

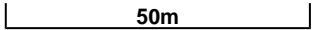
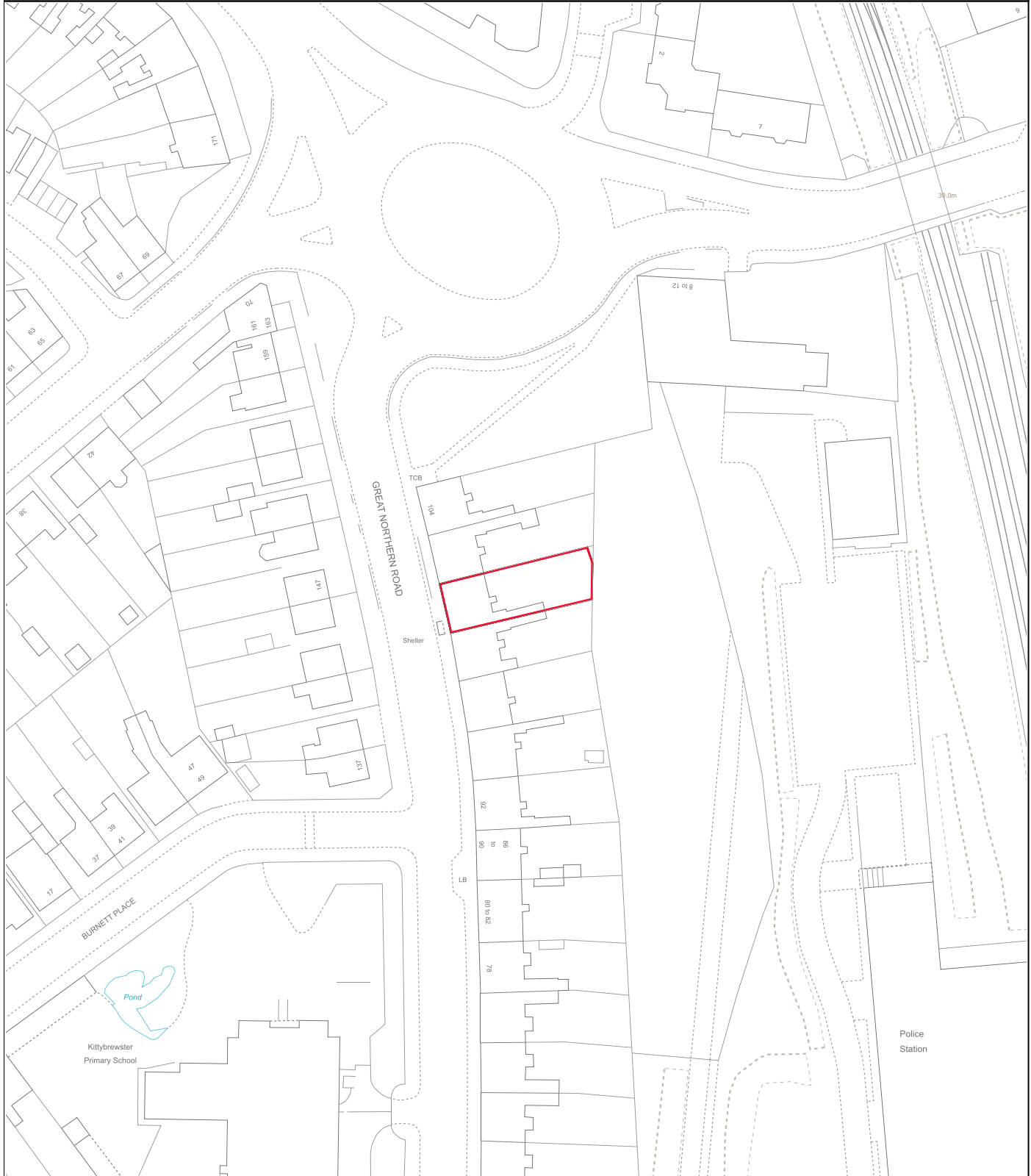


