



LAND REGISTER
OF SCOTLAND

Officer's ID / Date

7956
11/6/2019

TITLE NUMBER

AYR60956



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

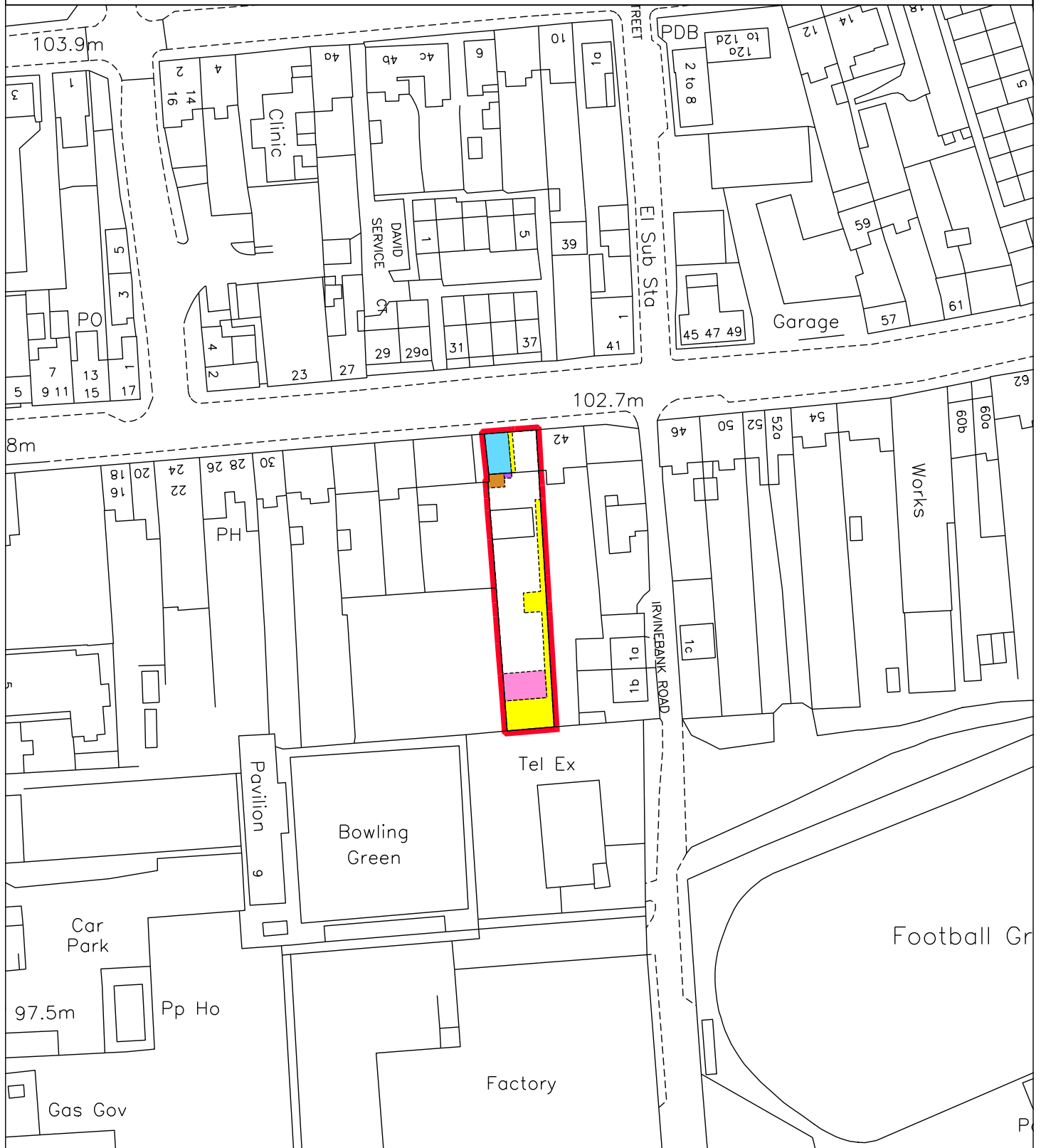
70m

NS5637

Survey Scale

1/2500

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TITLE NUMBER AYR60956

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
26 AUG 2004

DATE TITLE SHEET UPDATED TO
02 MAR 2023

REAL RIGHT
OWNERSHIP

DESCRIPTION

Subjects within the land edged red on the Title Plan being G/2, 40 EAST MAIN STREET, DARVEL KA17 0HP being the westmost house on the ground floor tinted blue on the said Plan of the tenement 40 EAST MAIN STREET, with the piece of back court tinted brown on the said Plan and the garden ground tinted pink on the said Plan; together with (First) a right in common with the proprietors of other parts of the said tenement to the solum on which the said tenement is erected, (Second) a joint right with the proprietors of other parts of the said tenement to the common entry, common back yard, common washhouse, common drying green and common footpaths leading thereto, all tinted yellow on the said plan, (Third) a joint right in common with the proprietors of other parts of the said tenement to the foundations, the front and back walls, gables, roof, rhones, chimney heads (but not the chimney cans which shall belong to and be upheld and maintained by the proprietor of the dwellinghouse which they serve), branch drains, rain, soil, water and gas pipes and electric cables so far as mutual and used in common with all other rights common or mutual to the whole of the said tenement, with right of access thereto when required for the purpose of cleaning, repairing or renewing the same and for all other necessary purposes, and (Fourth) a joint right in common with the proprietors of the upper flat (west) of the said tenement to the water closet tinted mauve on the said plan.



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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 Unit One South Fens Business Centre, Fenton Way, Chatteris, Cambridgeshire PE16 6TT.

**DATE OF
REGISTRATION**
02 MAR 2023

CONSIDERATION
£21,400

DATE OF ENTRY
01 MAR 2023



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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 James Alexander to William Thomas Aird and another and their heirs and assignees, recorded G.R.S. (Ayr) 28 May 1954, of the subjects in this Title, contains the following burdens:

