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DREVER & HEDDLE LLP
ORKNEY
56A ALBERT STREET
KIRKWALL, ORKNEY KW15 1HQ

Date of Certificate: 23 October 2024
Certificate No: I02319613
Your Ref: HOURW03-07

PROPERTY ENQUIRY CERTIFICATE

PROPERTY	
LAND, NEWHOUSE, HARRAY, ORKNEY	
PLANNING	
Local Authority Area	Orkney Islands
Adopted Local Plan/Local Development Plan	Orkney Local Development Plan
Zoning	Rural
Applications	None
Other Matters	See Schedule Over
BUILDING STANDARDS	
Applications	None
Notices	None
Other Matters	None
ENVIRONMENTAL HEALTH	None
HOUSING	None
CONTAMINATED LAND	None
CARRIAGEWAY AND ADJOINING FOOTWAY	
Status	Adopted
Road Proposals	None
WATER	See Schedule Over
DRAINAGE	See Schedule Over

SCHEDULE OF DETAILS

PLANNING MATTERS

Applications

Reference	Details (if any)
None	

Other Matters

Burrian, Broch within the boundary of the property is a Scheduled Monument.

BUILDING STANDARDS MATTERS

Building Standards Applications

Reference	Details (if any)
None	

Notices

Reference	Date served	Details (if any)
None		

Other Matters

None

ENVIRONMENTAL HEALTH MATTERS

Notices

Reference	Date served	Details (if any)
None		

Other Matters

None

HOUSING MATTERS

Notices

Reference	Date served	Details (if any)
None		

Other Matters

None

CONTAMINATED LAND

Notices & Resolutions

Reference No.	Date served	Details (if any)
None		
Unless details of any entries appear above the answer to each of the questions listed in para 5.3.6 of the UK Finance mortgage lenders Handbook for Scotland is in the negative.		

CARRIAGEWAY AND ADJOINING FOOTWAY

Status	Russland Road carriageway is adopted.
Road Proposals	None

WATER STATUS	Scottish Water's records show there is an adopted public water main located approximately 253m southeast of the property at Russland Road.
DRAINAGE STATUS	Scottish Water's records show there is not an adopted public sewer ex adverso the property.

FIRST SCOTTISH IMPORTANT INFORMATION

- Searches have been carried out by our Enquiry Team of all available Public Records in respect of all relevant matters covered by the undernoted legislation and designations insofar as applicable to the subject address referred to on the Property Enquiry Certificate, unless otherwise stated.
- The Planning and Building Standards application search covers the period for 5 years to the date 48 hours prior to the date of issue of this certificate for all Scottish Local Authorities with the exception of Aberdeen City, Aberdeenshire and Moray. Our search of Planning and Building Standards Applications for the Aberdeen City and Aberdeenshire Local Authority areas extends for 10 years to the date 48 hours prior to the date of issue of this certificate. Our search of Planning and Building Standards Applications for the Moray Local Authority area extends for 20 years to the date 48 hours prior to the date of issue of this certificate.
- The details of the current status of any applications disclosed on the certificate are included when the information is readily available.
- Road proposals are disclosed to within a 250m radius from the property address when noted on the adopted Development Plan. On occasions where further information is available to us additional comment may be included on the certificate.
- This search is covered by Professional Indemnity Insurance. A summary of our cover can be provided on request

PUBLIC RECORDS UNDER THE FOLLOWING LEGISLATION HAVE BEEN SEARCHED–

- Town & Country Planning (Scotland) Act 1997
- Planning etc. (Scotland) Act 2006
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- Ancient Monuments and Archaeological Areas Act 1979
- Town & Country Planning (General Permitted Development) (Scotland) Order 1992
- Building (Scotland) Acts 1959/1970/2003
- Civic Government (Scotland) Act 1982
- Edinburgh District Council Order of Confirmation Act 1991
- City of Glasgow Council Order Confirmation Act 1988
- Housing (Scotland) Acts 1969/1987/2006
- Roads (Scotland) Act 1984
- Environmental Protection Act 1990
- Environment Act 1995
- Sites of Special Scientific Interest as designated under the Nature Conservation (Scotland) Act 2004
- Special Areas of Conservation as designated under the EC Habitats Directive (Council Directive 92/43/EEC)
- Special Protection Areas as designated under the EC Birds Directive (Council Directive 79/409/EEC)
- Ramsar Sites as designated under the Convention of Wetlands of International Importance
- National Scenic Areas as designated by the Country Side Commission for Scotland (now Scottish Natural Heritage)
- National Nature Reserves as designated under the National Parks and Access to the Countryside Act 1949 or the Wildlife and Countryside Act 1981.

Walter Finlay. W.S.
55 Frederick Street
Edinburgh

Isene Kerr
2/9/37
12. 1

Orkney, Orkney Lib. 305. 240.

