

SPECIAL CONDITIONS OF SALE

Sundrum Castle Estate – Plot B-7 (Burns Country 4) (Tinted Purple on main plots Plan)

1. **Incorporation of Conditions**

These Special Conditions of Sale are declared and accepted by the Purchaser and shall be incorporated into and form part of the Articles of Roup and the Contract of Sale relating to **Plot B-7 (Burns Country 4)** at Sundrum Castle Estate, Ayrshire (tinted pink on the plan annexed and executed as relative hereto). In the event of any conflict between these Special Conditions and the Articles of Roup or General Conditions of Sale, these Special Conditions shall prevail.

2. **Date of Entry**

The Date of Entry shall be 14 days from the date of successful auction bid, or such other date as may be agreed in writing between the Seller and the Purchaser.

3. **Seller's Solicitors**

The Seller's Solicitors A1 Property Law Ltd, Trading as Amy Law.

13 Granville Street, Glasgow, G3 7EE.

Amy@amylaw.co.uk

4. **Auctioneers**

The Auctioneers are **Braveheart Auctions Ltd.**

5. **Delivery of Disposition and Title**

The sale is by way of auction and **without warrandice.**

The Seller's sole obligation is to deliver a valid Disposition in favour of the Purchaser containing usual and necessary clauses, with warrandice limited to the Seller's own facts and deeds only.

6. **No Reports or Certificates**

The Seller shall not be bound to produce or deliver a Home Report, Survey, Property Questionnaire, Energy Performance Certificate, Asbestos Survey, Site Investigation Report, or any other reports or certificates.

The Purchaser shall be deemed to have accepted the subjects in their entirety and present condition.

7. **Title and Searches**

The Purchaser confirms that they have satisfied themselves as to the title conditions, burdens, servitudes, access rights, planning position, services, and physical condition of **Plot B-7 (Burns Country 4)**, and shall raise no requisitions thereon.

8. **Planning and Use**

No warranty is given by the Seller regarding planning status, development potential, or permitted use of the subjects.

The Purchaser accepts full responsibility for all planning matters, investigations, consents, and compliance.

9. Access and Services

The Purchaser acknowledges that access and services (if any) are as existing at the Date of Entry and subject to all title conditions, servitudes, wayleaves, and reservations affecting the subjects.

No guarantee is given as to adequacy, capacity, or availability of services.

10. Risk and Insurance

The subjects shall be at the Purchaser's risk from the Date of Entry. The Seller shall have no responsibility for loss or damage thereafter.

11. Arrears and Outgoings


The Purchaser shall be liable for all rates, charges, and outgoings affecting the subjects from the Date of Entry onwards.

12. Priority of Conditions

In the event of any inconsistency between these Special Conditions and any other sale documentation, these Special Conditions shall take precedence.

13. Sellers' Costs

The Buyer shall pay £2500 as a contribution towards the seller's legal and sale costs.

Firms Signature.....

Date: 16/02/26

ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE...

Sundrum Castle Estate **Plot B-7 (Burns Country 4) (Tinted Purple on main plots Plan)**
(hereinafter referred to as "the Lot");

which subjects are exposed for sale by public Roup by.....

Safe as Houses Scot Ltd (hereinafter called "the Seller")

and that within the

5 South Charlotte Street, Edinburgh EH2 4AN upon

Twenty third of December Two Thousand and Twenty Five

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

Two Thousand and

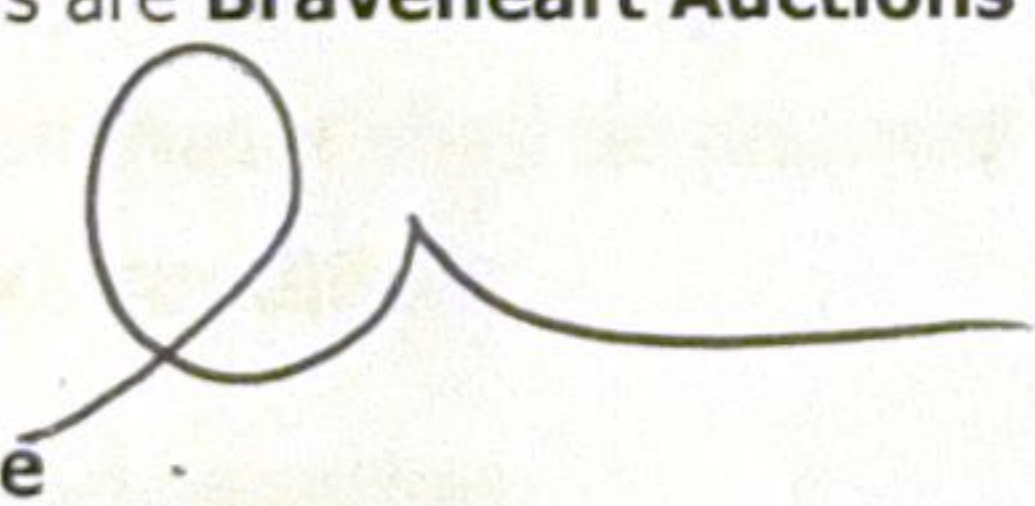
or such other date as may be agreed between the Seller and the Purchaser when the balance of the purchase price shall be paid notwithstanding that a Disposition or Assignment is not available for delivery to the Purchaser in exchange for the purchase price. By accepting payment the Seller will come under 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 AMY IAN, 13 GRANVILLE STREET, GLASGOW, G3 7EE.

