

WE, HERITAGE LAND HOLDINGS LIMITED, a company registered under the Companies Act (Company Number SC789858) an having its registered office at 49 John Finnie Street, Kilmarnock, KA1 1EE, and therefore registered proprietor of the subjects hereinafter disposed (who and whose successors are hereinafter referred to as "the Disponers") CONSIDERING that we advertised the subjects and others hereinafter disposed for sale and exposed said subjects to Public Roup at Edinburgh on the 3rd September 2025 and that HORSE SHOE GROUP LTD incorporated under the Companies Acts (Registered Number SC859444) and having their Registered Office at 272 Bath Street, Glasgow, G2 4JR, (who and whose successors are hereinafter referred to as "the Disponees") being the highest offeror of the subjects hereby disposed was by the Judge of the Roup, preferred as the purchaser at the price of TEN THOUSAND POUNDS (£10,000.00) STERLING, all as the Articles of Roup and relative Minute of Enactment and Preference thereon dated 3rd September 2025, more fully bear and WHEREAS the Disponees have paid to the Disponers the price of which sum the Disponers hereby acknowledge receipt and discharge them HAVE SOLD and DO HEREBY Dispose to and in favour of the said Horse Shoe Group Ltd and to their successors and assignees whatsoever irredeemably ALL and WHOLE that plot or area of ground known as and forming "Railway Side", Achnabobane, Spean Bridge being the subjects outlined in red on the Plan annexed and executed as relative hereto; which Subjects form Part and Portion of ALL and WHOLE the Subjects registered in the Land Register of Scotland under Title Number INV51834; And We grant warrandice; with Entry as at 10th October 2025; IN WITNESS WHEREOF these presents consisting of this, together with the plan annexed on page 2 are executed as follows:

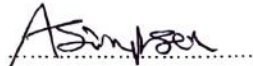
Signature of Authorised Signatory of
Heritage Land Holdings Limited



At
Kilmarnock

Date
10/10/25

Signature of Witness

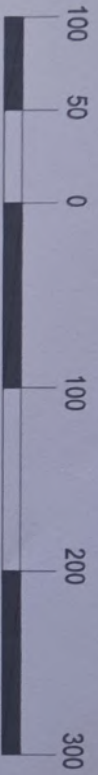


Witness Full Name
Andrew Simpson

Address
2 Gearholm Rd
Ayr
KA7 4DR

Occupation
Property manager

This is the plan referred to in the foregoing



Scale 1:2500 @ A3

Title:

Land for Transfer

Job Number:

1035

Drawing Number:

103505A

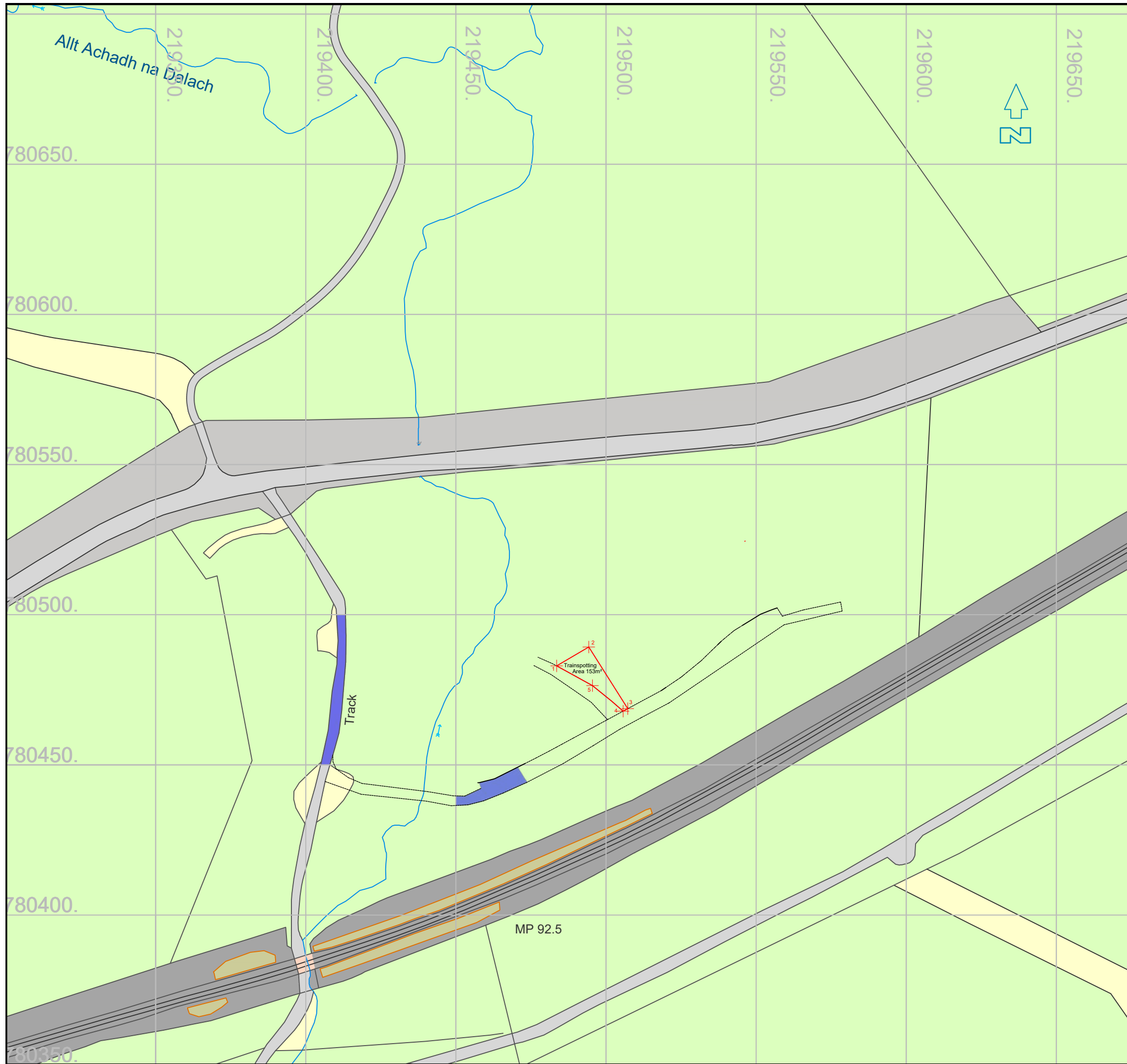
Date:

18th August 2025

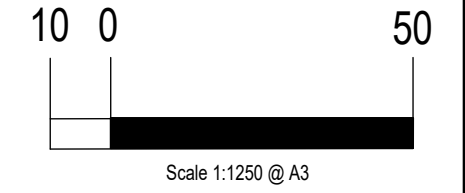
Client:

Lifestyle Land





This is the plan referred to in the foregoing



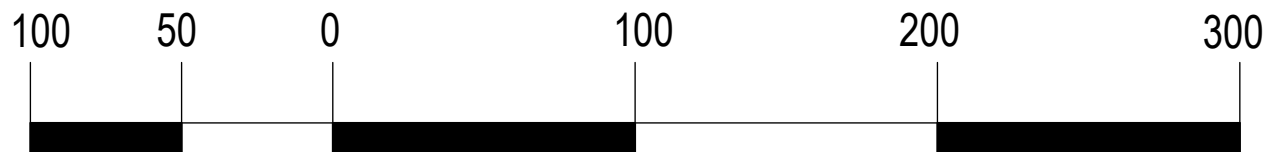
Traspoting, Spean Bridge

Boundary Coordinates		
Point	Easting	Northing
1	219483.5	780482.9
2	219494.2	780489.2
3	219507.2	780468.7
4	219505.7	780467.8
5	219495.5	780476.4

All coordinates to OS grid (OSGB36). ** All levels to OS datum

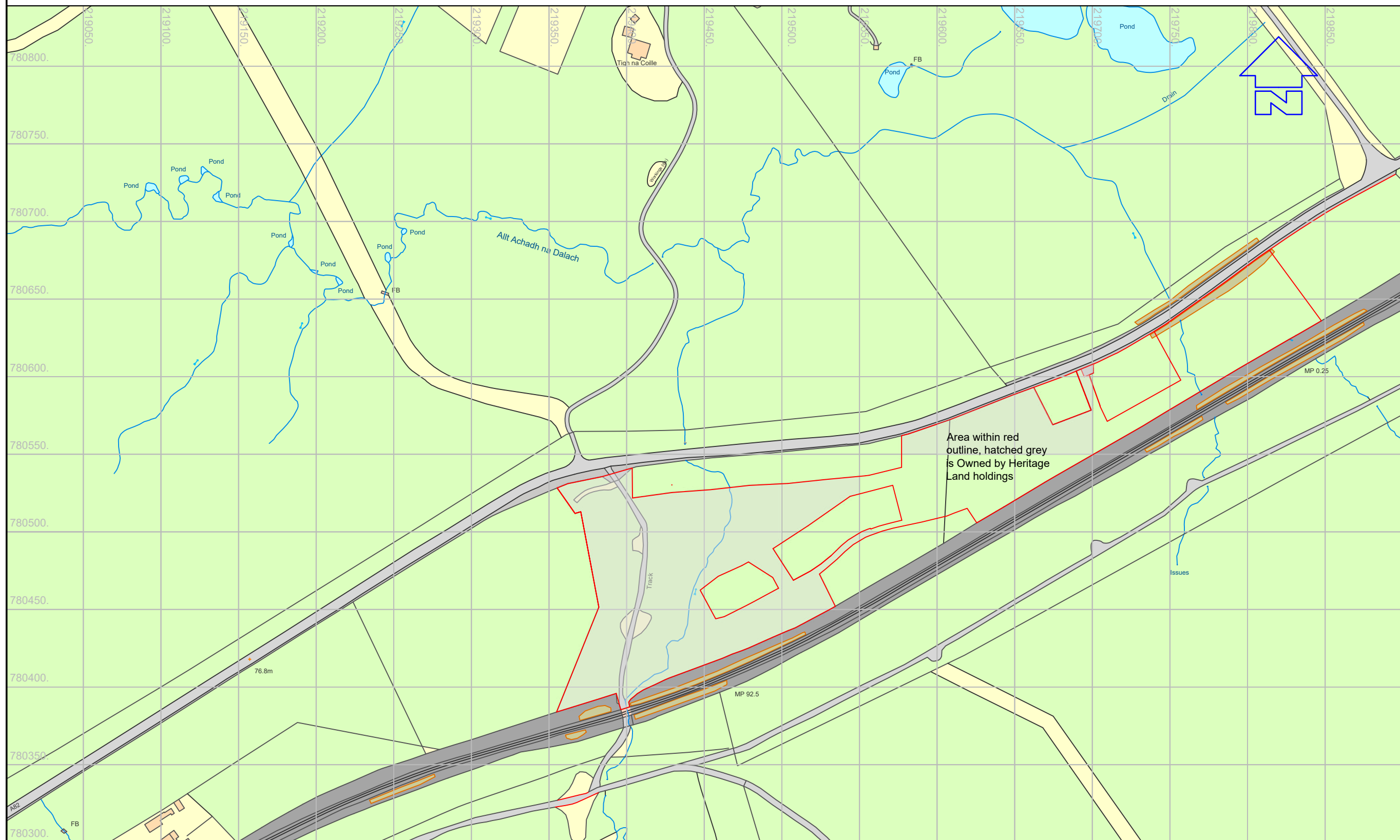
Drawing: 105006	Drawn: MM
Date: 20th February 2026	Revision: A
ACAD File No: 105006.DWG	Level Datum Used: Ordnance (GPS)

This is the plan referred to in the foregoing



Scale 1:2500 @ A3

Title:	Land for Transfer
Job Number:	1035
Drawing Number:	103505
Date:	17th June 2025
Client:	Lifestyle Land



Property Searches Scotland
221 West George Street
Glasgow
G2 2ND
Help Desk: 0141 221 8884

Instruction Details:				
Property	Title Number	Report Number	Reference	Date
"Railway Side" Achnabobane Spean Bridge	Subjects forming part of subjects registered under Title Number INV51834	27916783	CB/KATH1/3	11-10-2025

Proprietors:	Date of Title
HERITAGE LAND HOLDINGS LIMITED	22-01-2024

Deed Type	Parties	Deed Date
Disposition	HERITAGE LAND HOLDINGS LIMITED	22-01-2024

Advance **Notices**

Deed Type	Parties	Valid From	Valid To
None			

Additional Information:

Please see Application Record for Dual Registration entries pending registration.