With and under burden of my said disponees and their foresaids maintaining along with me and my foresaids and others as proprietors of other parts of the tenement 40 East Main Street the common entry, passage common back yard, common water closet, common washhouse, common footpaths, common drying green and the poles therein and the foundations, front and back walls, gables, roof, rhones, chimney heads (but not the chimney cans which shall belong to and be upheld and maintained by the proprietor of the dwellinghouse which they serve), common branch drains, rain, soil, water and gas pipes and electric cables so far as mutual and used in common and all others common or mutual to the whole of the said tenement and that in proportion to the annual value of the said subjects as appearing in the Valuation Roll from time to time; Declaring further that the maintenance of the water closet shall be borne equally between my said disponees and their foresaids and me and my successors as proprietors of the upper flat (west) of the said tenement; Declaring however that so long as I remain owner of any portion of the said tenement all mutual repairs necessary shall be instructed by me or the factor appointed by me and the decision of the said factor as to what are mutual repairs shall be binding upon my said disponees and their foresaids, subject to a right of appeal to the Dean of the Faculty of Procurators in Kilmarnock; And also declaring that my said disponees shall insure or cause to be insured with a reputable Insurance Company for such sum as may be agreed by a majority of the proprietors of the said tenement and shall be bound to keep the said dwellinghouse insured against fire and third party risks in all time coming, and in the event of damage by fire all sums recovered under the said insurance shall be applied to reinstate the subjects so destroyed. And I



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D 2

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

bind myself and my foresaids to impose corresponding burdens in conveyances to be granted by me or them of any other part of the said tenement building.

ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the dwellinghouse known as and forming G/2, 40B East Main Street, Darvel, being the whole subjects registered in the Land Register of Scotland under Title Number AYR60956 (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



Witness



Adhibited by
James Anderson Cowan MacDonald

Full Name
Courtney Lafferty

Address
36 Muir Street, Motherwell, ML1 1BW