



LAND REGISTER
OF SCOTLAND

Officer's ID / Date

3686
3/4/2019

TITLE NUMBER

AYR939



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

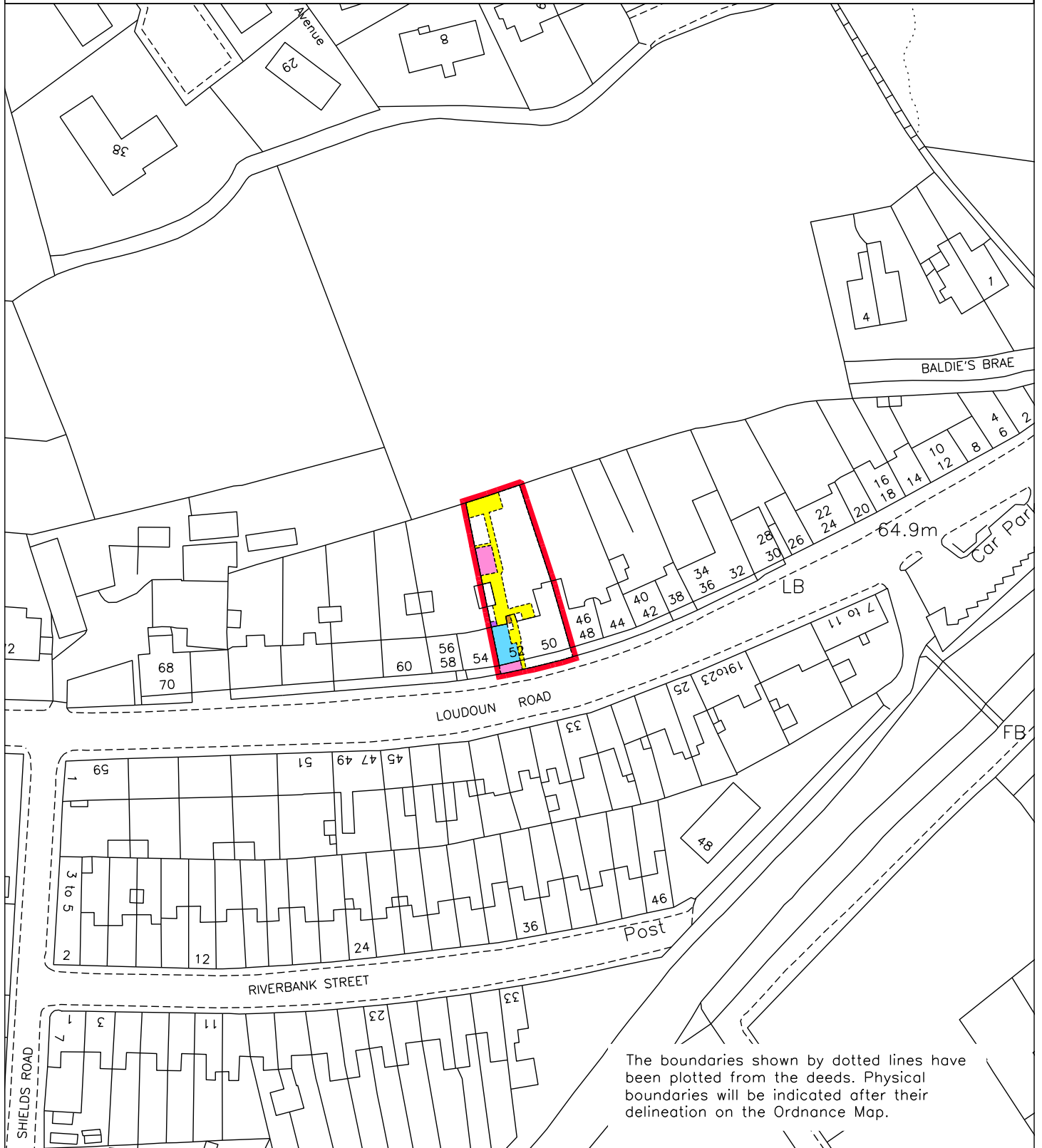
70m

NS5337

Survey Scale

1/2500

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The boundaries shown by dotted lines have been plotted from the deeds. Physical boundaries will be indicated after their delineation on the Ordnance Map.



TITLE NUMBER AYR939

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
30 MAY 1997

DATE TITLE SHEET UPDATED TO
02 OCT 2024

REAL RIGHT
OWNERSHIP

DESCRIPTION

Subjects within the land edged red on the Title Plan being the ground floor house tinted blue on the Title Plan, of the tenement 52 LOUDOUN ROAD, NEWMILNS KA16 9HF with garden ground and coal cellar, tinted pink and mauve respectively on the said Plan. together with (First) A joint right along with the proprietors of the remainder of the said subjects 52 Loudoun Road, Newmilns, to the solum of the ground on which the said tenement property is built; (Second) A right in common with the proprietor of the westmost house on the upper floor of said tenement property to the water closet at the back of said tenement and solum thereof, as the said water closet is tinted brown on the said plan; (Third) A right in common along with the proprietors of the remainder of said tenement property 52 Loudoun Road, Newmilns, to (a) The washhouse at the back of said tenement and solum thereof, (b) The portion of ground to the north of said tenement lying between the said tenement and the pieces of garden ground at the rear of said tenement, (c) The passage or strip of ground leading from said portion of ground to the drying or bleaching green hereinafter mentioned, (d) The passage or strip of ground dividing the piece of garden ground above assigned and the piece of garden ground belonging to the proprietor of said westmost house on the upper floor, (e) The drying or bleaching green lying to the north of the said tenement property, which drying or bleaching green shall be used exclusively for drying and bleaching clothes and for no other purpose whatsoever, (f) The entrance or passage leading from Loudoun Road through said tenement to the back thereof and the stairway to the said upper floor; all as the said washhouse, portion of ground, passages, drying or bleaching green, entrance or passage and stairway are tinted yellow on the



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A 2

A. PROPERTY SECTION

said plan, and (g) The outside gables, chimney tops, roofs, rhones and conductors, and also the common branch drains, water and gas pipes, so far as these are mutual for the whole tenement property 50 and 52 Loudoun Road, and ground attached thereto; With right of access to the said roofs, rhones, conductors, chimney tops, common branch drains, water and gas pipes, when required for the purpose of repairing same and for all other necessary purposes.