15 4 6

C. 15/1

D.P.
OR 80

2/63890

CERTIFICATE

OF

SERVICE OF NOTICE

By The Commissioners of H.M.
Works etc. under Sections 6
and 16 of the Ancient Monuments
Act 1931.

5

1937.

Affecting Burrian Brough in
the Parish of Birsay and Harray
and County of Orkney.

WALTER FINLAY, W.S.
Solicitor to H.M. Works &c.

IN THE MATTER OF THE ANCIENT MONUMENTS ACTS, 1913 AND 1931.

[REDACTED]

the owner of the Monument known as "Burrian Brough" (broch) occupying a promontory projecting westwards from the east shore into the Loch of Harray having a maximum length from east to west of 60 yards and bounded on the east or landward side by open ground along which it extends 50 feet, the north end of said landward boundary being situated 320 yards south-south-west of the Dounby-Brindister road to the east of the Loch of Bosquoy at its nearest point and 400 yards west-south-west of the south-westmost corner of North Bigging

being the subjects indicated in red colour on the annexed plan and being part of
formerly
the property known as the lands commonly called the Burying Park and the Knowe adjoining, and portions of the Commonly of Harray allotted to Magnus Flett in the division thereof and now as the Farm of Newhouse and Gimlason
situated in the Parish of Birsay and Harray and
County of Orkney.

In accordance with the provisions of Section 6 of the Ancient Monuments Act, 1931, the Commissioners of His Majesty's Works and Public Buildings hereby give you notice that it is their intention to include the Monument above specified in a list of monuments to be published by them under Section 12 of the Ancient Monuments Consolidation and Amendment Act, 1913.

Dated this 22nd day of July 1937.

By Order of the Commissioners.

[REDACTED]
Secretary.

I, Robert Miller (Officer in Secretariat) in the Office of the Commissioners of H.M. Works and Public Buildings duly authorised by them in that behalf hereby certify that the notice of which the foregoing is a duplicate together with a copy of the plan annexed and signed as relative hereto was served on the before named [REDACTED]

by posting on the 22nd day of July 1937
between the hours of 6 o'clock and 7 o'clock {after noon at the
General Post Office, London, a copy of the same to him

[REDACTED]

Register on behalf of the within named Commissioners of His Majesty's Works and Public Buildings in the Register of the Counties
of Orkney and Zetland.

[REDACTED]
W. S.,
Edinburgh, Agent.

