



BRITISH NATIONAL GRID  
EASTING/NORTHING

50m

226591, 641944

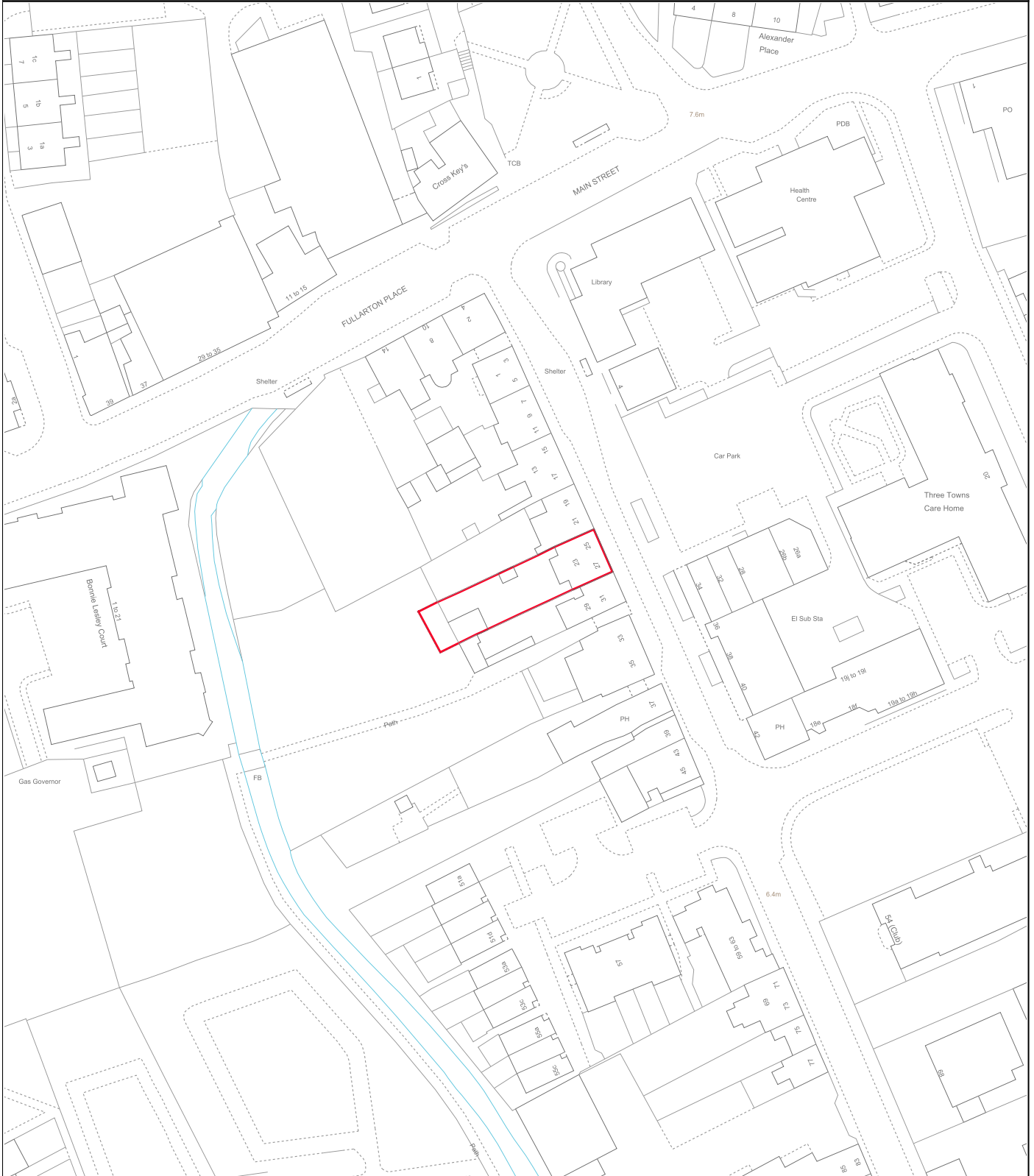
Survey Scale

1:1250

Print Scale

1:1250 @ A4

