



LAND REGISTER  
OF SCOTLAND

Officer's ID / Date

3083  
9/11/1998

TITLE NUMBER

**AYR8487**



ORDNANCE SURVEY  
NATIONAL GRID REFERENCE

70m

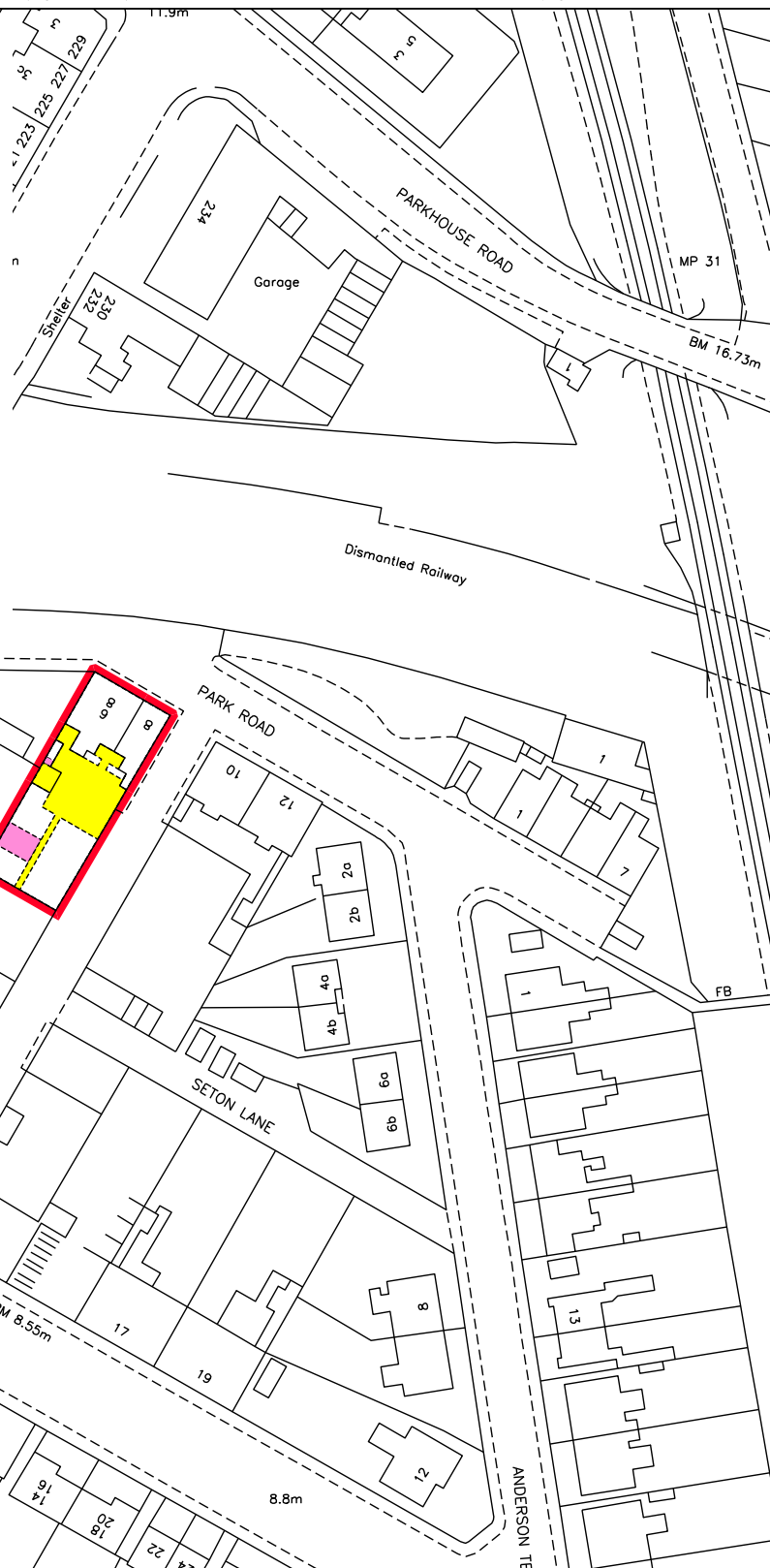
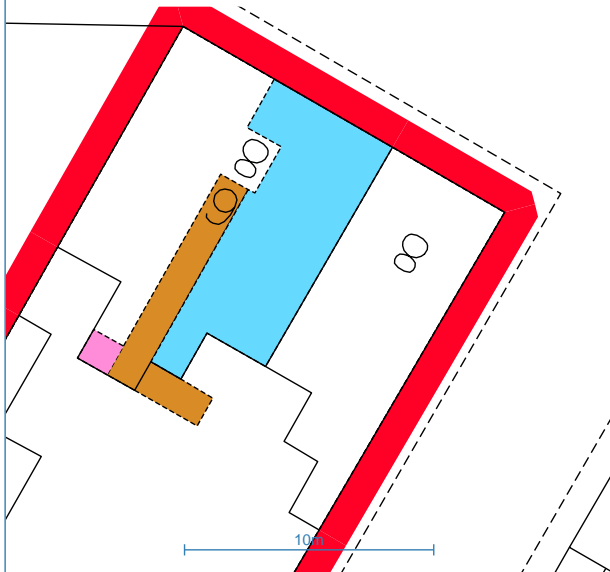
NS2342NW

