remedies available to it under the Act and the Company fails to remove from the Property any Moveable Property, after being called upon by the Bank by notice in writing to remove the same within a specified period, the Bank will be entitled and is irrevocably authorised as agent of the Company to remove, sell, store or otherwise deal with or dispose of the Moveable Property in such manner and upon such terms as the Bank may in its sole discretion think fit, subject only to an obligation to account to the Company for any price received by the Bank for any of the same;

4.13.2 The Bank will not be liable for any loss or damage suffered by or caused to the Company by the exercise of these rights available to the Bank and the Company will be bound to indemnify the Bank against all expenses incurred by it in connection with or incidental to the removal, sale, storage or other dealing with or disposal of the Moveable Property and against all claims by or liability to any third party asserting ownership of any item.

Ann Gray
13.11.13

5. Bank's Right to Set Off and Debit Accounts

The Company agrees that:

5.1 any monies from time to time standing to its credit on any account with the Bank or with any other member of the Bank's Group may be retained as cover for and at any time, without notice to the Company, applied by the Bank in or towards payment or satisfaction of the Secured Liabilities or to the credit of any other

account nominated by the Bank as security for any contingent or future liability of the Company to the Bank;

- 5.2 the Bank may debit any account of the Company with the Bank with the whole or any part of any amount due by the Company under this Standard Security whether any such account shall be overdrawn or may become overdrawn by reason of any such debit;
- 5.3 if the Bank exercises any right of set-off in respect of any liability of the Company and that liability or any part of it is in a different currency from any credit balance against which the Bank seeks to set it off, the Bank may use the currency of the credit balance to purchase an amount in the currency of the liability at the prevailing spot selling rate of exchange for the Bank as conclusively determined by the Bank and to pay out of the credit balance all costs, charges and expenses incurred by the Bank in connection with that purchase; and
- 5.4 the Bank shall not be liable for any loss of interest caused by the determination before maturity of any deposits or any loss caused by the fluctuation in any exchange rate at which any currency may be bought or sold by the Bank.

6. Notice of Subsequent Encumbrances

If the Bank receives or is deemed to have received notice of any subsequent Encumbrance or other interest affecting the Property or any part and/or proceeds of sale or realisation of the Property the Bank may open a new account or accounts for the Company in its books and if the Bank does not do so then, unless the Bank gives express written notice to the contrary to the Company, as from the time of receipt or deemed receipt of such notice by the Bank all payments made by the Company to the Bank shall notwithstanding any appropriation by the Company to the contrary be treated as having been credited to a new account of the Company and not as having been applied in reduction of the Secured Liabilities.

7. Suspense Accounts

All monies received by the Bank under this Standard Security may at the discretion of the Bank be credited to a suspense account and may be held in such account for so long as the Bank shall think fit without any obligation to apply all or any part of such monies in or towards payment or performance of the Secured Liabilities.

8. Costs and Expenses

- 8.1 The Company shall pay, on a full indemnity basis, all costs, charges, expenses and liabilities incurred by the Bank (including without limitation all amounts determined by the Bank to be necessary to compensate it for internal management or administration costs, charges and expenses) or to be incurred by the Bank or any attorney, manager, agent or other person appointed by the Bank in connection with the preparation, negotiation, completion, execution, registration, perfection, modification, amendment, issue of waivers and consents under, enforcement and or attempted enforcement, preservation of rights under, exercise or purported exercise of rights under or decision as to whether to exercise rights under, assignation, release or discharge of this Standard Security or actions, proceedings or claims in respect of this Standard Security or the Property which costs, charges and expenses shall form part of the Secured Liabilities;
- 8.2 All amounts payable under Clause 8.1 shall bear interest at 6% over the Bank of England Base Rate as it may vary from time to time from the date the same are incurred, computed and compounded monthly.

