



**GUARANTEED NEXT DAY DELIVERY**

Johnson Legal  
1 Lynedoch Place,  
Drumsheugh Gardens  
Edinburgh  
EH3 7PX

Our Ref: S/CCO NORT010-2  
Your Ref: DIJ/GW/TRUST003-  
14  
Date: 31st October 2023

Dear Sirs,

**Our Client: North Queensferry Community Trust**  
**Your Client: Trustees of Festival Inns Ltd SSAS**  
**Subjects: The Albert Hotel, Main Street, North Queensferry KY11 1JG**

We write further to our letter dated 23<sup>rd</sup> October 2023, on behalf of our client, North Queensferry Community Trust.

We are writing to you in accordance with Section 54 (7) of the Land Reform (Scotland) Act 2016, to provide you with a copy of a re-submitted application by North Queensferry Community Trust, a Part 5 Community Body, for consent to exercise the right to buy land to further sustainable development, together with the accompanying information referred to therein.

The reason for re-submission of the above application is that TSB Bank plc (formerly known as Lloyds TSB Scotland plc) have advised that it is not the creditor in relation to the Subjects.

The creditor has now been identified as Bank of Scotland plc. Following the split of Lloyds and TSB in 2013, Bank of Scotland plc (being part of Lloyds Banking Group) acquired right to the security by virtue of a Transfer Agreement being a Transfer Scheme between Lloyds TSB Bank plc and Bank of Scotland plc.

51 ATHOLL ROAD, PITLOCHRY, PERTSHIRE PH16 5BU  
T 01796 472606 F 01796 473198 E info@jandhmitchell.com  
www.jandhmitchell.com DX 552040 Pitlochry

PARTNERS: Paul I Keith, LLB, WS, Alan A Innes, LLB, WS, Sarah M Brown, LLB, WS  
Sarah M. Brown is a Law Society of Scotland Accredited Specialist in Charity Law

Branch offices in Aberfeldy and Dunkeld

J & H Mitchell WS. is the trading name of J & H Mitchell LLP  
The Partners are Members of the Limited Liability Partnership, Registered in Scotland, No. SO303818



Accordingly, it has now been necessary for our client to submit a new application with the information in relation to the creditor (at Section 4.7 and elsewhere) updated.

The deadline for responding to Scottish Ministers with views on the application will now be extended accordingly and any views received will be understood to refer to this new application, reference SD00004.

You should quote reference SD00004 when sending any views in response to the application to the Scottish Ministers.

The previous application reference SD00003 will now be marked as having been declined for the reasons given above.

Please ensure this information is passed on to the Trustees as soon as possible.

A copy of the enclosures has also been sent to each of the Trustees.

Yours faithfully, —

Enc.



# J & H Mitchell<sup>WS</sup>

SOLICITORS & ESTATE AGENTS

— Since 1836 —



**GUARANTEED NEXT DAY DELIVERY**  
Kenneth Waugh  
Trustees for The Festival Inns Limited SSAS  
1 Lynedoch Place,  
Edinburgh  
EH3 7PX

Our Ref: S/CCO NORT010-2  
Your Ref:  
Date: 31<sup>st</sup> October 2023

Dear Sir,

**Our Client: North Queensferry Community Trust**  
**Trustees for The Festival Inns Ltd SSAS**  
**Subjects: The Albert Hotel, Main Street, North Queensferry KY11 1JG**

We write further to our letter dated 24<sup>th</sup> October 2023, on behalf of our client, North Queensferry Community Trust.

We are writing to you in accordance with Section 54 (7) of the Land Reform (Scotland) Act 2016, to provide you with a copy of a re-submitted application by North Queensferry Community Trust, a Part 5 Community Body, for consent to exercise the right to buy land to further sustainable development, together with the accompanying information referred to therein.

The reason for re-submission of the above application is that TSB Bank plc (formerly known as Lloyds TSB Scotland plc) have advised that it is not the creditor in relation to the Subjects.