Deeds marked (Pending*) are currently undergoing registration. Please note that the registration process is incomplete for the above Title and all deeds pending registration at application stage may be subject to withdrawal, alteration or cancellation.

Property Searched To: 10 Oct 2025

SEARCH IN THE REGISTER OF
INHIBITIONS AND ADJUDICATION
AGAINST

- 1 - HORSE SHOE GROUP LTD registered office at 272 BATH STREET, GLASGOW, G2 4JR
- 2 - STEPHEN JOHN MCCLUSKEY residing at 68 ANNICK DRIVE, ANNICK DRIVE, DREGHORN, IRVINE, KA11 4ES
- 3 - HERITAGE LAND HOLDINGS LIMITED registered office at 49 JOHN FINNIE STREET, KILMARNOCK, KA1 1EE

FROM: 11 OCT 2020
TO: 10 OCT 2025

No Entries

SEARCH IN THE REGISTER OF
INSOLVENCIES AT THE ACCOUNTANT IN BANKRUPTCY
AGAINST THE ABOVE NAMED PARTIES

No Entries

Whilst Search Agencies are legally obliged to show exact name and address matches, there may be occasions when we will show other entries for your consideration. The Keeper at the Registers of Scotland may require clarification before registration. Information provided in this report is factually correct as per a search against registers operated by the Registers of Scotland and the Accountancy in Bankruptcy. Any questions in relation to the information provided within this report should be submitted by email to: admin@propertysearchesscotland.co.uk



Title Information: INV51834

Search summary

Date/Time of search	06 Oct 2025 09:35:42
Transaction numbers	SCO-22988425 SCO-22988440
User reference	Not provided

INV51834**Section A**

Property

Date of first registration 21 Mar 2022

Date title sheet updated to 20 May 2024

Hectarage Code 3.8

Real Right OWNERSHIP

Map Reference

Title Number INV51834

Cadastral Unit INV51834

Sasine Search 24908

Property address ACHNABOBANE, SPEAN BRIDGE

Description subjects cadastral unit ACHNABOBANE, SPEAN BRIDGE edged red on the cadastral map being 3.75 hectares in measurement on the Ordnance Map; Together with the subsisting rights to real burdens specified in the Schedule below.

Notes 1. The description of the burdened property in each entry of the Schedule of Particulars relative to Subsisting Rights to Real Burdens above should be read in conjunction with the Explanatory Note in the Burdens Section.

Schedule of Particulars Relative to Subsisting Rights to Real Burdens

Entry No	Benefited Property	Real Burdens	Burdened Property
1	subjects in this Title	Part 1 of the Disposition to Paul Andrew Hardy, registered 16 Aug. 2022, in Entry 4 of the Burdens Section	subjects Plot 1, Achnabobane, registered under Title Number INV52758
2	subjects in this Title	Part 1 of the Disposition to JK Motorhome Rentals Limited, registered 18 Nov. 2022, in Entry 5 of the Burdens Section	subject Big Ben, Achnabobane, registered under Title Number INV53349
3	subjects in this Title	Disposition to Alwyn Rhodes-Mays and another, registered 5 Dec. 2022 specified in Entry 6 of the Burdens Section.	subjects Train-Spotting Plot 4, Achnabobane, Spean Bridge, registered under Title Number INV53471.
4	subjects in this Title	Disposition to Robert Terence Caine, registered 29 Dec. 2022 specified in Entry 7 of the Burdens Section.	subjects Plot 5, Achnabobane, Spean Bridge, registered under Title Number INV53629

Entry No	Benefited Property	Real Burdens	Burdened Property
5	subjects in this Title	Disposition to Akhtar Ali, registered 22 Aug. 2023 specified in Entry 8 of the Burdens Section.	subjects Plot 2, Achnabobane, Spean Bridge, registered under Title Number INV54870
6	subjects in this Title	Disposition to Samahira Akhtar, registered 31 Aug. 2023 specified in Entry 9 of the Burdens Section.	subjects Plot 3, Achnabobane, Spean Bridge, registered under Title Number INV54928
7	subjects in this Title	Disposition to Deane Baker, registered 21 Mar. 2024, specified in Entry 10 of the Burdens Section.	2 areas of ground at Achnabobane, Spean Bridge, registered under Title Number INV55867
8	subjects in this Title	Disposition to Thomas Gooding, registered 13 May 2024, specified in Entry 11 of the Burdens Section.	subjects Plot 2, Xmas Tree Lane, Achnabobane, Spean Bridge, registered under Title Number INV56180.
9	subjects in this Title	Disposition to Peter Harold High, registered 20 May 2024, specified in Entry 12 of the Burdens Section.	Flying Scotsman Plot 2, Achnabobane, Spean Bridge, registered under Title Number INV56223.

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

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Section B

Proprietorship

INV51834

HERITAGE LAND HOLDINGS LIMITED a Company incorporated under the Companies Acts, (Company Number SC789858), and having its Registered Office at Flat B, 12 Brucefield Avenue, Dunfermline, KY11 4SX.

Entry number	1
Date of registration	22 Jan 2024
Date of Entry	15 Jan 2024
Consideration	£5000 in respect of the subjects in this Title and other subjects.

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

Securities

There are no entries.