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|--|---|---|------------------------|
|   | Version date                              | TITLE NUMBER  |                        |
|  | 23/01/2025                                | <b>ABN163102</b>  |                        |
|   | BRITISH NATIONAL GRID<br>EASTING/NORTHING |  |                        |
|  |   | 393108, 808259  | Survey Scale<br>1:1250 |
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Version date

Additional Cadastral Map View/Supplementary Data

23/01/2025

**ABN163102-1**



BRITISH NATIONAL GRID  
EASTING/NORTHING

50m

393108, 808259

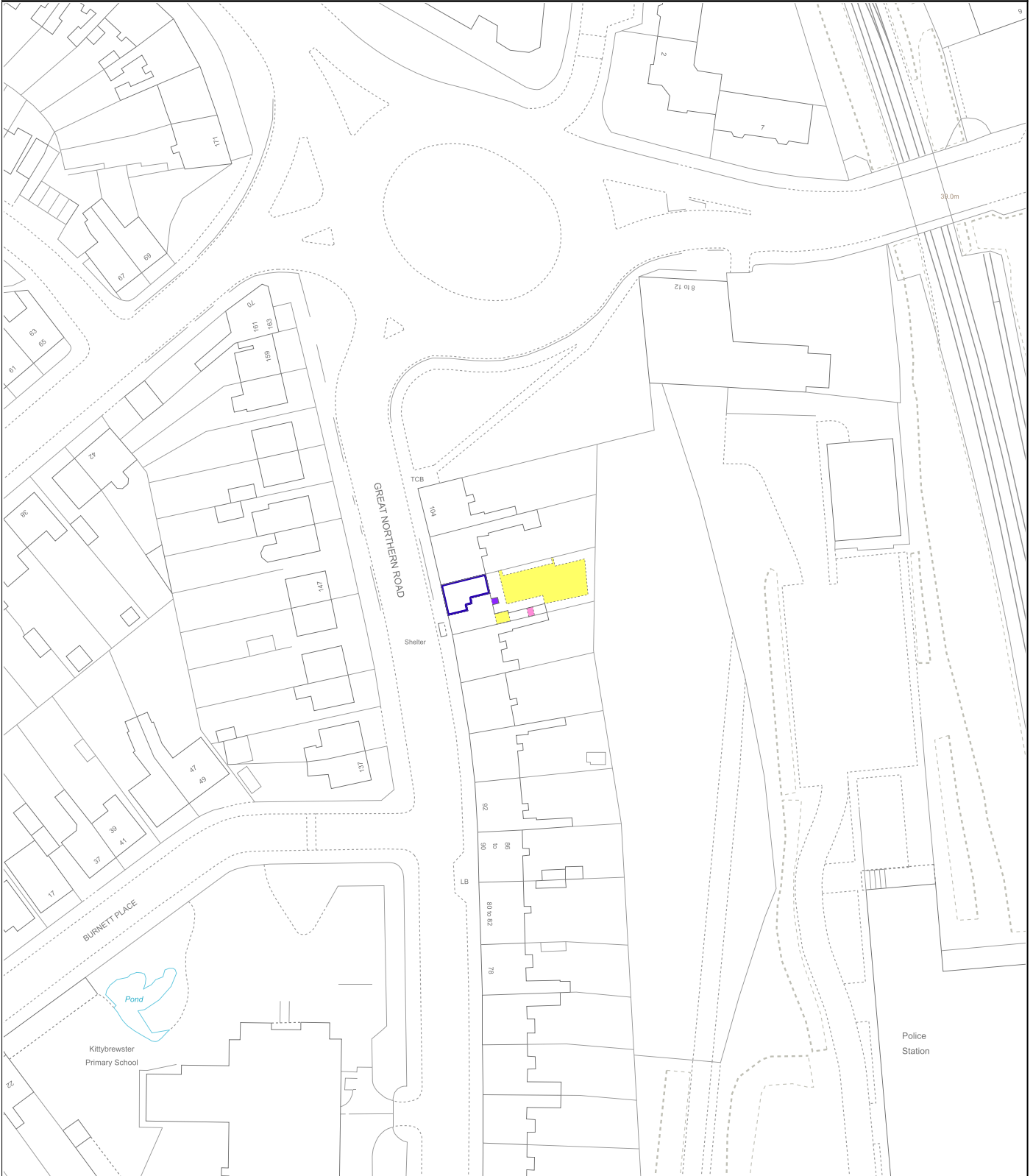
Survey Scale


Print Scale

1:1250

1:1250 @ A4

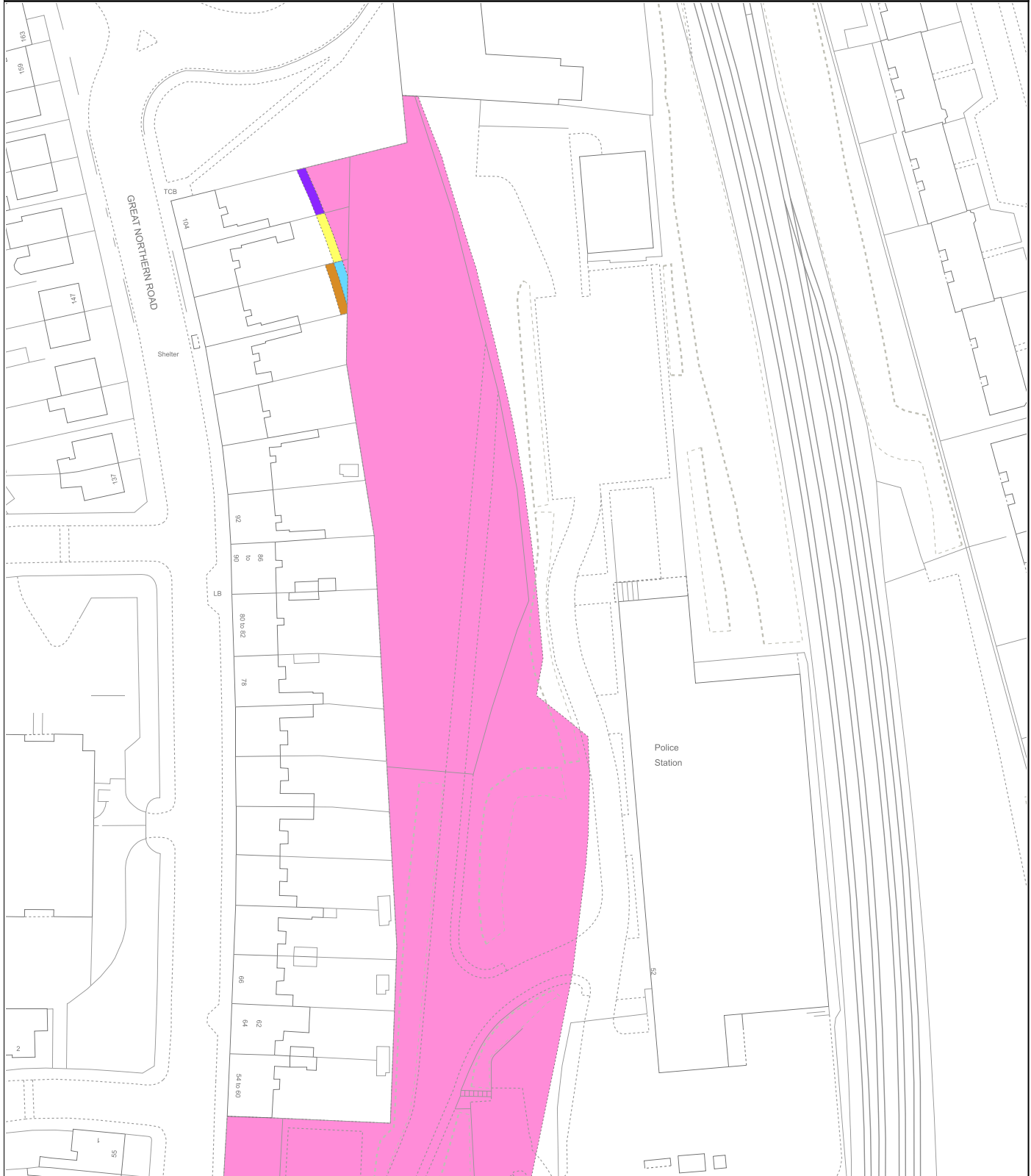
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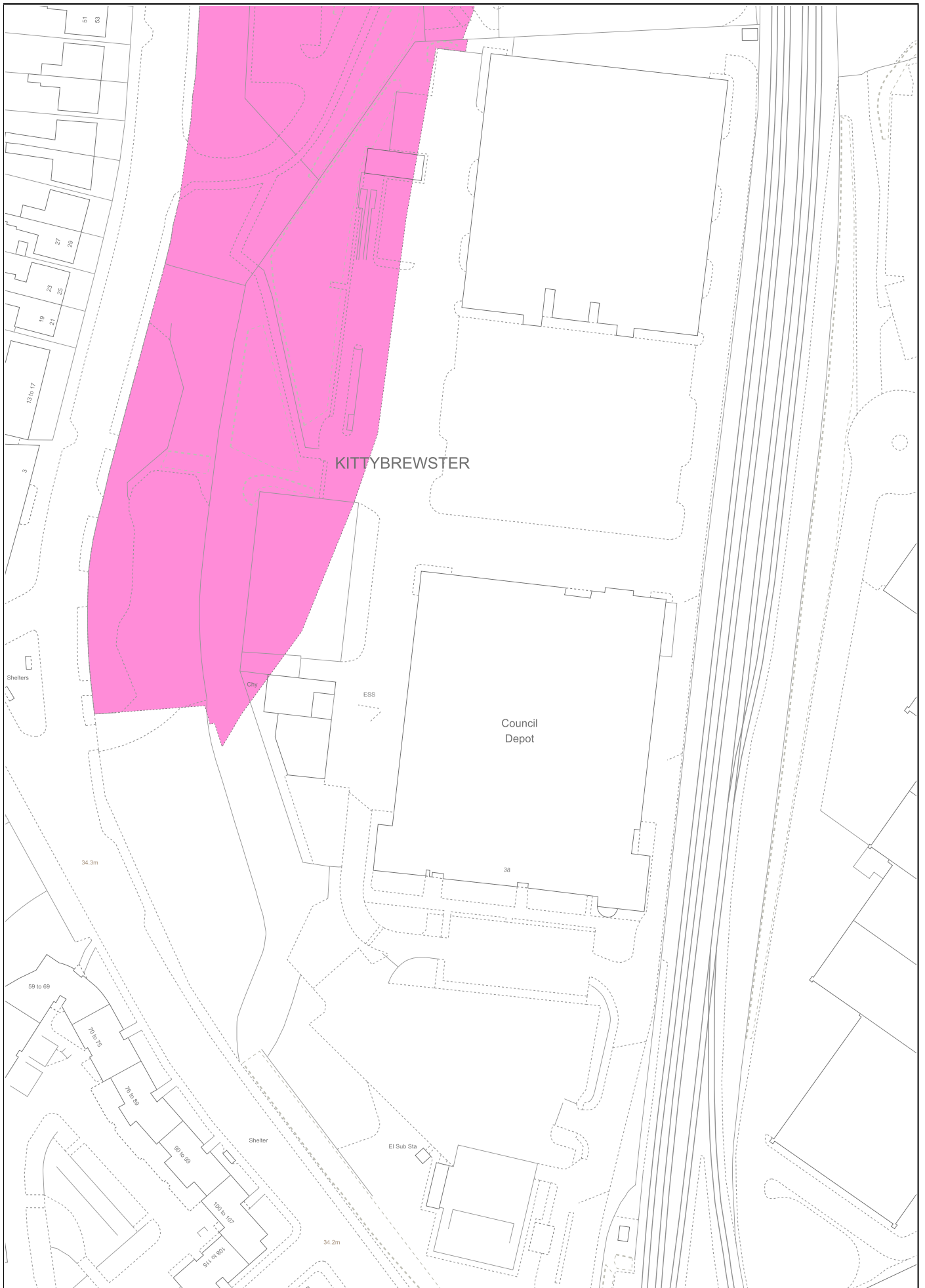


