



LAND REGISTER
OF SCOTLAND

Officer's ID / Date

3106
27/11/2001

TITLE NUMBER

WGN1793



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

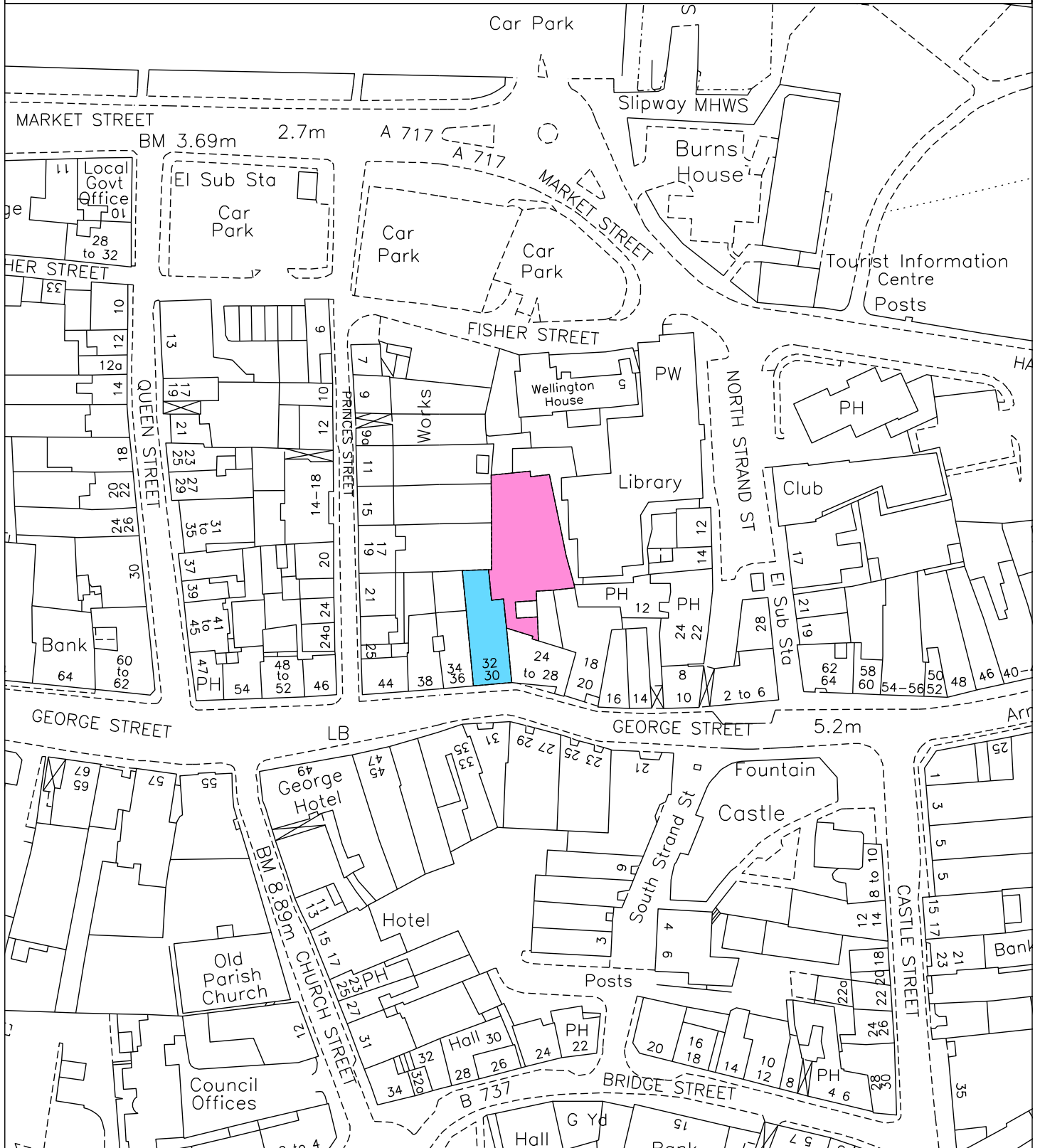
70m

NX0560 NX0660 NX0561 NX0661

Survey Scale

1/2500

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TITLE NUMBER WGN1793

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION

13 FEB 1998

DATE TITLE SHEET UPDATED TO

15 JAN 2026

REAL RIGHT

OWNERSHIP

DESCRIPTION

Subjects FLAT 2, ABBEY HOUSE, 32 GEORGE STREET, STRANRAER DG9 7RL being the westmost first floor flat of the premises 30/32 GEORGE STREET, STRANRAER, within the land tinted blue on the Title Plan, together with a right in common with the proprietors of the ground floor premises 30 George Street and with the proprietors of Flats 1, 3, 4 and 5 Abbey House, 32 George Street in and to the solum thereof, the foundations, external and gable walls, roof and roof space, chimneys, basement, drains, soil pipes, sewers, water supply pipes, water tanks, electric mains and cables, gas mains and pipes, telephone cables, rhones and other pipes, the common passage and entrance from George Street and the fire escape and all others common and mutual to the subjects in this Title and the adjoining properties. Together also with the following servitude rights, viz: (First) a right of access for all necessary purposes to the area tinted pink on the said plan; (Second) a right of access to the said ground floor premises and the said adjoining flats Numbers 1, 3, 4 and 5 Abbey House on all necessary occasions for the purpose of effecting any necessary repairs to the said subjects and to any parts of or fittings in connection with the said subjects which are used in common or are mutual but that subject to making good all damage thereby occasioned and subject to providing reasonable notice of the requirement to exercise such access except in the case of emergencies; (Third) the right to lead drains, sewers, soil pipes, water supply pipes, electricity and other cables, gas and other pipes and all other necessary transmitters through the said ground floor premises and the said flats Numbers 1, 3, 4 and 5 Abbey House, aforesaid with a right of access thereto on all necessary occasions for the