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

Burdens

Number of Burdens: 13

Burden 1

Discharge, Renunciation and Waiver, recorded G.R.S. (Inverness) 16 Jul. 1953, by (First) Ben Nevis Distillery (Fort William) Limited (hereinafter called "the Distillery Company") proprietors of Inverlochy Castle, Gardens and Policies, Torlundy Home Farm, Auchendaul Farm and others (hereinafter referred to as "the said part of Inverlochy Castle Estate"), and (Second) Joseph William Hobbs, is in the following terms:

And in the event of us the Distillery Company deciding to sell the said part of Inverlochy Castle Estate or any substantial part thereof (any part thereof either exceeding in acreage one acre or exceeding in value the sum of Ten Pounds Sterling being for the purposes of these presents regarded as substantial) We the Distillery Company DO HEREBY BIND AND OBLIGE ourselves to give to The Trustees Corporation Limited (hereinafter referred to as "the Corporation"), or to their successors as proprietors of the Works Area notice in writing to that effect and further we hereby GRANT in favour of the Corporation and their foresaids subject always as aftermentioned a right of first refusal to purchase the said part of Inverlochy Castle Estate or any substantial part or parts thereof as we may have decided to sell and that at the price or prices offered to us at the time by any bona fide third party or parties (provided such price or prices shall be acceptable to us) or, in the event of there being no acceptable offer made to us by a bona fide third party, at the fair market value of the subjects to be sold as between a willing buyer and a willing seller as such value, failing agreement shall be fixed by a single arbiter to be appointed by us and the Corporation or their foresaids or in the event of our failing to agree upon the appointment of an arbiter by two arbiters one to be appointed by us and the other by the Corporation or their foresaids, and in case of difference of opinion between the two arbiters so appointed by an oversman to be appointed by them whose decision shall be final: Declaring that the right of first refusal to purchase hereby conferred upon the Corporation and their foresaids shall be exercisable by them only within the period of twenty-one days following the date upon which notice of our intention to sell the said party of Inverlochy Castle Estate or any substantial part or parts thereof shall have been received by them: And declaring further that though notice of any intended sale shall be given to the Corporation or their foresaids as aforesaid the Corporation and their foresaids shall not be entitled to exercise the right of first refusal to purchase hereby granted to them where the intended sale is to a Company controlled by us or by me the said Joseph William Hobbs or (after the death of me the said Joseph William Hobbs) by my representatives: And it is hereby further declared and agreed that any questions or disputes arising as to the true meaning and construction of these presents shall be referred to the decision of an arbiter to be appointed by the parties or in the event of their failing to agree as to the appointment of a single arbiter, to the decision of two arbiters one to be chosen by each party and if in the latter event the two arbiters one to be chosen by each party and if in the latter event the two arbiters should fail to reach agreement then to the decision of an oversman to be appointed by the arbiters whose decision shall be final.

Burden 2

Disposition by (I) The Ben Nevis Distillery (Fort William) Limited and (II) The Ben Nevis Warehouse (Fort William) Limited to Alan James Francis Mackay and his heirs and assignees, recorded G.R.S. (Inverness) 12 Feb. 1963, of the Great Glen Cattle Ranch (under exception), contains the following reservations and burdens:

Reserving to us the granters hereof and our successors in the ownership of Comesky Lodge the right to the existing supply of water from the gathering area and reservoir situated on the subjects hereby disposed. Together with the supply pipes themselves tanks et cetera with access thereto for all necessary repairs and maintenance under burden of payment for all such works carried out in respect of said water supply including the making good of all damage to the surface of the ground disturbed.

With and under the following burdens, conditions and obligations namely:

(One) Our disponent and his foresaids shall pay a one-half share of the cost of maintaining, repairing and renewing the private road coloured yellow on plan Number 2 annexed as relative hereto leading from Bridge of Lundy to Torlundy Recreation Hall;

(Two) Our said disponee and his foresaids shall pay a one-half share of the cost of maintaining, repairing and renewing the fences, walls, dykes, et cetera mutual to us respectively and our said disponee;

(Three) Our said disponee and his foresaids shall be taken bound to grant to us and our successors in title a right of access at all times to the excepted subjects and to the subjects remaining in our ownership.

But always under exception of such water supply and drainage rights as are required by us in respect of any subjects retained by us and all rights to a supply of electricity free of charge or at special reduced rates under existing Agreements are reserved to us and our foresaids; Declaring further that our said disponee and his foresaids shall be bound to take all steps necessary to ensure that the rivers and streams flowing through or adjacent to the lands hereby disposed may be kept free from any commercial or industrial pollution which may injuriously affect the salmon and other fishings in the Rivers Spean, Lochy and Lundy and tributaries thereof within the subjects of sale and generally to take no action which would injuriously affect the same.

Note: The plan annexed to the above Disposition was not produced to the Keeper, consequently the precise location of said the private road coloured yellow cannot be identified on the cadastral map.

Burden 3

Discharge, Renunciation and Waiver, recorded G.R.S. (Inverness) 11 Nov. 1963, by Alan James Francis Mackay, proprietor of the Great Glen Cattle Ranch (hereinafter referred to as "the said lands and others"), is in the following terms:

-

And if I or my heirs or successors should decide to sell the said lands and others or any substantial part thereof (any part thereof either exceeding in acreage one acre or exceeding in value the sum of Ten Pounds Sterling being for the purpose of these presents regarded as Substantial) I DO HEREBY BIND and OBLIGE myself or my foresaids to give to The Trustees Corporation Limited (hereinafter referred to as "the Corporation"), or to their successors as proprietors of the Works Area notice in writing to that effect and further I hereby for myself and my foresaids GRANT in favour of the Corporation and their foresaids a right of first refusal to purchase the said lands and others or any substantial part or parts thereof which I or my foresaids may have decided to sell and that at the price or prices offered to me or my foresaids at the time by any bona fide third party or parties (provided such price or prices shall be acceptable to me or my foresaids) or, in the event of there being no acceptable offer made to me or my foresaids by a bona fide third party, at the fair market value of the subjects to be sold as between a willing buyer and a willing seller as such value, failing agreement, shall be fixed by a single arbiter to be appointed by me or my foresaids and the Corporation or their foresaids or in the event of failing to agree upon the appointment of an arbiter by two arbiters one to be appointed by me or my foresaids and the other by the Corporation or their foresaids, and in the case of difference of opinion between the two arbiters so appointed by an oversman to be appointed by them whose decision shall be final: Declaring that the right of first refusal to purchase hereby conferred upon the Corporation and their foresaids shall be exercisable by them only within the period of twenty-one days following the date upon which notice of intention to sell the said lands and others or any substantial part or parts thereof shall have been received by them: And it is hereby further declared and agreed that any questions or disputes arising as to the true meaning and construction of these presents shall be referred to the decision of an arbiter to be appointed by the parties or in the event of their failing to agree as to the appointment of a single arbiter, to the decision of two arbiters one to be chosen by each party and if in the latter event the two arbiters should fail to reach agreement then to the decision of an oversman to be appointed by the arbiters whose decision shall be final.