|   |              |  |
|---|--------------|--|
|  | Version date | Additional Cadastral Map View/Supplementary Data |
|   | 23/01/2025   | <b>ABN163102-2</b>                               |

|   |  |   |              |             |        |
|---|--|---|--------------|-------------|--------|
|  | BRITISH NATIONAL GRID EASTING/NORTHING |    |              |             |        |
|   | 393108, 808259                         | <table border="1"> <tr> <td>Survey Scale</td> <td>Print Scale</td> </tr> <tr> <td>1:1250</td> <td>1:1250 @ A4</td> </tr> </table> | Survey Scale | Print Scale | 1:1250 |
| Survey Scale  | Print Scale                            |   |              |             |        |
| 1:1250  | 1:1250 @ A4                            |   |              |             |        |

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TITLE NUMBER ABN163102

A 1

## A. PROPERTY SECTION

### DATE OF FIRST REGISTRATION

20 DEC 2024

### DATE TITLE SHEET UPDATED TO

29 MAY 2025

### REAL RIGHT

OWNERSHIP

### DESCRIPTION

Subjects part of cadastral unit ABN160474 edged red on the cadastral map being 100D, GREAT NORTHERN ROAD, ABERDEEN AB24 3QB being the northwest flat edged blue on supplementary data 1 on the first floor of the tenement 100 GREAT NORTHERN ROAD with the coal cellar tinted pink on supplementary data 1; Together with (One) a right in common with the proprietor of the northmost dwellinghouse or flat on the first floor of the said tenement in and to the lavatory situated on the half landing between the ground floor and the first floor of the said tenement as the said lavatory is tinted mauve on said supplementary data 1; (Two) a right in common with the proprietors of the remainder of the said tenement (hereinafter referred to as the "other proprietors") to the solum on which the said tenement is erected; (Three) a right in common with the other proprietors to the walls, roof and chimney heads of the said tenement; (Four) a right in common with the other proprietors to all passages, doors, windows and stairway common to the said tenement and the flat in this Title; (Five) a right in common with the other proprietors to all water, soil and gas pipes, drains and electricity installations common to the said tenement; (Six) a right in common with the other proprietors to the wash-house and solum thereof, the drying green and other areas at the rear of the said tenement and all erections thereon, being the subjects tinted yellow on said supplementary data 1; and (Seven) the servitudes contained in the General Vesting Declaration in Entry 3 of the Burdens Section.



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TITLE NUMBER ABN163102

A 2

**A. PROPERTY SECTION**

Note

The minerals are excepted. The conditions under which the minerals are held are set out in the Feu Charter in Entry 1 of the Burdens Section.



# LAND REGISTER OF SCOTLAND



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TITLE NUMBER ABN163102

B 1

## B. PROPRIETORSHIP SECTION

### ENTRY PROPRIETOR

#### NO

1 AMPG LIMITED incorporated  
under the Companies Acts  
(Company Number 07135556)  
and having its Registered  
Office at 2 Fen View,  
Doddington, March, PE15 0SN.

DATE OF  
REGISTRATION  
20 DEC 2024

CONSIDERATION  
£28,000

DATE OF ENTRY  
19 DEC 2024



# LAND REGISTER OF SCOTLAND



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TITLE NUMBER ABN163102

C 1

## C. SECURITIES SECTION

**ENTRY  
NO**

**SPECIFICATION**

**DATE OF  
REGISTRATION**

No Entry



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TITLE NUMBER ABN163102

D 1

## D. BURDENS SECTION

**ENTRY  
NO**

**SPECIFICATION**

- 1 Feu Charter by Trustees of Isabella Jane Leslie and Helen Leslie to James Knowles and his heirs and assignees, recorded G.R.S. (Aberdeen) 12 May 1898, of ground with tenement 100 Great Northern Road, Aberdeen, of which the subjects in this Title form part, contains the following burdens:

Reserving to us and our successors the whole mines, metals and minerals within the piece of ground above disposed and declaring that our said disponee and his foresaids shall not be entitled to work any stone quarry or sand or clay pit on the ground feued unless for the purpose of building therewith on the said piece of ground and providing and declaring that it shall not be lawful for our said disponee or his foresaids to erect on the said piece of ground any Tannery, Brewery, Distillery, Crackling House, slaughter house or soap comb or glue works or to carry on upon the same any nauseous chemical operations or noxious manufactures nor shall they employ the premises in any trade or business whatsoever which may be hurtful nauseous or noxious to the houses or inhabitants in the neighbourhood thereof nor shall he or they be entitled to erect thereon any building whatever other than the building after specified and the usual and necessary office houses for use in connection therewith providing and declaring that our said disponee shall be bound to erect on the ground feued in accordance with plans which shall have previously been submitted to and approved of by us in writing a building of shops and dwellinghouses or dwellinghouses alone not exceeding two square storeys with attics in height or two square storeys with a mansard roof in front and three square storeys at the back and our said disponee and his foresaids shall be bound in all time coming to uphold and maintain said building or in case of its destruction or natural decay to erect and maintain another in its place of the same style and character and according to plans previously submitted to and approved of by us or the Superiors for the time being and the frontage of which building shall be up to the line of the roadway and



D. BURDENS SECTION

ENTRY  
NO

SPECIFICATION

providing and declaring that it shall not be lawful for our said disponee or his foresaids at any time to erect on the back ground of said feu any building to be used as a stable or store without the express consent in writing of us or our foresaids being first obtained thereto and declaring that as soon as entering on possession of the said piece of ground our said disponee shall be bound to enclose the same so far as not bounded by the walls of said building and so far as not already so enclosed with a stone and lime wall six feet in height and which walls so far as bounding the said feu on the north and south sides thereof shall be built to the extent of one half the thickness thereof on the ground hereby disposed and one half on the adjoining ground and on the said adjoining ground to the north being built upon the feuars thereof shall be bound to repay to our said disponee or his foresaids one half the value of said north garden wall as the same may be ascertained by the valuation of two men mutually chosen or of an oversman to be named by them in case of their differing in opinion and with regard to the north and south gable walls of said dwellinghouse in case they are built up to the extremity of the feu our said disponee shall be entitled to erect the same to the extent of one half the thickness thereof on the said adjoining ground and on the said adjoining ground to the north being built on in case our said disponee shall be the first builder the said adjoining feuar shall be bound to pay to our said disponee or his foresaids the value ascertained as aforesaid of said wall so far as built on the adjoining feu to the extent to which the said adjoining feuar shall use the same and in like manner our said disponee if said adjoining feuar is the first to build said garden and gable walls shall be bound to pay him one half the value ascertained as aforesaid of the same and on payment being made as aforesaid the said garden and gable walls and also the corresponding garden and gable walls along the south boundary of said piece



D. BURDENS SECTION

ENTRY  
NO

SPECIFICATION

of ground shall be mutual property and shall be maintained at joint expense in time coming.

- 2 Disposition by Trustees of Joseph Bisset to Frederick George Low and his executors and assignees, recorded G.R.S. (Aberdeen) 22 Nov. 1976, of the northmost first floor dwellinghouse of the tenement 100 Great Northern Road, Aberdeen, of which the subjects in this Title form part, contains the following burdens:

(One) a one-sixth share of the expense of upholding and maintaining the common walls, roof, chimney heads, passages, doors, windows, stairway, water, soil, gas, pipes, drains, electricity installations and the wash-house, drying green and other areas, common and mutual to the said tenement; and

(Two) a one-half share of the expense of upholding and maintaining the lavatory on the half landing between the ground floor and first floor of the said tenement tinted mauve on supplementary data 1.