Survey Scale

1/1250

CROWN COPYRIGHT © - This copy has been produced from the ROS Digital Mapping System on 06/01/2008 and was made with the authority of Ordnance Survey pursuant to Section 47 of the Copyright, Designs and Patents Act 1988. Unless that act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner.

FIRST FLOOR PLAN.





---

TITLE NUMBER AYR8487

A 1

## A. PROPERTY SECTION

**DATE OF FIRST REGISTRATION**  
09 MAR 1998

**DATE TITLE SHEET UPDATED TO**  
19 MAY 2023

### REAL RIGHT OWNERSHIP

#### DESCRIPTION

Subjects 8B, PARK ROAD, ARDROSSAN KA22 8JR within the land edged red on the Title Plan being the middle house on the upper flat tinted blue on the Title Plan of the Tenement 6 and 8 PARK ROAD with the garden ground, coal cellar and WC tinted pink on the said plan. Together with (First) sole access ingress and egress to and from the said subjects by the doorway in the south east side of the common passage hereinafter mentioned; (Second) a right in common with the proprietor of the adjoining dwellinghouse on the northwestmost side of the upper floor in said tenement to the stairway and passage giving entry to the house in this Title and the said adjoining house as the said stairway and passage are tinted brown on the said Title Plan; and (Third) a right in common with the proprietors of the other dwellinghouses in said tenement to (primo) the solum of the ground on which the said tenement is built, (secundo) the common entry from Glasgow Lane, the gates and pathways, the backyard washhouse drying green and path all at the rear of the said tenement all as tinted yellow on the said Title Plan; Declaring that the portion of the said common ground at the rear of the said tenement tinted yellow on the said Title Plan shall apart from the washhouse remain and be used as an entry backyard drying green and path and for no other purpose in all time coming; (tertio) the roof of the said tenement and hatchway or hatchways giving access thereto the gables and containing walls the chimney heads rhones and conductors and, in so far as common, the whole branch and common drains, soil pipes, gas and water pipes and electricity cables belonging to and connected with the said tenement with access thereto at all times for the purpose of cleaning vents executing repairs and all other necessary purposes.



---

TITLE NUMBER AYR8487

A 2

**A. PROPERTY SECTION**

Note

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



# LAND REGISTER OF SCOTLAND



---

TITLE NUMBER AYR8487

B 1

## B. PROPRIETORSHIP SECTION

### ENTRY PROPRIETOR

#### NO

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

**DATE OF  
REGISTRATION**  
19 MAY 2023

**CONSIDERATION**  
£16,000

**DATE OF ENTRY**  
17 MAY 2023



# LAND REGISTER OF SCOTLAND



---

TITLE NUMBER AYR8487

C 1

## C. SECURITIES SECTION

**ENTRY  
NO**

**SPECIFICATION**

**DATE OF  
REGISTRATION**

No Entry



---

TITLE NUMBER AYR8487

D 1

## D. BURDENS SECTION

**ENTRY  
NO**

**SPECIFICATION**

- 1 Feu Contract containing Feu Disposition by Commissioner for The Right Honourable Archibald William Montgomerie, Earl of Eglinton and Winton, to William Boyd and his heirs and assignees, recorded G.R.S. (Ayr) 1 Mar. 1889, of 62.35 poles, of which the subjects in this Title form part, contains the following burdens:

Declaring that as these presents are granted for the purpose of building the said William Boyd shall be bound and obliged to build and thereafter to uphold and maintain upon the said plot or area of ground hereby disponded a Dwelling House of Stone and lime of at least two storeys in height with slated roof and of the value of not less than Eight hundred Pounds Sterling and that of a style of Architecture in all respects similar and not inferior to the Houses in the locality and conform to plans and elevations to be previously submitted to and approved of by the said Earl or his successors or those acting for them; And which Dwelling House shall be placed upon the building line to be staked off upon the ground by the party appointed by the said Earl it being declared that the end gables of said House shall be built of neatly square or hammer dressed rubble and that no building shall be placed nearer to any road or street or lane bounding the said subjects than the line so staked; And also Declaring that the said William Boyd shall be bound to enclose the said plot or area of ground with sufficient stone and lime walls not under five feet nor above seven feet in height and being finished with a good substantial free stone cope all to the satisfaction of the said Earl or his foresaids or those acting for them; Declaring that the wall on the south west side of the subjects hereby disponded shall be upheld at the joint expense of the parties effeiring thereto; But the other walls bounding the subjects hereby feued shall be erected and upheld and at all times kept in proper repair at the sole expense of the said William Boyd and his foresaids; and also declaring that the said William Boyd and his foresaids shall be bound to pay a proportion of



---

TITLE NUMBER AYR8487

D 2

D. BURDENS SECTION

ENTRY  
NO

SPECIFICATION

the expense of forming and maintaining the proposed Meuse Lane corresponding to the extent of frontage thereto respectively and also to lay o footpath along said Lane in so far as the same respectively bound the subjects hereby feued which footpath shall be six feet in width from the face of the walls and shall be terminated by proper Curbstones. And Further declaring that the said Feuar and his foresaids shall be bound and obliged to maintain and uphold in good tenantable condition and repair in all time coming the houses and buildings already erected or hereafter to be erected on the said piece of ground together with the walls and fences enclosing the same and in the event of their at any time allowing the same to fall into disrepair or to become ruinous or of their deserting possession of the same and if upon receiving six months notice they shall neglect or refuse to make up and repair the same to the state and dimensions of the original structure then and in either of these events these presents shall ipso facto become void and null and it shall be in the power of the said Earl and his foresaids instantly to resume possession of the said subject together with the whole buildings and erections thereon and to sell and dispose of the same as fully and freely in all respects as if these presents had never been granted; And it is also hereby expressly provided and declared that no buildings of a different description from those above specified shall be built on the subjects hereby disponded and in particular that there shall be no thatched or tiled roofs put upon any of the said buildings and that no such trade manufacture or occupation as may either endanger the safety of the buildings on the said subjects or prove a nuisance to the neighbouring feuars shall be carried on or exercised on any part of the said subjects neither shall their be deposited on the premises any nauseous materials nor except for temporary purposes shall there be any dung, filth, ashes or incumbrances of any description laid down upon the lands, roads, streets or lanes upon or adjoining thereto or connected therewith; Reserving to the said Earl of Eglinton and Winton



D. BURDENS SECTION

ENTRY  
NO

SPECIFICATION

and the Heirs of Entail succeeding to him in the said entailed Estate of Eglinton and others all mines minerals and metals of whatever description within the subjects above disposed with power to work and carry away the same; Declaring that all damage to buildings or otherwise occasioned by the working of said minerals shall be paid for by the said Earl or his foresaids to the feuar or his foresaids as the same shall be ascertained by neutral men to be mutually chosen.

- 2 Disposition by Andrew Brown with consent to John Inglis and his heirs and assignees whomsoever, recorded G. R. S. (Ayr) 23 Feb. 1898 of 22 poles of ground of which the subjects in this Title form part contain the following burdens:

Declaring that the said John Inglis shall be bound if required by the Superior of the said lands to build on the ground hereby disposed fronting Park Road, a dwellinghouse of the kind specified in the Feu Contract in Entry 1 of the Burdens Section and he shall also be bound within twelve months of the date hereof (19 Feb. 1898) to enclose so far as that has not been already done with a wall of the description specified in the said Feu Contract the ground hereby disposed which wall so far as forms the boundary between the subjects hereby disposed and the subjects retained by me may be built one half on the ground hereby disposed and the other half on the ground still belonging to me and shall be the sole property of my disponee until one half of the value of said boundary wall as the same may be mutually arranged, or fixed by Arbitration shall be paid by me or my successors in the remainder of the said subjects but I and my successors shall not be bound to pay the same unless and until I or they shall make use of the said wall or shall erect a dwellinghouse on the ground fronting Park Road presently occupied as garden ground and on such payment being made the said wall shall thereafter be mutual to the two properties; Declaring that the said disponee and his foresaids shall not be entitled to erect