305

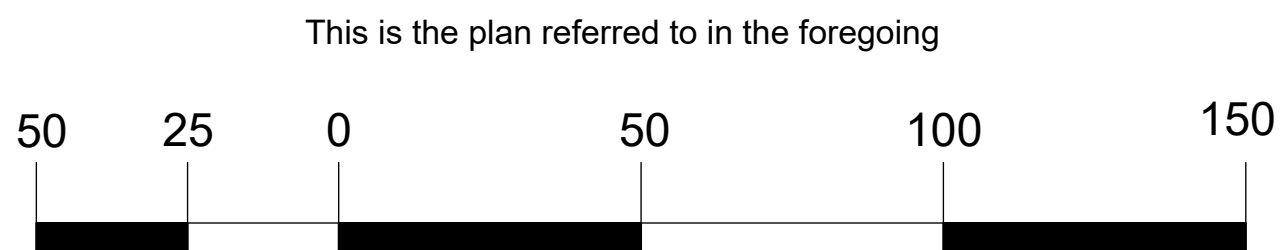
249
3 September 1934

TEPE



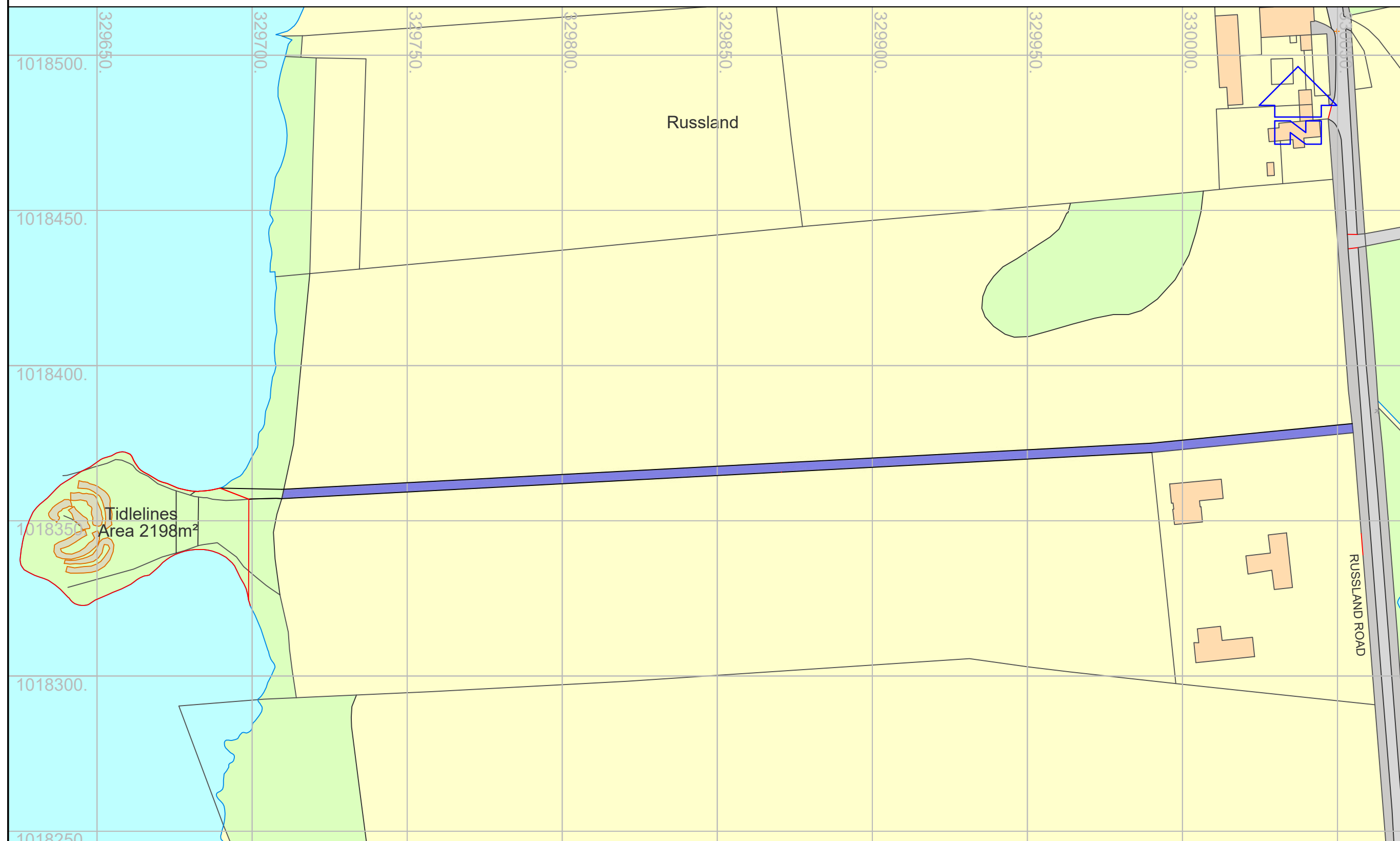
"BURRIAN" (BROCH),
RUSSLAND.

H.M. OFFICE
OF WORKS
1936.



Scale 1:1250 @ A3

Title:	Tidelines
Job Number:	1023
Drawing Number:	102301.16
Date:	25th July 2025
Client:	Braveheart Auctions





Title Information: OAZ19974

Search summary

Date/Time of search	08 Aug 2025 09:09:51
Transaction numbers	SCO-22101242 SCO-22101243
User reference	MACGR06-04

Section A
Property

OAZ19974

Date of first registration	20 Jun 2016
Date title sheet updated to	08 Nov 2024
Hectarage Code	4.9
Real Right	OWNERSHIP
Map Reference	
Title Number	OAZ19974
Cadastral Unit	OAZ19974
Sasine Search	
Property address	NEWHOUSE, HARRAY, ORKNEY
Description	Subjects cadastral unit OAZ19974 being ground at NEWHOUSE, HARRAY, ORKNEY edged red on the cadastral map being 4.85 hectares in measurement on the Ordnance Map.

This is a Copy which reflects the position at the date the Title Sheet was last updated.
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Section B
Proprietorship

OAZ19974

MACGREGOR LAND GROUP LIMITED a company incorporated under the Companies Acts (Company Number SC813933) and having its Registered Office at Office 333, 8 Church Street, Inverness, IV1 1EA.

Entry number	1
Date of registration	08 Nov 2024
Date of Entry	25 Oct 2024
Consideration	£50,000

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Section C
Securities

OAZ19974

Entry number	1
Specification	Standard Security by WILLIAM ALAN JOHNSTON HOURIE Flotterston House, Sandwick, Orkney, KW16 3LP to SANTANDER UK PLC incorporated under the Companies Acts (Company Number 02294747), Registered Office 2 Triton Square, Regent's Place, London NW1 3AN over the subjects in this Title and other subjects.
Date of registration	04 Oct 2017

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Section D

OAZ19974

Burdens

Number of Burdens: 2

Burden 1

Disposition by William Allan Johnston Hourie to B & L Builders (Orkney) Limited, registered 12 Jul. 2019, of subjects at Newhouse, Harray, registered under Title Number OAZ15660, contains the following servitudes:

Part I: Interpretation

"the Retained Property" means the subjects registered under Title Number OAZ12386 (under exception of the Disposed Property) or any other part thereof, of which the subjects in this Title form part.

"the Disposed Property" means the area of ground disposed by this Disposition.