- 3 General Vesting Declaration, registered 15 Mar. 2024, by Aberdeen City Council in exercise of the powers conferred by Section 195 of the Town and Country Planning (Scotland) Act 1997 and the authorisation given by The Aberdeen City Council (Berryden Corridor Improvement) Compulsory Purchase Order 2018, of subjects at Berryden Corridor, registered under Title Number ABN160331, contains the following rights which affect the subjects in this Title:

(One) The following servitude right is imposed on the Burdened Property (as hereinafter defined) in favour of the Benefited Property (as hereinafter defined):

A servitude right of access and egress at all times for pedestrians and vehicles (including heavy vehicles and



TITLE NUMBER ABN163102

D 4

## D. BURDENS SECTION

ENTRY  
NO

### SPECIFICATION

construction traffic) over and across the Burdened Property and to site and operate machinery on the Burdened Property for the purpose of constructing, inspecting, repairing, maintaining, renewing, replacing and altering the retaining wall and associated foundations, support, soil nails and related infrastructure to be constructed on the Benefited Property and for all ancillary works, subject to making good all damage caused to the Burdened Property in exercising the servitude right.

For the purposes of the foregoing servitude right:

"Burdened Property" means 14 square metres or thereby of land at the rear of the tenement 100 Great Northern Road, Aberdeen comprising garden ground tinted blue on supplementary data 2 (forming part of Title Numbers ABN5813, ABN24707 & ABN28403).

"Benefited Property" means (1) those parts of the subjects registered under Title Number GLA160331 tinted pink on said supplementary data 2; (2) 23 square metres or thereby of land at the rear of the tenement 104 Great Northern Road, Aberdeen comprising garden ground tinted mauve on said supplementary data 2 (forming part of Title Numbers ABN43196, ABN45216, ABN66930, ABN75816, ABN112984 & ABN140444) and (3) 23 square metres or thereby of land at the rear of the tenement 102 Great Northern Road, Aberdeen comprising garden ground tinted yellow on said supplementary data 2 (forming part of Title Numbers ABN4860, ABN11274, ABN28746, ABN64975, ABN93858 & ABN132451).

(Two) The following servitude right is imposed on the Burdened Property (as hereinafter defined) in favour of the Benefited Property (as hereinafter defined):

A servitude right of access and egress at all times for pedestrians and vehicles (including heavy vehicles and construction traffic) over and across the Burdened Property



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TITLE NUMBER ABN163102

D 5

D. BURDENS SECTION

ENTRY  
NO

SPECIFICATION

and to site and operate machinery on the Burdened Property for the purpose of constructing, inspecting, repairing, maintaining, renewing, replacing and altering the retaining wall and associated foundations, support, soil nails and related infrastructure to be constructed on the Benefited Property and for all ancillary works, subject to making good all damage caused to the Burdened Property in exercising the servitude right.

For the purposes of the foregoing servitude right:

"Burdened Property" means 23 square metres or thereby of land at the rear of the tenement 104 Great Northern Road, Aberdeen comprising garden ground tinted mauve on said supplementary data 2 (forming part of Title Numbers ABN43196, ABN45216, ABN66930, ABN75816, ABN112984 & ABN140444).

"Benefited Property" means (1) those parts of the subjects registered under Title Number GLA160331 tinted pink on said supplementary data 2; (2) 14 square metres or thereby of land at the rear of the tenement 100 Great Northern Road, Aberdeen comprising garden ground tinted blue on supplementary data 2 (forming part of Title Numbers ABN5813, ABN24707 & ABN28403); and (3) 23 square metres or thereby of land at the rear of the tenement 102 Great Northern Road, Aberdeen comprising garden ground tinted yellow on said supplementary data 2 (forming part of Title Numbers ABN4860, ABN11274, ABN28746, ABN64975, ABN93858 & ABN132451).

(Three) The following servitude right is imposed on the Burdened Property (as hereinafter defined) in favour of the Benefited Property (as hereinafter defined):

A servitude right of access and egress at all times for pedestrians and vehicles (including heavy vehicles and construction traffic) over and across the Burdened Property



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TITLE NUMBER ABN163102

D 6

D. BURDENS SECTION

ENTRY  
NO

SPECIFICATION

and to site and operate machinery on the Burdened Property for the purpose of constructing, inspecting, repairing, maintaining, renewing, replacing and altering, the retaining wall and associated foundations, support, soil nails and related infrastructure to be constructed on the Benefited Property and for all ancillary works, subject to making good all damage caused to the Burdened Property in exercising the servitude right.