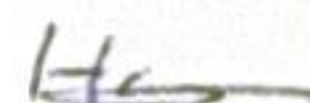
4. The Auctioneers are **Braveheart Auctions Ltd.**

Solicitors

Firm's Signature



Witness



Adhibited by

AMY IAN

Full Name

Harris Shefaat-119

Address

13 Granville Street

Glasgow

G3 7EE



Reference: 1455272/NC

Version: G 1.0

Date: December 2025

Co-ordinates at Centre:

Easting: 239644E

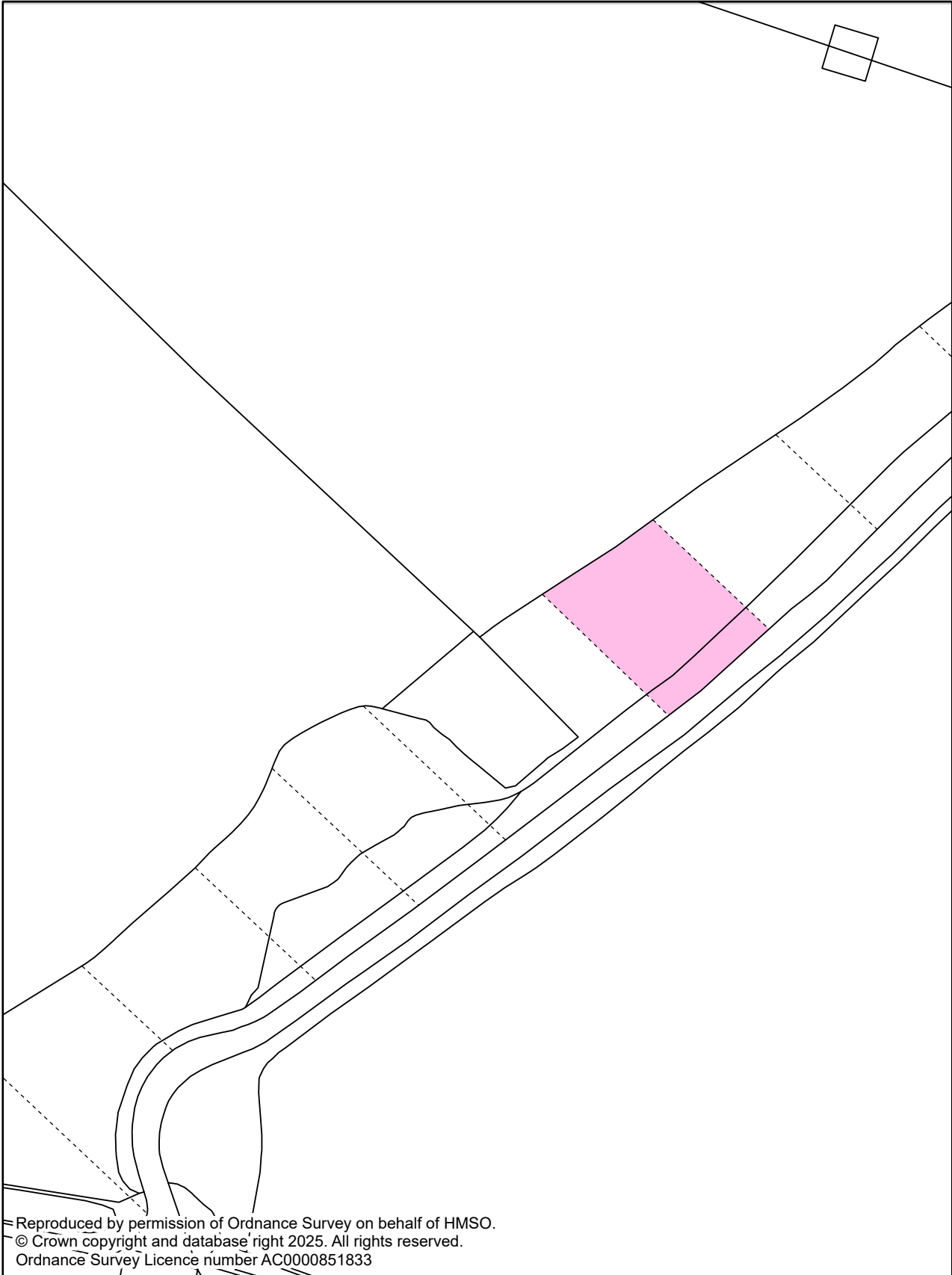
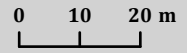
Northing: 620324N

Scale:

1:1,250

Paper Size:

A4





Reference: 1455272/NC

Version: B 1.0

Date: December 2025

Co-ordinates at Centre:

Easting: 239664E

Northing: 620314N

Scale:

1:2,500

Paper Size:

A4