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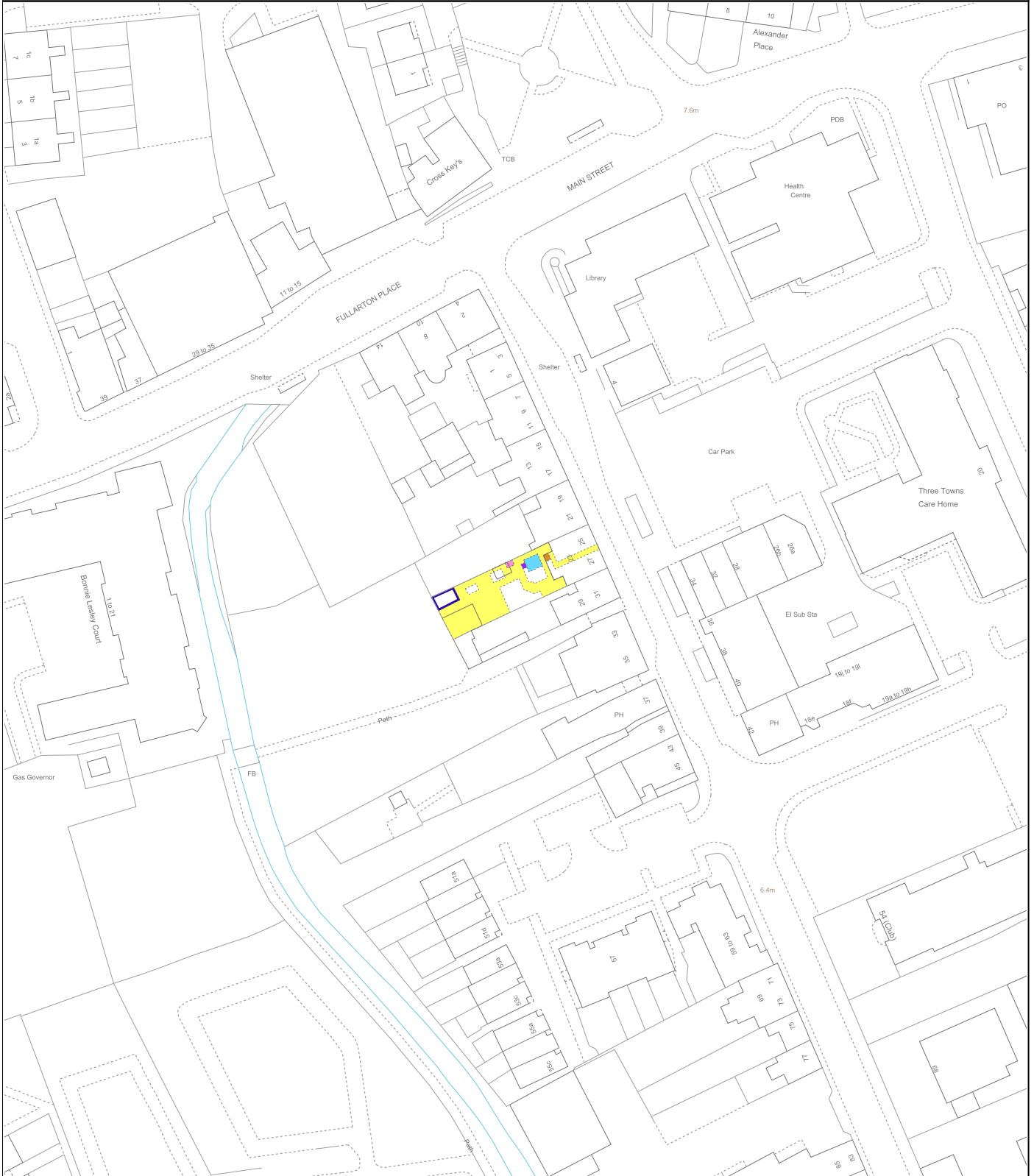
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Version date