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



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B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

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

**DATE OF
REGISTRATION**
02 OCT 2024

CONSIDERATION
£23,000

DATE OF ENTRY
26 SEPT 2024



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C 1

C. SECURITIES SECTION

**ENTRY
NO**

SPECIFICATION

**DATE OF
REGISTRATION**

No Entry



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D 1

D. BURDENS SECTION

ENTRY NO

SPECIFICATION

- 1 Lease for 999 years from Martinmas 1882 by Andrew Jameson to John McMath Wilson and his heirs and assignees, recorded G.R.S. (Ayr) 2 Aug. 1883, of 27 poles 14 yards at Newmilns, of which the subjects in this Title form part, contains the following leasehold conditions,

Reserving always to the said Andrew Jameson his heirs and successors the whole coal and other metals minerals and fossils within the ground hereby feued or let with full power to work and carry away the same but without breaking or injuring the surface of the ground

Which Tack with and under the reservation aforesaid and the conditions and stipulations after inserted the said Andrew Jameson binds and obliges himself and his heirs and successors to warrant at all hands

and the said John McMath Wilson hereby binds and obliges himself and his foresaids before the term of Martinmas Eighteen hundred and eighty three if not already done to erect a substantial dwellinghouse or houses upon the said piece of ground and to enclose the plot of ground in front with a neat parapet wall and iron railing and the ground behind with hedges or walls and in the event of the ground on the west being let or feued the said John McMath Wilson and his foresaids shall be entitled to receive payment from the Tacksman or feuar thereof of one half of the expense of the boundary hedge or wall and gable on the west so far as covered in and the said John McMath Wilson shall be bound to pay the feuar on the East the one half of the expense of the gable and boundary hedge or wall on the East and the said boundary walls or hedges and gables shall be mutual property and upheld at the joint expense of the parties in all time coming and all such houses and walls shall be built of stone and lime and covered with slates and shall be set off in conformity with the feuing plan of the lands called the Connell acre made by Charles Reid



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

Road Surveyor Kilmarnock and erected according to plans and specifications previously submitted to and approved of by the said Andrew Jameson or his foresaids and the said John McMath Wilson and his foresaids shall in all time coming uphold and keep in good repair the said house or houses offices and fences and leave the whole in good order at the expiry or issue of this lease and further the said John McMath Wilson and his foresaids shall be bound to form a footpath at least six feet in breadth along the front of the piece of ground hereby let for the public convenience and immediately to lay a kerbstone or square dressed stone or tile border in front and gravel upon the top or in the option of the said proprietor or his foresaids to causeway the said footpath with square dressed stones along the whole length of the said piece of ground and to causeway a syvor outside of said kerbstone and to uphold the footpath kerbstone and syvor in good repair during the currency of this Tack and farther the said John McMath Wilson and his foresaids shall contribute their proportion towards the expense of sinking and erecting wells and other public works along with the other Proprietors of Newmilns for the Police and common good thereof and the Tacksman of the said piece of ground and his foresaids shall have action against their Co-tacksmen or Covassals for enforcing payment thereof preventing encroachments obliging them to build on the line of Street and for making and preserving said syvor and footpath and for removing nuisances and obstructions of every kind.

- 2 Assigination of the Lease in Entry 1 but only to the extent of the subjects in this Title, by James Muir Aird to Hannah Elliot Cleland or Torrance and her heirs and assignees, recorded G.R.S. (Ayr) 12 Jan. 1954, contains the following

Under burden of a servitude in favour of the proprietor or proprietors of other parts of the subjects conveyed by the said Lease in respect of all gas, water and drainage pipes in so far as such pipes exist at this date; Declaring further



TITLE NUMBER AYR939

D 3

D. BURDENS SECTION

**ENTRY
NO**

SPECIFICATION

that the expense of upholding and keeping in repair the common entrance or passage to the subjects hereby assigned and common stairway, washhouse, portion of common ground, passages or strips of ground, drying or bleaching green with the fences surrounding the same and poles therein shall be borne equally by my said assignee and her foresaids and the proprietors of the remainder of said tenement 52 Loudoun Road, Newmilns; Declaring further that the expense of upholding and keeping in repair the said water closet shall be borne equally between my said assignee and the proprietor of the westmost house on the upper flat of said tenement property; Declaring further that the expense of upholding and keeping in repair the roofs, rhones and conductors, chimney tops, common branch drains, main drains, water and gas pipes, all mutual walls and fences and all other burdens common or mutual shall be borne by my said assignee and her foresaids, the proprietors of the remainder of said tenement 52 Loudoun Road.

- 3 The subjects in this title formerly comprised the right of a tenant in a long lease. The right converted into ownership in terms of the Long Leases (Scotland) Act 2012.

ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the dwellinghouse known as and forming 52a Loudon Road, Ground Floor Flat, Newmilns, being the whole subjects registered in the Land Register of Scotland under Title Number AYR939 (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

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

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



Witness



Adhibited by
James Anderson Cowan MacDonald

Full Name
Courtney Lafferty

Address
36 Muir Street, Motherwell, ML1 1BW