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A 2

A. PROPERTY SECTION

maintenance or renewal of the same, subject to making good all damage thereby occasioned; and (Fourth) a servitude right of egress from the said subjects over the ground floor premises and the said adjoining flats for use only in emergencies.



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B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

1 CZECH REAL LTD a company
incorporated under the
Companies Acts (07135556) 2
Fen View, Doddington March,
PE15 0SN.

DATE OF
REGISTRATION
15 JAN 2026

CONSIDERATION
£14,257

DATE OF ENTRY
13 JAN 2026



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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 Disposition by Abbey National plc to Trustees of firm of Trinity Hall Apartments and their successors, assignees and disponees, recorded G.R.S. (Wigtown) 11 Nov. 1991, of subjects 32 George Street of which the subjects in this Title form part, contains the following burdens:

(FIRST)

There is reserved to us and our successors as proprietors of the ground floor premises 30/32 George Street, Stranraer

(One) a heritable and irredeemable right of access over and across the subjects hereby disposed 32 George Street for the purpose of inspecting, maintaining, repairing, renewing the said ground floor premises and common parts, and for all necessary purposes, subject to making good all damage caused thereby

(Two) a right to lead all gas and water pipes and electricity cables and other transmitters as are necessary to service the said ground floor premises through the subjects hereby disposed with right of access on all necessary occasions for the maintenance or renewal of same subject to making good all damage occasioned thereby

(Three) a heritable and irredeemable right of egress from the said ground floor premises over the subjects hereby disposed but that for use only in emergencies and

(Four) a heritable and irredeemable right of access over the common passage and the doorways leading therefrom to George Street and to the area of ground to the rear of the subjects and

(SECOND)



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

Our said disponees and their foresaids shall pay a two thirds share and we and our successors as proprietors of the said ground floor premises a one third share of the cost of upholding and maintaining, repairing and, if necessary, renewing the said common parts and we bind and oblige ourselves to insert an identical condition binding our successors in title to the ground floor premises in all Dispositions or conveyances or other transmission granted by us or our interest in the ground floor premises or any part thereof.

- 2 Disposition by Diane Margaret Pearson to John Alexander Wallace and his executors and assignees, registered 16 Mar. 2000, of the subjects in this Title, contains the following burdens:

(One)

There is reserved to me and my successors in the ownership of the flats Numbers 1, 3, 4 and 5 Abbey House a heritable and irredeemable servitude right of access over and across the subjects hereby disposed for the purposes of inspecting, maintaining, repairing and renewing all common parts (being the solum of the Building 30 and 32 George Street, the foundations, external and gable walls, roof and roof space, chimneys, basement, drains, soil pipes, sewers, water supply pipes, water tanks, electric mains and cables, gas mains and pipes, telephone cables, rhones and other pipes, the common passage and entrance from George Street and the fire escape and all others common and mutual to the flatted dwellinghouse hereby disposed and the adjoining properties), subject to making good all damage thereby occasioned and subject to providing reasonable notice of the requirement to exercise such access except in the case of emergency;

(Two)



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D 3

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

The right to lead drains, sewers, soil pipes, water supply pipes, electricity and other cables, gas and other pipes and all other necessary transmitters through the said subjects hereby disposed with right of access thereto on all necessary occasions for the maintenance or renewal of the same subject to making good all damage thereby occasioned; and

(Three)

My said disponee and his foresaids will be liable to pay a 13.33 per cent share of the cost of maintaining the said common parts; Declaring that where a majority of the proprietors of the said flats Numbers 1, 2, 3, 4 and 5 Abbey House and the ground floor premises Number 30 George Street, Stranraer (counting one vote for each property) consider that repairs to the common parts are appropriate they will be entitled to cause the said repairs to be effected and all proprietors will be obliged to contribute their respective shares; Where a minority of the proprietors consider that repairs to common parts are appropriate they may refer the matter to an independent arbiter mutually chosen whose decision will be final and binding on all parties; Declaring that I bind and pledge myself and my successors in ownership of the said flats Numbers 1, 3, 4 and 5 Abbey House to insert similar burdens in all deeds relating to the said Flats Numbers 1, 3, 4 and 5 Abbey House.

ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the dwellinghouse known as and forming Flat 2, 32 George Street, Stranraer, being the whole subjects registered in the Land Register of Scotland under Title Number WGN1793 (hereinafter referred to as "the Lot");

which subjects are exposed for sale by public Roup by Czech Real formerly 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



Adhibited by
James Anderson Cowan MacDonald

Witness



Full Name
Courtney Lafferty

Address
36 Muir Street, Motherwell, ML1 1BW