Additional Cadastral Map View/Supplementary Data

23/08/2023

**AYR133818-2**



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EASTING/NORTHING

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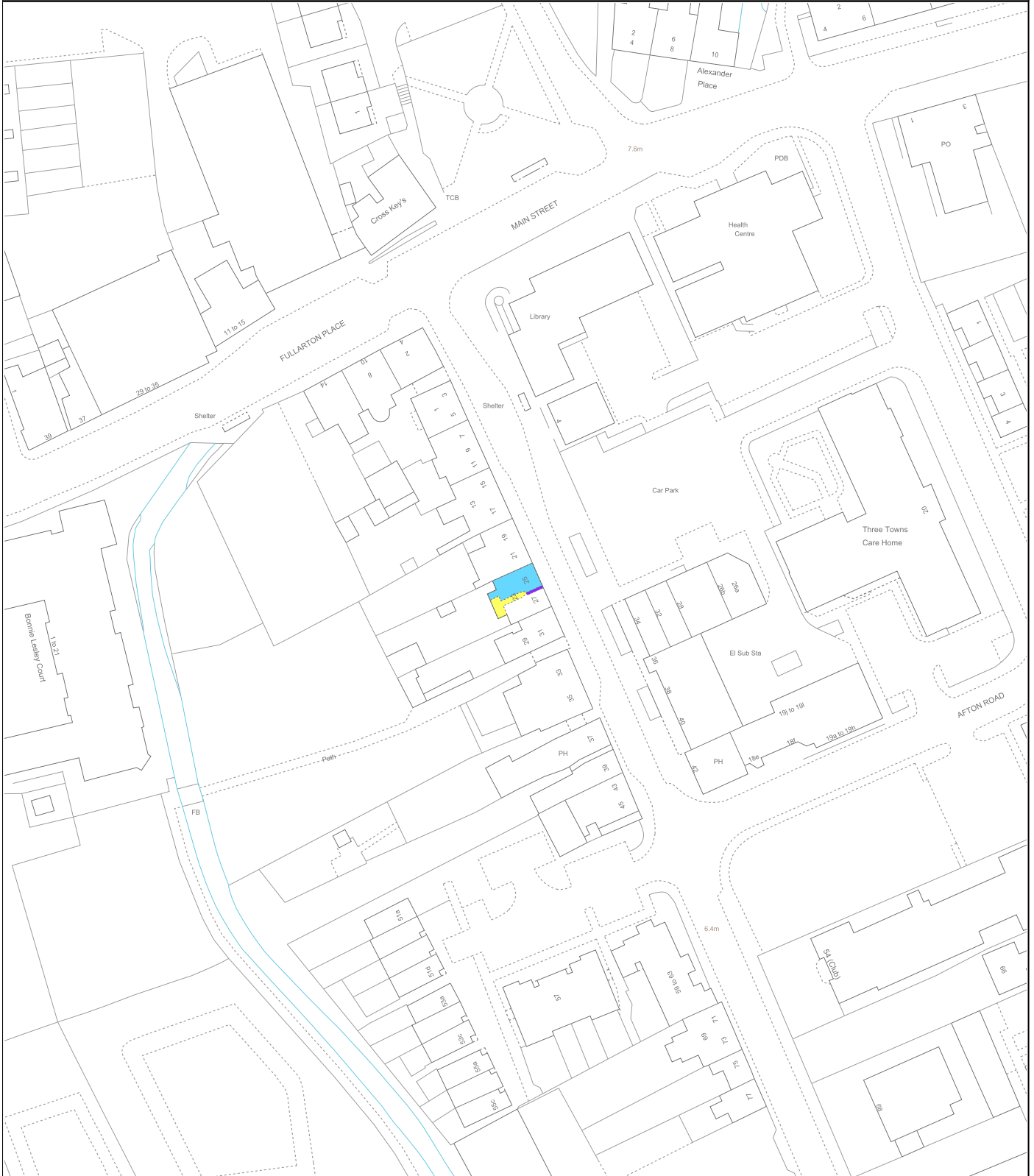
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TITLE NUMBER AYR133818

A 1

**A. PROPERTY SECTION**

**DATE OF FIRST REGISTRATION**

17 AUG 2023

**DATE TITLE SHEET UPDATED TO**

17 AUG 2023

**REAL RIGHT**

OWNERSHIP

**DESCRIPTION**

Subjects part of cadastral unit AYR133818 edged red on the cadastral map being 27 NEW STREET, STEVENSTON KA20 3HB being the northwestmost upper floor dwellinghouse tinted blue and mauve on supplementary data 2 of the tenement 25, 27 and 27A NEW STREET with the coal cellar, ground and garage tinted mauve, pink and edged blue respectively on supplementary data 1. Together with the rights contained in the Assignment in Entry 1 of the Burdens Section.