For the purposes of the foregoing servitude right:

"Burdened Property" means 23 square metres or thereby of land at the rear of the tenement 102 Great Northern Road, Aberdeen comprising garden ground tinted yellow on said supplementary data 2 (forming part of Title Numbers ABN4860, ABN11274, ABN28746, ABN64975, ABN93858 & ABN132451).

"Benefited Property" means (1) those parts of the subjects registered under Title Number GLA160331 tinted pink on said supplementary data 2; (2) 14 square metres or thereby of land at the rear of the tenement 100 Great Northern Road, Aberdeen comprising garden ground tinted blue on supplementary data 2 (forming part of Title Numbers ABN5813, ABN24707 & ABN28403); and (3) 23 square metres or thereby of land at the rear of the tenement 104 Great Northern Road, Aberdeen comprising garden ground tinted mauve on said supplementary data 2 (forming part of Title Numbers ABN43196, ABN45216, ABN66930, ABN75816, ABN112984 & ABN140444).

(Four) The temporary right, during the construction period for the Berryden Corridor Improvement Project, to enter onto 24 square metres or thereby of land at the rear of the tenement 100 Great Northern Road, Aberdeen comprising garden ground tinted brown on said supplementary data 2 to carry out ground levelling works and such works related to the road construction as required and to ensure access to the road.



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TITLE NUMBER ABN163102

D 7

## D. BURDENS SECTION

**ENTRY  
NO**

**SPECIFICATION**

Note: Where the right is described as being a temporary right, the acquiring authority may remain in occupation of the land for a maximum period of 5 years beginning with the entry date to the land.

- 4 Explanatory Note: The descriptions of the burdened and benefited properties in any deed registered in terms of sections 4 and 75 of the Title Conditions (Scotland) Act 2003 in this Title Sheet are correct as at the stated date of registration of such deed.

# ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the dwellinghouse known as and forming 100D Great Northern Road, Aberdeen, being the whole subjects registered in the Land Register of Scotland under Title Number ABN163102 (hereinafter referred to as "the Lot");

which subjects are exposed for sale by public Roup by AMPG Limited (hereinafter called "the Seller")

and that within the

5 South Charlotte Street, Edinburgh, EH2 4AN

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or at such other time or place as the exposure may be adjourned to or unless previously sold privately and that on the following conditions as may be appointed in any Minute to be annexed hereto:-

1. It is expressly declared and accepted by any person bidding at the said public roup that the said General Conditions of Sale which are specified in the Auctioneers Catalogue and any document referred to therein shall apply, to the sale of the Lot only in so far as not inconsistent with the terms of these Articles of Roup and the Minute of Preference and Enactment and any further minute to follow hereon and in the event of any such inconsistency, the terms of these Articles of Roup and Minute of Preference and Enactment and any further minute to follow hereon shall prevail and such parts of the General Conditions of Sale and any documents referred to therein which are so inconsistent shall not apply.

2. The date of entry shall be


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or such other date as may be agreed between the Seller and the Purchaser when the balance of the purchase price shall be paid notwithstanding that a Disposition or Assignment is not available for delivery to the Purchaser in exchange for the purchase price. By accepting payment the Seller will come under obligation to execute and deliver to the Purchaser a valid Disposition or Assignment in their favour containing all usual and necessary clauses including warrandice from the Seller's facts and deeds only.

3. The Seller's Solicitors are Freelands Solicitors Motherwell, ML1 1BW

4. The Auctioneers are **Braveheart Auction Ltd.**

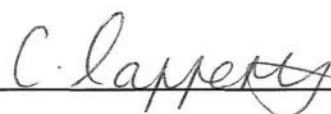
**Solicitors**  
**Firm's Signature**



**Adhibited by**  
**James Anderson Cowan MacDonald**

---

**Witness**



**Full Name**  
**Courtney Lafferty**

---

**Address**  
**36 Muir Street, Motherwell, ML1 1BW**

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