Certified a true copy

Alan Cow

13.11.15

9. Communications

Each notice, consent and other communication in respect of this Standard Security:

- 9.1 will be in writing (which includes by fax);
- 9.2 will be sent to the address or fax number most recently designated for this purpose by the recipient;
- 9.3 given to the Company will be effective when left at, or two Business Days after it is posted to, the relevant address or, in the case of a fax, on receipt by the Bank of a fax confirmation sheet; and
- 9.4 given to the Bank will be effective only on actual receipt by the Business Lending Services Department of the Bank or such other department as may be notified to the Company from time to time.

10. Warrandice

The Company grants warrandice.

11. Registration

The Company consents to the registration for preservation and execution of this Standard Security and any certificate referred to in Clause 1.3 in the Books of Council and Session.

12. Interpretation

12.1 In this Standard Security:

"Act" means the Conveyancing and Feudal Reform (Scotland) Act 1970 (as amended from time to time) and any lawful variation operative for the time being;

"Bank's Group" means the Bank, any subsidiary of it, any holding company of it and any subsidiary of its holding company;

"Encumbrance" means any mortgage, standard security, charge (whether fixed or floating), assignment, assignation, pledge, encumbrance, hypothecation, security interest, title retention or other preferential right having the effect of creating security;

"Moveable Property" means any furniture, equipment, motor vehicles, goods, stock, or any other moveable property, whether of a personal or business nature;

"Permitted Encumbrances" means:

- (a) a fixed security in favour of the Bank;
- (b) any Encumbrance arising by operation of law and in the ordinary and usual course of trading of the Company; and
- (c) an Encumbrance consented to in writing by the Bank;

"Standard Conditions" means the standard conditions specified in Schedule 3 of the Act;

12.2 without prejudice to any requirement to procure consent to the same "Company" and "Bank" include their successors, assignees and transferees;

Certified a true copy

John C. [Signature] 17.11.13

12.3 without prejudice to any requirement to procure consent to the same, any reference to any document of any kind is to that document as amended, varied, supplemented, novated, restated or substituted from time to time;

Certified a true copy

Alan Gray
13.11.13

12.4 if there is any conflict between this Standard Security and the Standard Conditions, the terms of this Standard Security shall prevail, so far as permitted by law.

IN WITNESS WHEREOF these presents together with the Schedule are executed as follows:

This is an important document. You should take independent legal advice before signing and sign only when you fully understand the consequences and if you want to be legally bound.

SIGNED for and on behalf of MOSSHEAD CPW LIMITED

place of signing GLASGOW

on 23RD OCTOBER 2013

Aileen Welsh Director

(Print Full Name)
AILEEN MARGARET WELSH

Frank Welsh Director

(Signature)
FRANK MCDANIEL WELSH

in the presence of:

Alan Cowan Witness

ALLAN COWAN Full Name

81 BERKELEY ST. Address

GLASGOW

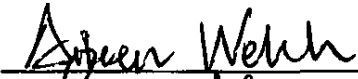
Please sign the Schedule where indicated.

Certified a true copy


Alan Cowan
13-11-13

**This is the Schedule referred to in the foregoing Standard Security by Mosshead CDW Limited
in favour of Clydesdale Bank PLC (trading as both Clydesdale Bank and Yorkshire Bank)**


ALL and WHOLE that plot or area of ground forming part and portion of the lands and estate of Burnbrae aftermentioned lying within the Parish of Easter Kilpatrick in the County of Dumbarton and containing Fifteen poles and two tenth parts of a pole or thereby Imperial Standard Measure bounded on the south west by south by the centre line of Mosshead Road forming thirty four feet wide along which it extends sixty feet or thereby as the said plot or area of ground is delineated and shown within the boundaries coloured green on the sketch or plan thereof annexed and executed as relative to Feu Disposition by Flowlands Investment Company Limited in favour of Angelo Andrew Tomasso dated Sixth May and recorded in the said Division of the General Register of Sasines on Twenty Sixth December both in the year Nineteen hundred and Sixty; Together with the subjects known as and forming 4 Mosshead Road, Bearsden.



Director



Certified a true copy


13.11.13