D. BURDENS SECTION

ENTRY  
NO

SPECIFICATION

buildings of a different description from those specified in the said Feu Contract and that the other conditions as to the use of the buildings and ground shall apply also to the ground hereby disposed and that the whole conditions, provisions, stipulations, declarations and others may be enforced by me or my successors in the said subjects still belonging to me without prejudice however to my disponee and his foresaids being entitled in the meantime in so far as I have power to grant such permission to him to use the whole or part of the ground hereby disposed as a yard for storing material in connection with his business as a Builder in such manner as shall not be dangerous or offensive to the neighbours or persons using the adjoining Streets.

- 3 Disposition by Margaret McKie Inglis and others as Trustees thereinmentioned to Robert Rodger and Jean Campbell Shearer or Rodger, recorded G. R. S. (Ayr) 16 Dec. 1953, of the subjects in this Title, contains the following burdens:

(First)

Under burden of payment by the said disponees and their foresaids of an equal one sixth share of the expense of maintaining and keeping in repair the roof of the tenement 6 and 8 Park road, Ardrossan and the hatchway or hatchways giving access thereto, the gables and containing walls, chimney heads, rhones and conductors, branch or common drains, soil pipes, gas and water pipes, electric cables and common entry or passage the washhouse the back yard the drying green and pathways in the common ground tinted yellow on the Title Plan, the walls enclosing the said piece of ground edged red on the Title Plan (so far as the expense connected with such as are mutual between the subjects belonging to us as Trustees foresaid and the adjoining subjects is not recoverable from the proprietors of said adjoining subjects) and all others



---

TITLE NUMBER AYR8487

D 5

D. BURDENS SECTION

ENTRY  
NO

SPECIFICATION

common and mutual to the said tenement of six houses and the proprietors thereof;

(Second)

Under burden of payment by the said disponees and their foresaids of an equal one half share of the expense of maintaining and keeping in repair the said stairway and passage tinted brown on the Title Plan; But declaring that in the event of any question arising as to the necessity for executing any repairs the same shall be decided by vote of the majority of the proprietors of said tenement (each proprietor having one vote in respect of each house owned by him her or them) and on the repairs being carried out the said disponees and their foresaids shall be bound to pay their share thereof as aforesaid as the case may be whether consenting or not; And in the event of said proprietors being equally divided in opinion the question shall on the motion of any one or more of them be referred to an Arbiter to be appointed by the Sheriff Substitute of Ayrshire and Buteshire at Kilmarnock whose decision shall be final and binding on all parties; and

(Third)

Under the declaration that the said disponees and their foresaids shall be bound to insure the subjects hereby disposed against fire with a reputable Insurance Company of standing for a sum of not less than Four hundred pounds sterling and to exhibit receipts for the annual premium to us as Trustees foresaid or our foresaids as proprietors of the remaining portion of the said tenement when required, we and our foresaids as proprietors of the other dwellinghouses in said tenement being bound to insure the same to at least the extent of a similar sum of Four hundred pounds for each of said other dwellinghouses and to exhibit receipts for the annual premiums to the said disponees and their foresaids; Further



---

TITLE NUMBER AYR8487

D 6

## D. BURDENS SECTION

**ENTRY  
NO**

**SPECIFICATION**

declaring that the said disponees and their foresaids shall be bound to expend any sum recovered from such Insurance Company in reinstating the dwellinghouse and offices owned by them; All which burdens, conditions, obligations, declarations and others herein contained are hereby constituted real and inherent burdens and qualifications on or affecting the subjects hereby disposed and the said disponees and their foresaids as proprietors thereof in all time coming; And we as trustees foresaid bind and oblige ourselves and our foresaids in any future deed of Conveyance to be granted by us or them of said other dwellinghouses or any one or more of them and ground attached thereto to insert therein, so far as may be consistent with the portion so conveyed similar rights, burdens, conditions, declarations and others as those herein created.

# ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the dwellinghouse known as and forming 8B Park Road, Ardrossan, being the whole subjects registered in the Land Register of Scotland under Title Number AYR8487 (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 Freeland's 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**

---