# LAND REGISTER OF SCOTLAND



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TITLE NUMBER AYR133818

B 1

## B. PROPRIETORSHIP SECTION

### ENTRY PROPRIETOR

#### NO

1 AMPG LIMITED incorporated  
under the Companies Acts,  
(Company Number 07135556),  
Registered Office at Unit 1  
South Fens Business Centre,  
Fenton Way, Chatteris, PE16  
6TT.

**DATE OF  
REGISTRATION**  
17 AUG 2023

**CONSIDERATION**  
£25,000

**DATE OF ENTRY**  
09 MAY 2023



# LAND REGISTER OF SCOTLAND



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TITLE NUMBER AYR133818

C 1

## C. SECURITIES SECTION

**ENTRY  
NO**

**SPECIFICATION**

**DATE OF  
REGISTRATION**

No Entry



D. BURDENS SECTION

ENTRY  
NO

SPECIFICATION

- 1 Assigination by Trustees of John Alexander to Janet Nisbet McKay Gourlay, recorded G.R.S. (Ayr) 14 Apr. 1970, of the subjects in this Title, contains the following rights and burdens:

TOGETHER WITH (One) a right in common with the proprietor of the southeastmost dwellinghouse on the first or upper floor of said tenement in and to the water closet shown tinted brown on the supplementary data 1, (Two) a right in common with the proprietors of the two remaining dwellinghouses in said tenement in and to the stairway leading from the said common close or entry to the first floor of said tenement and the landing and passageway all as shown tinted yellow on the supplementary data 2, (Three) a right in common with the proprietors of the two remaining dwellinghouses and the two shops in said tenement in and to (a) the solum on which the said tenement is erected (b) the common close, paths, backcourt and drying green at the rear of the said tenement all as tinted yellow on the said supplementary data 1, and the foundations, gables, outside and division walls, the roof (but excluding the loft space), the chimney heads (excluding the chimney cans) and the rain water pipes, rhones and conductors of the said tenement, and (c) the drains, soil pipes, water supply pipes, cisterns, gas pipes, electricity cables and wires and the whole other parts and portions of the said tenement which are used in common by the proprietors of the several parts thereof, (Four) a right in common with the proprietors of the said two remaining dwellinghouses in said tenement and the proprietor of the shop premises at Twenty five New Street aforesaid to the store situated to the rear of the said tenement and tinted blue on said supplementary data 1, (Five) a servitude right in favour of the proprietors of the subjects hereby assigned to use and to enter upon the remainder of the said tenement at all reasonable times for the purpose of maintaining, repairing or renewing such vents, drains, gas, water and other pipes, electricity and communication cables, as pass through the said remainder of the said tenement and relate to and are used in



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TITLE NUMBER AYR133818

D 2

D. BURDENS SECTION

ENTRY  
NO

SPECIFICATION

connection with the subjects hereby assigned only, subject to payment of all damage caused by such operations, and (Six) a servitude right of access in favour of the proprietors of the subjects hereby assigned over and across the pend and passage leading from New Street aforesaid, and passing along the south side of the subjects in the said Lease and also the front or east side of the tenement known as Thirty one New Street aforesaid;

BUT ALWAYS WITH AND UNDER;

(One) the proprietor of the subjects hereby assigned shall be bound to uphold and maintain in good order and repair in all time coming jointly with the proprietor of the remaining first floor dwellinghouse the said water closet, Declaring that the cost of the said common repairs and maintenance shall be borne by the said assignee and her foresaids to the extent of one-half share thereof and by the proprietor of said remaining dwellinghouse to the extent of the remaining one-half share thereof;

(Two) the proprietor of the subjects hereby assigned shall be bound to uphold and maintain in good order and repair in all time coming jointly with the proprietors of the two remaining dwellinghouses in said tenement the said stairway and landing and passageway, Declaring that the cost of the said common repairs and maintenance shall be borne by the said assignee and her foresaids to the extent of a one-third share thereof and by the proprietors of the two remaining dwellinghouses in said tenement to the extent of the remaining two-thirds share thereof;

(Three) the proprietor of the subjects hereby assigned shall be bound to uphold and maintain in good order and repair in all time coming the said common close, paths, backcourt and drying green, foundations, gables, outside and division walls, the