Burden 4

Disposition by Alexander Angus MacGregor (other wise Alistair Angus MacGregor) and Alexander Ross MacGregor to Paul Andrew Hardy and his successors, registered 16 Aug. 2022, of Plot 1, Achhabobane, Spean Bridge, extending to 360 square metres, registered under Title Number INV52758, contains the following servitudes and real burdens;

"Larger Property" means the subjects at Achhabobane, Spean Bridge, being the subjects in this Title;

"Property" means the subjects hereby disposed

"Retained Property" means the Larger Property under exception of the Property and all other areas previously disposed;

No application may be made to the Lands Tribunal for Scotland under section 90(1)(a)(i) of the Title Conditions (Scotland) Act 2003 in respect of the real burdens set out in Part 2 hereof and the servitudes set out in Part 3 hereof for a period of five years after the registration of this disposition in the Land Register of Scotland.

Part 1

New Burdens

(Real Burdens affecting the Property)

The following real burdens are imposed on the Property in favour of the Retained Property:

1. An obligation to repair any damage caused to the access route tinted brown on the cadastral map (the "Access Route") according to user.
2. A prohibition on improving or developing the Access Route without having first obtained the prior consent of (a) the owner for the time being of the Retained Property; (b) the relevant local authority; and (c) all other relevant authorities and agencies.
3. An obligation to meet any costs or liabilities incurred by the owner for the time being of the Retained Property in relation to any dispute arising as a result of the actions of the owner for the time being of the Property, including but not limited to any actions to improve or develop the Access Route in any way without the appropriate consents.
4. The proprietor of the Property is strictly prohibited from erecting any fixed and permanent buildings, chalets, pods, static caravans or similar structures or erections on the Property which would ordinarily be used for residential or rental accommodation. The proprietor of the Property may use the Property as a site for a campervan, caravan, motorhome, tent or similar for a period of up to 28 days on any one occasion of occupancy with no return within 14 days (permanent residence is strictly prohibited).
5. An obligation to erect fencing at the boundaries of the Property (except from that boundary which meets with the Access Route) at the proprietor of the Property's sole expense in so far as those boundaries are not already enclosed with fencing and that within three months of the Date of Entry, being 28 July 2022, and thereafter the proprietor of the Property shall maintain, repair and where necessary renew the said fencing at their sole expense.

Part 2

New Servitudes

(Servitudes affecting the Retained Property)

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

1. A non-exclusive right of pedestrian and vehicular access to and egress from the Property over the Access Route.
2. A heritable and irredeemable servitude right of access for the installation, inspection, maintenance, repair and where necessary renewal of the fencing referred to in Part 1 hereof, the proprietor of the Property being bound to make good all damage caused in the exercise of the foregoing right.

Burden 5

Disposition by Alexander Angus MacGregor and another to JK Motorhome Rentals Limited and another, registered 18 Nov. 2022, of Big Ben, Achnabobane, registered under Title Number INV53349, contains the following servitudes and real burdens:

Definitions

In this disposition:

"Date of Entry" means 3 Nov. 2022;

"Larger Property" means the subjects at Achnabobane, Spean Bridge, being the subjects in this Title;

"Property" means the subjects disposed by this Disposition;

"Retained Property" means the Larger Property under exception of the Property and all other areas previously disposed;

Part 1

New Burdens

(Real Burdens affecting the Property)

The following real burdens are imposed on the Property in favour of the Retained Property:

1. An obligation to repair any damage caused to the access route tinted brown on the cadastral map (the "Access Route") according to user.
2. A prohibition on improving or developing the Access Route without having first obtained the prior consent of (a) the owner for the time being of the Retained Property; (b) the relevant local authority; and (c) all other relevant authorities and agencies.
3. An obligation to meet any costs or liabilities incurred by the owner for the time being of the Retained Property in relation to any dispute arising as a result of the actions of the owner for the time being of the Property, including but not limited to any actions to improve or develop the Access Route in any way without the appropriate consents.
4. An obligation to erect fencing at the boundaries of the Property (except from that boundary which meets with the Access Route) at the proprietor of the Property's sole expense in so far as those boundaries are not already enclosed with fencing and that within six months of the Date of Entry and thereafter the proprietor of the Property shall maintain, repair and where necessary renew the said fencing at their sole expense.

Part 2

New Servitudes

(Servitudes affecting the Retained Property)

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

1. A non-exclusive right of pedestrian and vehicular access to and egress from the Property over the Access Route.
2. A heritable and irredeemable servitude right of access for the installation, inspection, maintenance, repair and where necessary renewal of the fencing referred to in Part 1 hereof, the proprietor of the Property being bound to make good all damage caused in the exercise of the foregoing right.

No Lands Tribunal Application

No application may be made to the Lands Tribunal for Scotland under section 90(1)(a)(i) of the Title Conditions (Scotland) Act 2003 in respect of the real burdens set out in Part 2 hereof and the servitudes set out in Part 3 hereof for a period of five years after the registration of this disposition in the Land Register of Scotland.

Burden 6

Disposition by Alexander Angus MacGregor (otherwise Alistair Angus MacGregor) and Alexander Ross MacGregor to Alwyn Rhodes-Mays and another and their successors, registered 5 Dec. 2022, of Train-Spotting, Plot 4, Spean Bridge, registered under Title Number INV53471, contains the following servitudes and real burdens:

Definitions

In this disposition:

"Larger Property" means the subjects at Ach nabobane, Spean Bridge, being the subjects in this Title;

"Property" means the subjects hereby disposed;

"Retained Property" means the Larger Property under exception of the Property and all other areas previously disposed;

No application may be made to the Lands Tribunal for Scotland under section 90(1)(a)(i) of the Title Conditions (Scotland) Act 2003 in respect of the real burdens set out in Part 2 hereof and the servitudes set out in Part 3 hereof for a period of five years after the registration of this disposition in the Land Register of Scotland.