Part II: Servitudes affecting the Retained Property

The following servitudes are imposed on the Retained Property in favour of the Disposed Property:-

(1) A heritable and irredeemable servitude right of access over the Retained Property to lay an electricity supply cable within the Retained Property and on all necessary occasions for the purpose of maintaining and repairing and where necessary replacing the said electricity supply cable required to serve the Disposed Property, but subject always to the proprietors of the Disposed Property (i) giving reasonable prior notice to the proprietors of the Retained Property; and (ii) making good on demand all damage occasioned to the Retained Property by the exercise of these rights to the reasonable satisfaction of the proprietors of the Retained Property.

Burden 2

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.

This is a Copy which reflects the position at the date the Title Sheet was last updated.

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Pending Applications

OAZ19974

Application Number	24OAZ02891
Date of Application	20 Dec 2024
Application Status	CONFIRMED
Consideration	£26,000
Title Number	OAZ20075
Application Type	Transfer of Part
Parent Title Number	OAZ19974

Applicants

BEVERLEY MUCKLOW and TERENCE WILLIAM MUCKLOW, both, 16 HOGARTH CLOSE, HINCKLEY, LE100JH

Granters

MACGREGOR LAND GROUP LTD, SC813933,

Property Addresses

NEWHOUSE HARRAY, ORKNEY, ORKNEY AND ZETLAND

Additional Information

Dual reg with 24OAZ02892. Plots 14 & 15, extending to 1990m2 and 1917m2 or thereby respectively near.

Deeds

Agent No.	Deed type	Deed Details
6221	Disposition	MACGREGOR LAND GROUP LTD IFO BEVERLEY MUCKLOW & ANR

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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Application Number	24OAZ02892
Date of Application	20 Dec 2024
Application Status	CONFIRMED
Consideration	
Title Number	OAZ19974
Application Type	Dealing with Whole
Parent Title Number	

Applicants

NOT APPLICABLE,

Property Addresses

NEWHOUSE, HARRAY, ORKNEY, ORKNEY AND ZETLAND

Additional Information

Dual Reg with 24OAZ02891.

Deeds

Agent No.	Deed type	Deed Details
6221	Disposition	(Dual Reg Only) MACGREGOR LAND GROUP LTD IFO BEVERLEY MUCKLOW & ANR

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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Application Number	25OAZ00306
Date of Application	14 Feb 2025
Application Status	CONFIRMED
Consideration	£9000
Title Number	OAZ20174
Application Type	Transfer of Part
Parent Title Number	OAZ19974

Applicants

JAMES CHRISTOPHER BAKER-PEARCE, 206D, MONTROSE STREET, BRECHIN, DD9 7DZ

Granters

MACGREGOR LAND GROUP LTD, SC813933,

Property Addresses

NEWHOUSE HARRAY, ORKNEY, ORKNEY AND ZETLAND

Additional Information

Dual Reg with 25OAZ00307. Plot 5. Area of land extending to 2944 sqm

Deeds

Agent No.	Deed type	Deed Details
6129	Disposition	MACGREGOR LAND GROUP LTD IFO JAMES CHRISTOPHER BAKER-PEARCE

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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Application Number	25OAZ00307
Date of Application	14 Feb 2025
Application Status	CONFIRMED
Consideration	
Title Number	OAZ19974
Application Type	Dealing with Whole
Parent Title Number	

Applicants

NOT APPLICABLE,

Property Addresses

NEWHOUSE, HARRAY, ORKNEY, ORKNEY AND ZETLAND

Additional Information

Dual Reg with 25OAZ00306

Deeds

Agent No.	Deed type	Deed Details
6129	Disposition	(Dual Reg Only) MACGREGOR LAND GROUP LTD IFO JAMES CHRISTOPHER BAKER-PEARCE

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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Application Number	25OAZ00308
Date of Application	14 Feb 2025
Application Status	CONFIRMED
Consideration	£8500
Title Number	OAZ20175
Application Type	Transfer of Part
Parent Title Number	OAZ19974

Applicants

JAMES CHRISTOPHER BAKER-PEARCE, 206D, MONTROSE STREET, BRECHIN, DD9 7DZ

Granters

MACGREGOR LAND GROUP LTD, SC813933,

Property Addresses

PLOT 3, NEWHOUSE, HARRAY, ORKNEY, ORKNEY AND ZETLAND

Additional Information

Dual Reg with 25OAZ00309

Deeds

Agent No.	Deed type	Deed Details
6129	Disposition	MACGREGOR LAND GROUP LTD IFO JAMES CHRISTOPHER BAKER-PEARCE

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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Application Number	25OAZ00309
Date of Application	14 Feb 2025
Application Status	CONFIRMED
Consideration	£8500
Title Number	OAZ19974
Application Type	Dealing with Whole
Parent Title Number	