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TITLE NUMBER AYR133818

D 3

D. BURDENS SECTION

ENTRY  
NO

SPECIFICATION

roof, chimney heads, rainwater pipes, rhones and conductors and the expense of maintaining, repairing or renewing any other part of the said tenement and others common to the subjects hereby assigned, Declaring that the cost of the said common repairs and maintenance shall be borne by the said assignee and her foresaids to the extent of a one-fifth share thereof and by the proprietors of the remaining portions of the said tenement to the extent of the remaining four-fifths share thereof, and (Four) the proprietor of the subjects hereby assigned shall be bound to uphold and maintain in good order and repair in all time coming jointly with the proprietors of the said two remaining dwellinghouses and the proprietor of the shop premises at Twenty five New Street aforesaid the said store to the extent of a one-fourth share only and the said remaining proprietors shall bear the cost of the remaining three-fourths share; BUT DECLARING (a) that the proprietor of the subjects hereby assigned shall contribute to the upkeep of the chimney heads only in so far as her interest extends, and shall bear the whole cost of the maintenance and replacement of any chimney cans used solely by her, and (b) that a majority of the proprietors having a common right to any part of the said tenement and others shall be entitled to decide what maintenance, repairs or renewals are to be carried out on such part, and in the event of disagreement as to the proprietors having a common right in the part to be maintained or renewed or the proprietors concerned being equally divided in opinion as to the necessity of any maintenance, repair or renewal or the minority of the proprietors concerned refusing to accept the decision of the majority as aforesaid or in the event of any other dispute arising under these presents then the matter shall be decided by an Arbiter to be mutually agreed upon or failing agreement to be appointed by the Sheriff Substitute of Ayrshire at Kilmarnock for the time being and the decision of such arbiter shall be final and the expense of such reference shall be borne by all proprietors concerned or otherwise as may be fixed and determined by the said Arbiter and where



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TITLE NUMBER AYR133818

D 4

D. BURDENS SECTION

ENTRY  
NO

SPECIFICATION

a majority of the proprietors having a common right in any common part have or the Arbiter appointed as aforesaid has considered it desirable to have such common part maintained, repaired or renewed the said majority or he shall have power to order the work to be done and all proprietors having a common right to such part whether consenters or not shall be bound to pay their respective shares of the expense thereof and the said majority or the Arbiter appointed as aforesaid shall have power to appoint one of the proprietors or any other person as the common factor to see to the execution of such maintenance, repairs or renewals, to instruct tradesmen, and to recover for each proprietor his or her proportion of the cost of the work,

(Five) the proprietors of the subjects hereby assigned shall be bound to uphold and maintain the subjects and others hereby assigned in good order and repair and constantly and adequately insured against loss by Fire and Property Owners' Liability with an established Insurance Company and to exhibit the receipts for the premiums to the proprietors of the remainder of the said tenement on request and in the event of any dispute arising as to the adequacy of any insurance the matter shall be referred to an Arbiter appointed as aforesaid;

(Six) there is reserved to the proprietors of the remainder of the said tenement a servitude right to use and to enter upon the subjects assigned at all reasonable times for the purpose of maintaining, repairing or renewing, such vents, drains, gas and water supply pipes, communication and electricity cables and wires as pass through the subjects hereby assigned and relate to or are used in connection with the said remainder of the said tenement only but subject to payment for all damage caused by such operations;

(Seven) there is reserved to the proprietors of the Subjects at Nineteen, Twenty one, Twenty three, Twenty five, Twenty seven,



# LAND REGISTER OF SCOTLAND



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TITLE NUMBER AYR133818

D 5

## D. BURDENS SECTION

ENTRY  
NO

### SPECIFICATION

Twenty nine and Thirty one New Street aforesaid a servitude right of access over and across the said pend so far as it belongs to the proprietors of the subjects hereby assigned.

# ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE First Floor Flat, 27 New Street, Stevenson (hereinafter referred to as "the Lot"); AYR133818

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 upon

Two Thousand and

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

Two Thousand and

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 **Freeland's Solicitors**.

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

**Solicitors  
Firm's Signature**



**Witness**



**Adhibited by  
James Anderson Cowan Macdonald**

**Full Name  
Courtney Lafferty**

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