Part 1

New Burdens

(Real Burdens affecting the Property)

The following real burdens are imposed on the Property in favour of the Retained Property:

1. An obligation to repair any damage caused to the access route tinted brown on the cadastral map (the "Access Route") according to user.
2. A prohibition on improving or developing the Access Route without having first obtained the prior consent of (a) the owner for the time being of the Retained Property; (b) the relevant local authority; and (c) all other relevant authorities and agencies.
3. An obligation to meet any costs or liabilities incurred by the owner for the time being of the Retained Property in relation to any dispute arising as a result of the actions of the owner for the time being of the Property, including but not limited to any actions to improve or develop the Access Route in any way without the appropriate consents.
4. An obligation to erect fencing at the boundaries of the Property (except from that boundary which meets with the Access Route) at the proprietor of the Property's sole expense in so far as those boundaries are not already enclosed with fencing and that within three months of the Date of Entry being 30 November 2022 and thereafter the proprietor of the Property shall maintain, repair and where necessary renew the said fencing at their sole expense.

Part 2

New Servitudes

(Servitudes affecting the Retained Property)

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

1. A non-exclusive right of pedestrian and vehicular access to and egress from the Property over the Access Route.
2. A heritable and irredeemable servitude right of access for the installation, inspection, maintenance, repair and where necessary renewal of the fencing referred to in Part 1 hereof, the proprietor of the Property being bound to make good all damage caused in the exercise of the foregoing right.

Burden 7

Disposition by Alexander Angus MacGregor (otherwise Alistair Angus MacGregor and another to Robert Terence Caine and his successors, registered 29 Dec. 2022, of Plot 5 Achnabobane, Spean Bridge, registered under Title Number INV53629, contains the following servitudes and real burdens:

Definitions:

In this disposition:

"Larger Property" means the subjects at Achnabobane, Spean Bridge, being the subjects in this Title;

"Property" means the subjects hereby disposed;

"Retained Property" means the Larger Property under exception of the Property and all other areas previously disposed;

No application may be made to the Lands Tribunal for Scotland under section 90(1)(a)(i) of the Title Conditions (Scotland) Act 2003 in respect of the real burdens set out in Part 2 hereof and the servitudes set out in Part 3 hereof for a period of five years after the registration of this disposition in the Land Register of Scotland.

Part 1

New Burdens

(Real Burdens affecting the Property)

The following real burdens are imposed on the Property in favour of the Retained Property:

1. An obligation to repair any damage caused to the access route tinted brown on the cadastral map (the "Access Route") according to user.
2. A prohibition on improving or developing the Access Route without having first obtained the prior consent of (a) the owner for the time being of the Retained Property; (b) the relevant local authority; and (c) all other relevant authorities and agencies.
3. An obligation to meet any costs or liabilities incurred by the owner for the time being of the Retained Property in relation to any dispute arising as a result of the actions of the owner for the time being of the Property, including but not limited to any actions to improve or develop the Access Route in any way without the appropriate consents.
4. The proprietor of the Property is strictly prohibited from erecting any fixed and permanent buildings, chalets, pods, static caravans or similar structures or erections on the Property which would ordinarily be used for

residential or rental accommodation. The proprietor of the Property may use the Property as a site for a campervan, caravan, motorhome, tent or similar for a period of up to 28 days on any one occasion of occupancy with no return within 14 days (permanent residence is strictly prohibited).

5. An obligation to erect fencing at the boundaries of the Property (except from that boundary which meets with the Access Route) at the proprietor of the Property's sole expense in so far as those boundaries are not already enclosed with fencing and that within three months of the Date of Entry being 22 December 2022 and thereafter the proprietor of the Property shall maintain, repair and where necessary renew the said fencing at their sole expense.

Part 2

New Servitudes

(Servitudes affecting the Retained Property)

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

1. A non-exclusive right of pedestrian and vehicular access to and egress from the Property over the Access Route.
2. A heritable and irredeemable servitude right of access for the installation, inspection, maintenance, repair and where necessary renewal of the fencing referred to in Part 1 hereof, the proprietor of the Property being bound to make good all damage caused in the exercise of the foregoing right.

Burden 8

Disposition by Alexander Angus MacGregor (otherwise Alistair Angus MacGregor) and another to Akhtar Ali and their successors, registered 22 Aug. 2023, of Plot 2, Achbabane, Spean Bridge, registered under Title Number INV54870, contains the following servitudes and real burdens:

Definitions

In this disposition:

"Larger Property" means the subjects at Achbabane, Spean Bridge, being the subjects in this Title;

"Property" means the subjects hereby disposed;

"Retained Property" means the Larger Property under exception of the Property and all other areas previously disposed;

Part 1

New Burdens

(Real Burdens affecting the Property)

The following real burdens are imposed on the Property in favour of the Retained Property:

1. An obligation to repair any damage caused to the access route tinted brown on the cadastral map (the "Access Route") according to user.
2. A prohibition on improving or developing the Access Route without having first obtained the prior consent of (a) the owner for the time being of the Retained Property; (b) the relevant local authority; and (c) all other relevant authorities and agencies.

3. An obligation to meet any costs or liabilities incurred by the owner for the time being of the Retained Property in relation to any dispute arising as a result of the actions of the owner for the time being of the Property, including but not limited to any actions to improve or develop the Access Route in any way without the appropriate consents.

4. An obligation to erect fencing at the boundaries of the Property (except from that boundary which meets with the Access Route) at the proprietor of the Property's sole expense in so far as those boundaries are not already enclosed with fencing and that within three months of the Date of Entry being 14 April 2023 and thereafter the proprietor of the Property shall maintain, repair and where necessary renew the said fencing at their sole expense.

Part 2

New Servitudes

(Servitudes affecting the Retained Property)

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

1. A non-exclusive right of pedestrian and vehicular access to and egress from the Property over the Access Route.
2. A heritable and irredeemable servitude right of access for the installation, inspection, maintenance, repair and where necessary renewal of the fencing referred to in Part 1 hereof, the proprietor of the Property being bound to make good all damage caused in the exercise of the foregoing right.