Applicants

NOT APPLICABLE,

Property Addresses

NEWHOUSE, HARRAY, ORKNEY, ORKNEY AND ZETLAND

Additional Information

Dual Reg with 25OAZ00308

Deeds

Agent No.	Deed type	Deed Details
6129	Disposition	(Dual Reg Only) MACGREGOR LAND GROUP LTD IFO JAMES CHRISTOPHER BAKER-PEARCE

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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Application Number	25OAZ00684
Date of Application	25 Mar 2025
Application Status	CONFIRMED
Consideration	£11,000
Title Number	OAZ20257
Application Type	Transfer of Part
Parent Title Number	OAZ19974

Applicants

IAN HERRIOTT, 1308 CAHILL AVENUE, TURLOCK, CALIFORNIA 95380, UNITED STATES OF AMERICA

Granters

MACGREGOR LAND GROUP LIMITED, SC813933,

Property Addresses

NEWHOUSE, HARRAY, ORKNEY

Additional Information

Area of land extending to 2143 sqm or thereby, Plot 13, Dual Registration 25OAZ00685

Deeds

Agent No.	Deed type	Deed Details
6129	Disposition	MACGREGOR LAND GROUP LIMITED IFO IAN HERRIOTT

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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Application Number	25OAZ00685
Date of Application	25 Mar 2025
Application Status	CONFIRMED
Consideration	
Title Number	OAZ19974
Application Type	Dealing with Whole
Parent Title Number	

Applicants

NOT APPLICABLE,

Property Addresses

NEWHOUSE, HARRAY, ORKNEY, ORKNEY AND ZETLAND

Additional Information

Dual Registration 25OAZ00684

Deeds

Agent No.	Deed type	Deed Details
6129	Disposition	(DUAL REG ONLY) MACGREGOR LAND GROUP LIMITED IFO IAN HERRIOTT

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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Application Number	25OAZ00759
Date of Application	01 Apr 2025
Application Status	CONFIRMED
Consideration	£10,000
Title Number	OAZ20282
Application Type	Transfer of Part
Parent Title Number	OAZ19974

Applicants

LISA JANE COXON-TEMPORAL, 56 BEVRE ROAD, ARMTHORPE, DN3 2DW

Granters

MACGREGOR LAND GROUP LTD, SC813933,

Property Addresses

NEWHOUSE HARRAY, ORKNEY, ORKNEY AND ZETLAND

Additional Information

Dual Reg with 25OAZ00766. Area of ground extending to 3932 sqm or thereby labelled Plot 10 at

Deeds

Agent No.	Deed type	Deed Details
6129	Disposition	MACGREGOR LAND GROUP LTD IFO LISA JANE COXON-TEMPORAL

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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Application Number	25OAZ00766
Date of Application	01 Apr 2025
Application Status	CONFIRMED
Consideration	
Title Number	OAZ19974
Application Type	Dealing with Whole
Parent Title Number	

Applicants

NOT APPLICABLE,

Property Addresses

NEWHOUSE, HARRAY, ORKNEY

Additional Information

Dual Reg with 25OAZ00759.

Deeds

Agent No.	Deed type	Deed Details
6129	Disposition	(Dual Reg Only) MACGREGOR LAND GROUP LTD IFO LISA JANE COXON-TEMPORAL

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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Application Number	25OAZ00791
Date of Application	03 Apr 2025
Application Status	CONFIRMED
Consideration	£8500
Title Number	OAZ20290
Application Type	Transfer of Part
Parent Title Number	OAZ19974

Applicants

THOMAS GREGSON, 63 NEPSHAW LANE, MORLEY, LEEDS, LS279QQ

Granters

MACGREGOR LAND GROUP LTD, SC813933,

Property Addresses

NEWHOUSE HARRAY, ORKNEY, ORKNEY AND ZETLAND

Additional Information

Land extending to 3302 square meters at

Deeds

Agent No.	Deed type	Deed Details
6237	Disposition	MACGREGOR LAND GROUP LTD IFO THOMAS GREGSON

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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Application Number	25OAZ00801
Date of Application	03 Apr 2025
Application Status	CONFIRMED
Consideration	£8500
Title Number	OAZ19974
Application Type	Dealing with Whole
Parent Title Number	

Applicants

NOT APPLICABLE,

Property Addresses

NEWHOUSE, HARRAY, ORKNEY

Additional Information

Dual registration with 25OAZ00791

Deeds

Agent No.	Deed type	Deed Details
6237	Disposition	(DUAL REG ONLY) MACGREGOR LAND GROUP LTD ifo THOMAS GREGSON

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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Application Number	25OAZ00925
Date of Application	21 Apr 2025
Application Status	CONFIRMED
Consideration	£14,000
Title Number	OAZ20326
Application Type	Transfer of Part
Parent Title Number	OAZ19974

Applicants

LISA COXON-TEMPORAL, 34 MOORFIELD DRIVE, ARMTHORPE, DONCASTER, DN3 3LL

Granters

MACGREGOR LAND GROUP LIMITED, SC813933,

Property Addresses

NEWHOUSE HARRAY, ORKNEY

Additional Information

Area of land extending to 1453 square meters or thereby at , Plot 12 Dual Registration 25OAZ00926