The creditor has now been identified as Bank of Scotland plc. Following the split of Lloyds and TSB in 2013, Bank of Scotland plc (being part of Lloyds Banking Group) acquired right to the security by virtue of a Transfer Agreement being a Transfer Scheme between Lloyds TSB Bank plc and Bank of Scotland plc.

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The deadline for responding to Scottish Ministers with views on the application will now be extended accordingly and any views received will be understood to refer to this new application, reference SD00004.

You should quote reference SD00004 when sending any views in response to the application to the Scottish Ministers.

The previous application reference SD00003 will now be marked as having been declined for the reasons given above.

Yours faithfully,

Enc.



# J & H Mitchell <sup>WS</sup>

SOLICITORS & ESTATE AGENTS

— Since 1836 —



**GUARANTEED NEXT DAY DELIVERY**

Albert Community Group Limited  
c/o Cameron McKenna Nabarro Olswang LLP  
4<sup>th</sup> Floor, Saltire Court  
20 Castle Terrace  
Edinburgh  
EH1 2EN

Our Ref: S/CCO NORT010-2  
Your Ref: Gordon Hay  
Date: 31<sup>st</sup> October 2023

Dear Sirs,

**North Queensferry Community Trust  
The Albert Community Group Limited  
The Albert Hotel, Main Street, North Queensferry KY11 1JG**



We act on behalf of North Queensferry Community Trust.

We are writing further to our letter dated 23<sup>rd</sup> October on behalf of our client, in accordance with Section 54 (7) of the Land Reform (Scotland) Act 2016.

Please find enclosed a copy of a re-submitted application by North Queensferry Community Trust, a Part 5 Community Body, for consent to exercise the right to buy land to further sustainable development, together with the accompanying information referred to therein.

The reason for re-submission of the above application is that TSB Bank plc (formerly known as Lloyds TSB Scotland plc) have advised that it is not the creditor in relation to The Albert Hotel.

The creditor has now been identified as Bank of Scotland plc. Following the split of Lloyds and TSB in 2013, Bank of Scotland plc (being part of Lloyds Banking Group) acquired right to the security by virtue of a Transfer Agreement being a Transfer Scheme between Lloyds TSB Bank plc and Bank of Scotland plc.

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Accordingly, it has now been necessary for our client to submit a new application with the information in relation to the creditor (at section 4.7 and elsewhere) updated.

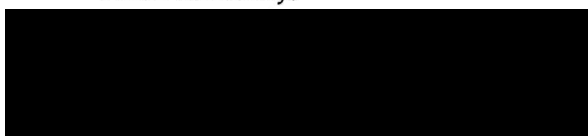
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You should quote reference SD00004 when sending any views in response to the application to the Scottish Ministers.

The previous application reference SD00003 will now be marked as having been declined for the reasons given above.

Yours faithfully,

Enc.





**J&H Mitchell**<sup>WS</sup>

**SOLICITORS & ESTATE AGENTS**

— Since 1836 —



**GUARANTEED NEXT DAY DELIVERY**

Yorssas (Trustees) Limited  
c/o Calvert Dawson Ltd,  
288 Oxford Road,  
Gomersal  
Cleckheaton  
West Yorkshire  
BD19 4PY

Our Ref: S/CCO NORT010-2

Your Ref:

Date: 31<sup>st</sup> October 2023

Dear Sirs,

**Our Client: North Queensferry Community Trust  
Trustees for The Festival Inns Ltd SSAS**

**Subjects: The Albert Hotel, Main Street, North Queensferry KY11 1JG**

We write further to our letter dated 24<sup>th</sup> October 2023, on behalf of our client, North Queensferry Community Trust.

We are writing to you in accordance with Section 54 (7) of the Land Reform (Scotland) Act 2016, to provide you with a copy of a re-submitted application by North Queensferry Community Trust, a Part 5 Community Body, for consent to exercise the right to buy land to further sustainable development, together with the accompanying information referred to therein.

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You should quote reference SD00004 when sending any views in response to the application to the Scottish Ministers.

The previous application reference SD00003 will now be marked as having been declined for the reasons given above.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

Enc.