Burden 9

Disposition by Alexander Angus MacGregor (otherwise Alistair Angus MacGregor) and another to Samahira Akhtar and their successors, registered 31 Aug. 2023, of Plot 3 Achhabobane, Spean Bridge, registered under Title Number INV54928, contains the following servitudes and real burdens:

Definitions

In this disposition:

"Larger Property" means the subjects at Achhabobane, Spean Bridge, being the subjects in this Title;

"Property" means the subjects hereby disposed;

"Retained Property" means the Larger Property under exception of the Property and all other areas previously disposed;

No application may be made to the Lands Tribunal for Scotland under section 90(1)(a)(i) of the Title Conditions (Scotland) Act 2003 in respect of the real burdens set out in Part 2 hereof and the servitudes set out in Part 3 hereof for a period of five years after the registration of this disposition in the Land Register of Scotland.

Part 1

New Burdens

(Real Burdens affecting the Property)

The following real burdens are imposed on the Property in favour of the Retained Property;

1. An obligation to repair any damage caused to the access route tinted brown on the cadastral map (the "Access Route") according to user
2. A prohibition on improving or developing the Access Route without having first obtained the prior consent of (a) the owner for the time being of the Retained Property; (b) the relevant local authority; and (c) all other relevant authorities and agencies
3. An obligation to meet any costs or liabilities Incurred by the owner for the time being of the Retained Property in relation to any dispute arising as a result of the actions of the owner for the time being of the Property, including but not limited to any actions to improve or develop the Access Route in any way without the appropriate consents.
4. An obligation to erect fencing at the boundaries of the Property (except from that boundary which meets with the Access Route) at the proprietor of the Property's sole expense in so far as those boundaries are not already enclosed with fencing and that within three months of the Date of Entry being 13 April 2023 and thereafter the proprietor of the Property shall maintain, repair and where necessary renew the said fencing at their sole expense

Part 2

New Servitudes

(Servitudes affecting the Retained Property)

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

1. A non-exclusive right of pedestrian and vehicular access to and egress from the Property over the Access Route.
2. A heritable and irredeemable servitude right of access for the installation, inspection, maintenance, repair and where necessary renewal of the fencing referred to in Part 1 hereof, the proprietor of the Property being bound to make good all damage caused in the exercise of the foregoing right.

Burden 10

Disposition by Heritage Land Holdings Limited to Deane Baker and his executors and assignees, registered 21 Mar. 2024, of 2 discontinuous areas of ground at Achhabobane, Spean Bridge, registered under Title Number INV55867, contains the following servitudes and real burdens:

SCHEDULE

Interpretation

In this schedule -

"Access Road" means the access road hatched blue on the cadastral map.

"the retained property" means the subjects known as and forming Achhabobane, Spean Bridge, being the subjects in this title.

"the subjects" means those two areas of ground at Achhabobane, Spean Bridge hereby disposed.

"the Disponer" means the said Heritage Land Holdings Limited and their successors as owners of the retained property and any part or parts subsequently disposed or conveyed.

"the Disponee" means Deane Baker and his successors as owners of the subjects.

Part 1: Deeds or Deeds containing real burdens affecting the subjects

INV51834

Part 2: Servitude Rights Affecting The Retained Property

The following servitudes are imposed on the retained property in favour of the subjects, namely:-

1. A non-exclusive right of free ish and access for vehicular and pedestrian traffic (including construction traffic) over the Access Road
2. All necessary servitude rights of wayleave, over under and through the retained property for the purpose of (1) laying all services, pipes, drains, sewers, wires, cables and all other service media and any apparatus required to serve the subjects, and (2) using and continuing to use any existing services, sewers, pipes, cables, wires, drains and all other service media and apparatus currently serving the subjects and (3) connecting to and using any services, pipes, drains, sewers, wires, cables and other service media and apparatus lying within the retained property to serve the subjects together with, in respect of all of the servitude rights Imposed under this clause, rights of access and egress on all necessary occasions over and through the retained property for the purposes of inspection, maintenance, repair, renewal, upgrading and replacement of the said services, pipes, drains, sewers, wires, cables and all other service media. Declaring that all of the said foregoing rights shall be exercised subject always to the Disponee making good all damage caused thereby to the reasonable satisfaction of the Disponer.
3. A heritable and irredeemable servitude right of access over the retained property for the purposes of inspecting, cleaning, repairing and renewing all boundaries of the subjects which adjoin the retained property;

Part 3: Real Burdens Affecting The Subjects

The following real burdens are imposed on the subjects in favour of the retained property, namely:-

1. With reference to the servitude rights contained In Part 2 (1) of this Schedule, the Disponee and his successors as proprietors of the disponed property shall share in the costs of repair, maintenance and renewal of Access Road, such share to be according to their use of the same and shared with other users. The Disponee and his successors as aforesaid shall be responsible for the whole costs of repair, maintenance and renewal of the said Access Road where such repair, maintenance and renewal is required as a direct result of damage caused in the exercise of said servitude rights by the disponee and his said successors.
2. The Disponee shall make good on demand all damage caused to the retained property by reason of: (I) the exercise of the servitude rights contained In Part 2 hereof by the disponed property proprietor or their tenants, agents, employees, workmen and others authorised by them from time to time; (II) the existence, use and operation by the Disponee of the service media on the retained property serving exclusively the subjects and (III) the failure of the disponee to ensure that those parts of the service media whether located within the subjects or the retained property and serving solely the subjects do not leak, burst or cause any damage to the retained property;
3. The servitude rights created in Part 2 of this Schedule shall be exercised subject always to the Disponee (1) making good ail damage caused thereby; (2) so far as practicable minimising inconvenience to other parties (including the Disponer) and (3) agreeing with the Disponer beforehand appropriate location(s) or route(s) for the said servitude rights, and where the location(s) or route(s) cannot be agreed between the Disponer and the Disponee, both acting reasonably, then the matter will be referred by the parties concerned to arbitration as herein provided.

Part 4: Servitude Affecting The Subjects

The following servitudes are imposed on the subjects In favour of the retained property, namely:-

None

Part 5: Real Burdens Affecting The Retained Property

The following real burdens are imposed on the retained property in favour of the subjects, namely:-

None

Part 6

In the event of any matter being subject to reference to an expert as herein before provided for such reference will be to the decision of a sole expert duly chosen by the disposed property proprietor and the retained property proprietor or failing agreement on such appointment, by the President (or other Senior Executive replacing or deputising for the President) for the time being of the Royal Institution of Chartered Surveyors in Scotland which experts decision shall be final and binding on all parties and the application of Section 3 of the Administration of Justice (Scotland) Act 1972 is expressly excluded.