Deeds

Agent No.	Deed type	Deed Details
6129	Disposition	MACGREGOR LAND GROUP LIMITED IFO LISA COXON-TEMPORAL

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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Application Number	25OAZ00926
Date of Application	21 Apr 2025
Application Status	CONFIRMED
Consideration	
Title Number	OAZ19974
Application Type	Dealing with Whole
Parent Title Number	

Applicants

NOT APPLICABLE,

Property Addresses

NEWHOUSE, HARRAY, ORKNEY

Additional Information

Dual Registration 25OAZ00925

Deeds

Agent No.	Deed type	Deed Details
6129	Disposition	(DUAL REG ONLY) MACGREGOR LAND GROUP LIMITED IFO LISA COXON-TEMPORAL

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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Application Number	25OAZ01224
Date of Application	02 Jun 2025
Application Status	CONFIRMED
Consideration	£9,000
Title Number	OAZ20388
Application Type	Transfer of Part
Parent Title Number	OAZ19974

Applicants

SEAN WILLIAM KELLY, 55 MARYLAND AVENUE, HARTFORD, HUNTINGDON, CAMB, PE291PX

Granters

MACGREGOR LAND GROUP LTD, SC813933,

Property Addresses

NEWHOUSE, HARRAY, ORKNEY, ORKNEY AND ZETLAND

Additional Information

Dual registration with 25OAZ01225 Plot 11 extending to 3556 square metres or thereby

Deeds

Agent No.	Deed type	Deed Details
4705	Disposition	MACGREGOR LAND GROUP LTD IFO SEAN WILLIAM KELLY

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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Application Number	25OAZ01225
Date of Application	02 Jun 2025
Application Status	CONFIRMED
Consideration	
Title Number	OAZ19974
Application Type	Dealing with Whole
Parent Title Number	

Applicants

NOT APPLICABLE,

Property Addresses

NEWHOUSE, HARRAY, ORKNEY

Additional Information

Dual registration with 25OAZ01224

Deeds

Agent No.	Deed type	Deed Details
4705	Disposition	(Dual Reg Only) MACGREGOR LAND GROUP LTD IFO SEAN WILLIAM KELLY

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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Application Number	25OAZ01625
Date of Application	11 Jul 2025
Application Status	CONFIRMED
Consideration	£9250
Title Number	OAZ20485
Application Type	Transfer of Part
Parent Title Number	OAZ19974

Applicants

ROSS MOONLIGHT, WALKERS COTTAGE, SOUTH STREET WEST, FALKLAND, CUPAR, KY157BY

Granters

MACGREGOR LAND GROUP LTD, SC813933,

Property Addresses

NEWHOUSE, HARRAY, ORKNEY, ORKNEY AND ZETLAND

Additional Information

Area of land extending to 3474sqm or thereby at. Plot 8. Dual Registration with 25OAZ01626.

Deeds

Agent No.	Deed type	Deed Details
3861	Disposition	MACGREGOR LAND GROUP LTD IFO ROSS MOONLIGHT

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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Application Number	25OAZ01626
Date of Application	11 Jul 2025
Application Status	CONFIRMED
Consideration	
Title Number	OAZ19974
Application Type	Dealing with Whole
Parent Title Number	