**GUARANTEED NEXT DAY DELIVERY**

Bank of Scotland plc  
The Mound  
Edinburgh  
EH1 1YZ

Our Ref: S/CCO NORT010-2

Your Ref:

Date: 31<sup>st</sup> October 2023

Dear Sirs,

**Our Client:** North Queensferry Community Trust  
**The Property:** The Albert Hotel, Main Street, North Queensferry KY11 1JG  
**The Borrower:** Trustees of The Festival Inns Limited SSAS  
**Title Number:** FFE36805

We act on behalf of North Queensferry Community Trust ("Our Client").

In accordance with Section 54 (7) of the Land Reform (Scotland) Act 2016, we enclose a copy the following documents in respect of The Albert Hotel, North Queensferry, KY11 1JG, Title number FFE36805, for your attention:

1. Submitted application by Our Client, a Part 5 Community Body, for consent to exercise the right to buy land to further sustainable development; and
2. accompanying information referred to therein.

We understand that Bank of Scotland plc is now the relevant creditor in relation to the standard security over the Property, originally granted by Lloyds TSB Scotland plc in 2012, having acquired right by virtue of a Transfer Agreement being a Transfer Scheme between Lloyds TSB Bank plc and Bank of Scotland plc, following the split of Lloyds and TSB in 2013.

In accordance with Section 54 (7)(d) and (8) of the Land Reform (Scotland) Act 2016, as a relevant creditor, we also require to invite you to notify Our Client and Scottish Ministers within 60 days of the date of this letter about any calling-up notice or notice of default,

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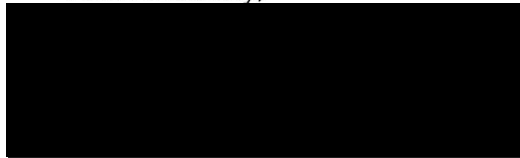


whether any notice of default has been upheld or varied by the court or that a warrant has been granted by the court to the creditor in relation to the land, or any part of it.

If such notice is given please provide the Scottish Ministers, within that time, Bank of Scotland plc's views in writing on the application.

Please acknowledge receipt.

Yours faithfully,



Enc.



GUARANTEED NEXT DAY DELIVERY  
Ms Catriona Waugh or Smith  
Trustees for The Festival Inns Limited SSAS  
7 Hermand Crescent,  
Edinburgh  
EH11 1QP

Our Ref: S/CCO NORT010-2  
Your Ref:  
Date: 31<sup>st</sup> October 2023

Dear Madam,

**Our Client: North Queensferry Community Trust**  
**Trustees for The Festival Inns Ltd SSAS**  
**Subjects: The Albert Hotel, Main Street, North Queensferry KY11 1JG**

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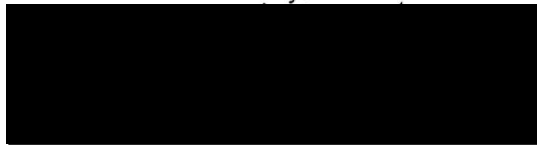
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You should quote reference SD00004 when sending any views in response to the application to the Scottish Ministers.

The previous application reference SD00003 will now be marked as having been declined for the reasons given above.

Yours faithfully,

Enc.



Post Office Ltd.  
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31/10/2023 14:34 TP:07 BP:02 SU:SP1  
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63 Atholl Road  
Pitlochry  
Perthshire  
PH16 5BL

Session Id: 2-493026  
Txn Id: 4

Horizon Certificate of Posting

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PostCode/Zip Code: EH11QP  
Destination: UK (E.U.)  
Barcode Number: DS411003817GB  
Weight of Item: 1000g

Building Name or No: MOUND  
PostCode/Zip Code: EH11YZ  
Destination: UK (E.U.)  
Barcode Number: DS411003825GB  
Weight of Item: 1000g

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PostCode/Zip Code: EH12EN  
Destination: UK (E.U.)  
Barcode Number: DS411003834GB  
Weight of Item: 1000g

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PostCode/Zip Code: BD194PY  
Destination: UK (E.U.)  
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Weight of Item: 1000g

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