Applicants

NOT APPLICABLE,

Property Addresses

NEWHOUSE, HARRAY, ORKNEY

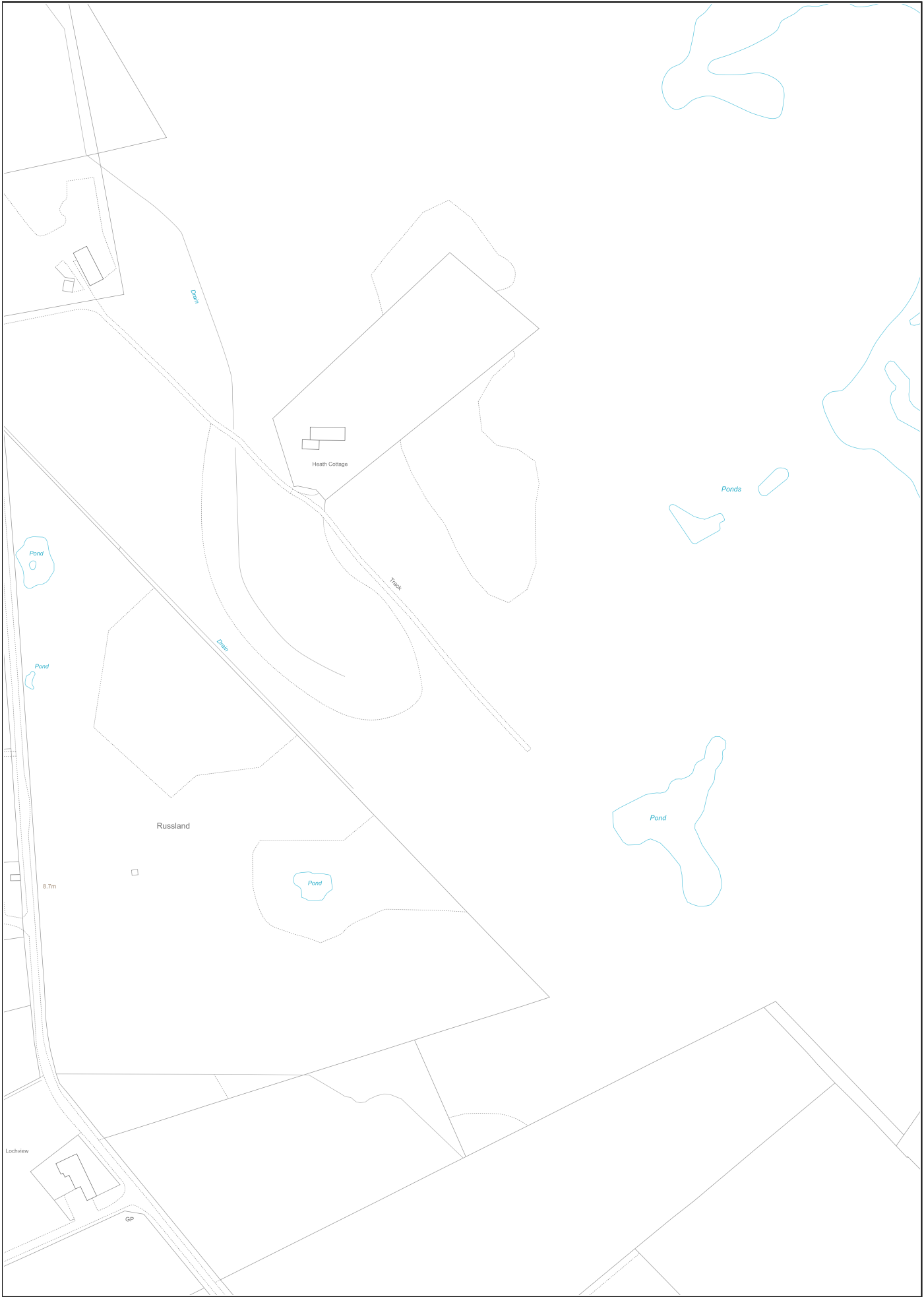
Additional Information

Dual Registration with 25OAZ01625.

Deeds

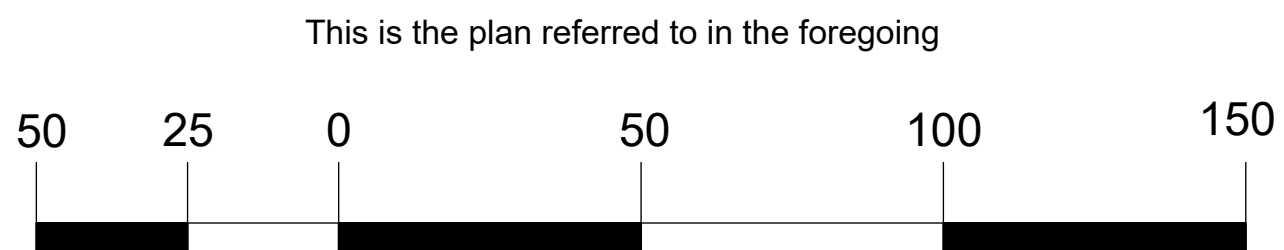
Agent No.	Deed type	Deed Details
3861	Disposition	(Dual Reg only) MACGREGOR LAND GROUP LTD ifo ROSS MOONLIGHT

Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.
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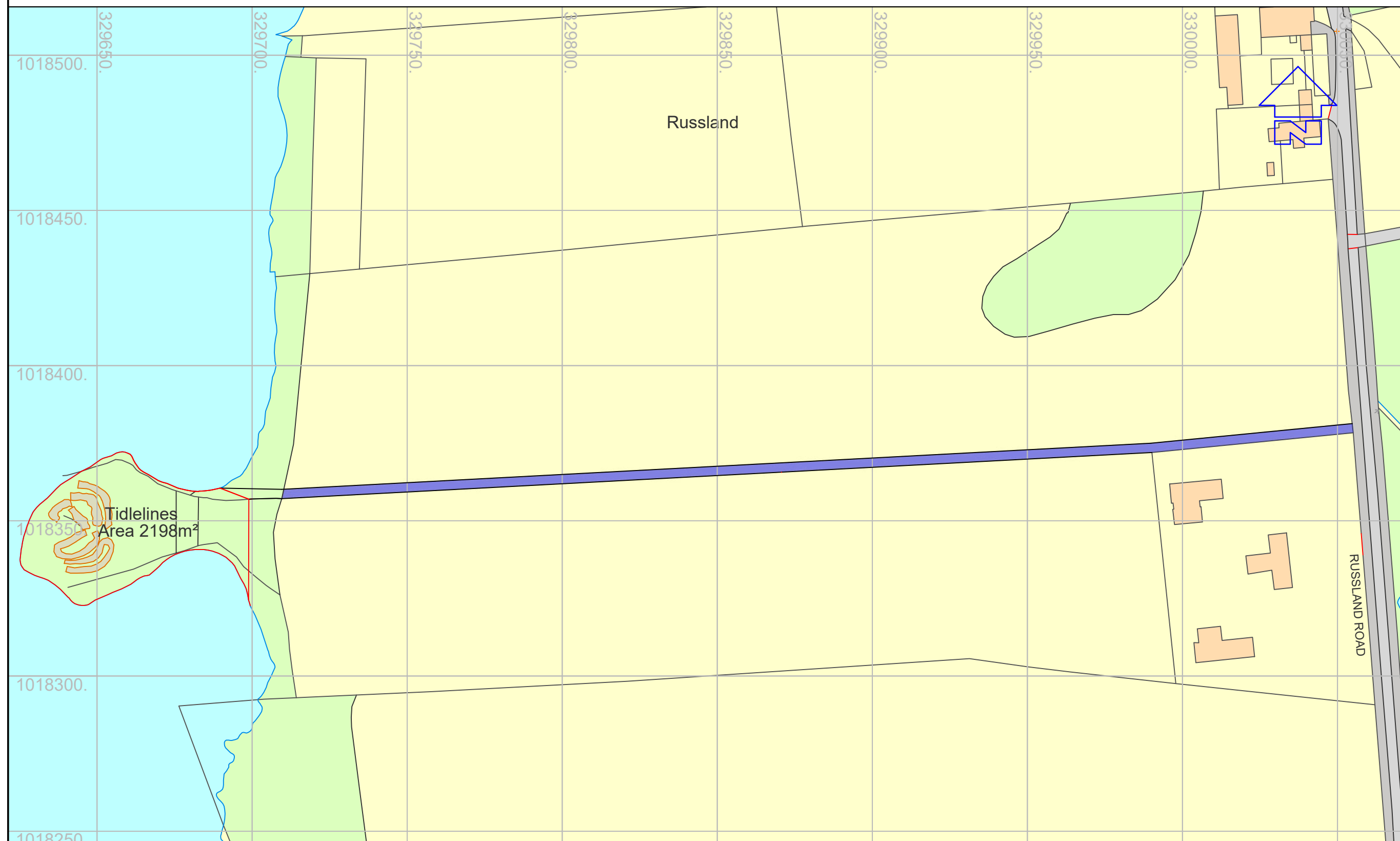
<div>LAND REGISTER OF SCOTLAND</div>	Version date	TITLE NUMBER
	25/05/2025	OAZ19974
<div>N ↑ ↓ ← →</div>	BRITISH NATIONAL GRID EASTING/NORTHING	<div>100m</div>
329860, 1018356	Survey Scale	Print Scale
	1:2500	1:2500 @ A3
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Scale 1:1250 @ A3

Title:	Tidelines
Job Number:	1023
Drawing Number:	102301.16
Date:	25th July 2025
Client:	Braveheart Auctions



These Articles of Roup apply to the Property in Scotland being that plot or area of land known as and forming Tidelines being the subjects registered in the Land Register of Scotland under Title Number OAZ19974. (hereinafter referred to as "the Lot"); which subjects are exposed for sale by Public Roup by MACGREGOR LAND GROUP LTD, being a company registered under the Companies Acts (Company Number SC913933) and having its Registered Office at Office 333 8 Church St, Inverness, United Kingdom, IV1 1EA (hereinafter called "the Seller") and that within the office of Bravehart Auctions Ltd, 5 South Charlotte Street, Edinburgh EH2 4AN upon the 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 the Fourteenth day following the date of sale 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 Special Conditions of Sale applicable to the Property are as follows:
 - (a) On or prior to the Date of Entry, in addition to the Price, the Purchaser will also have an obligation to pay the sum of ONE THOUSAND FIVE HUNDRED POUNDS (£1,500) STERLING and any Value Added Tax payable thereon as a contribution towards the Seller's selling costs and legal fees. No breakdown of these costs and fees shall be exhibited to the Purchaser or his/her/their agents. These additional costs shall be subject to the same conditions as payment of the Price as per the auction conditions.
3. The Seller's Solicitors are **McEwan Fraser Legal**.
4. The Auctioneers are **Braveheart Auctions Ltd**.

Solicitors
Firm's Signature



Adhibited by
Artur Lasisz, Partner
McEwan Fraser Legal
130 East Claremont Street
Edinburgh
EH7 4LB

Witness



Full Name

Chloe Shaw

Address

130 East Claremont

Street, Edinburgh