Burden 11

Disposition by Heritage Land Holdings Limited to Thomas Gooding and his successors, registered 13 May 2024, of Plot 2, Xmas Tree Lane, Achnabobane, Spean Bridge extending to 500 square metres, registered under Title Number INV56180, contains the following servitudes and real burdens:

"Benefited Property" means the Retained Property;

"Date of Entry" means 10 May 2024;

"Larger Property" means the subjects at Achnabobane, Spean Bridge, registered under Title Number INV51834, being the subjects in this title;

"Purchaser" means the said Thomas Gooding and their successors in title to the Property;

"Retained Property" means the Larger Property under exception of the Property and all other areas previously disposed;

"Seller" means Heritage Land Holdings Limited;

No application may be made to the Lands Tribunal for Scotland under section 90(1)(a)(i) of the Title Conditions (Scotland) Act 2003 in respect of the real burdens set out in Part 2 of the Schedule and the servitudes set out in Part 3 of the Schedule for a period of 5 years after the registration of this disposition in the Land Register of Scotland.

SCHEDULE

Part 1

New Burdens

(Real Burdens affecting the Property)

The following real burdens are imposed on the Property in favour of the Retained Property:

1. An obligation to repair any damage caused to the access route shown tinted blue on the cadastral map (the "Access Route") according to user.
2. A prohibition on improving or developing the Access Route without having first obtained the prior consent of (a) the owner for the time being of the Retained Property; (b) the relevant local authority; and (c) all other relevant authorities and agencies.

3. An obligation to meet any costs or liabilities incurred by the owner for the time being of the Retained Property in relation to any dispute arising as a result of the actions of the owner for the time being of the Property, including but not limited to any actions to improve or develop the Access Route in any way without the appropriate consents.

4. A prohibition on erecting a dwellinghouse or static caravan without the prior written consent of the Proprietor of the Retained Property. The Purchaser will be allowed to build a Pod or Chalet subject to obtaining relevant planning permissions from the local authority.

5. An obligation to erect fencing at the boundaries of the Property (except from that boundary which meets with the Access Route) at the proprietor of the Property's sole expense in so far as those boundaries are not already enclosed with fencing and that within three months of the Date of Entry and thereafter the proprietor of the Property shall maintain, repair and where necessary renew the said fencing at their sole expense.

Part 2

New Servitudes

(Servitudes affecting the Retained Property)

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

1. A non-exclusive right of pedestrian and vehicular access to and egress from the Property over the Access Route.

2. A heritable and irredeemable servitude right of access for the installation, inspection, maintenance, repair and where necessary renewal of the fencing referred to in Part 1 of this Schedule, the proprietor of the Property being bound to make good all damage caused in the exercise of the foregoing right.

Burden 12

Disposition by Heritage Land Holdings Limited to Peter Harold High and his successors, registered 20 May 2024, of Flying Scotsman Plot 2, Achnabobane, Spean Bridge extending to 369 square metres, registered under Title Number INV56223, contains the following servitudes and real burdens:

"Benefited Property" means the Retained Property;

"Date of Entry" means 17 May 2024;

"Larger Property" means the subjects at Achnabobane, Spean Bridge, registered under Title Number INV51834, being the subjects in this title;

"Property" means the subjects registered under INV56223;

"Purchaser" means the said Peter Harold High and their successors in title to the Property;

"Retained Property" means the Larger Property under exception of the Property and all other areas previously disposed;

"Seller" means Heritage Land Holdings Limited;

No application may be made to the Lands Tribunal for Scotland under section 90(1)(a)(i) of the Title Conditions (Scotland) Act 2003 in respect of the real burdens set out in Part 2 of the Schedule and the servitudes set out in Part 3 of the Schedule for a period of 5 years after the registration of this disposition in the Land Register of Scotland.

SCHEDULE

Part 1

New Burdens

(Real Burdens affecting the Property)

The following real burdens are imposed on the Property in favour of the Retained Property:

1. An obligation to repair any damage caused to the access route shown edged blue on the cadastral map (the "Access Route") according to user.
2. A prohibition on improving or developing the Access Route without having first obtained the prior consent of (a) the owner for the time being of the Retained Property; (b) the relevant local authority; and (c) all other relevant authorities and agencies.
3. An obligation to meet any costs or liabilities incurred by the owner for the time being of the Retained Property in relation to any dispute arising as a result of the actions of the owner for the time being of the Property, including but not limited to any actions to improve or develop the Access Route in any way without the appropriate consents.
4. A prohibition on erecting a dwellinghouse or static caravan without the prior written consent of the Proprietor of the Retained Property. The Purchaser will be allowed to build a Pod or Chalet subject to obtaining relevant planning permissions from the local authority.

Part 2

New Servitudes

(Servitudes affecting the Retained Property)

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

1. A non-exclusive right of pedestrian and vehicular access to and egress from the Property over the Access Route.
2. A heritable and irredeemable servitude right of access for the installation, inspection, maintenance, repair and where necessary renewal of the fencing referred to in Part 1 of this Schedule, the proprietor of the Property being bound to make good all damage caused in the exercise of the foregoing right.

Burden 13

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 notwithstanding any additional information that may have been disclosed by the Keeper in respect of those properties.

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Pending Applications

INV51834

Application Number	24INV04877
Date of Application	13 Jun 2024
Application Status	CONFIRMED
Consideration	£6000
Title Number	INV56335
Application Type	Transfer of Part
Parent Title Number	INV51834

Applicants

RODOLFO ACEVEDO RODRIGUEZ, 28 FAIRVIEW DRIVE, ROMSEY, HAMPSHIRE, SO517LR

Granters

HERITAGE LAND HOLDINGS LIMITED, SC789858,

Property Addresses

PLOT 6, ACHNABOBANE, SPEAN BRIDGE, INVERNESS

Additional Information

Dual Registration with 24INV04881/extending to 387 square metres

Deeds

Agent No.	Deed type	Deed Details
8748	Disposition	HERITAGE LAND HOLDINGS LIMITED IFO RODOLFO ACEVEDO RODRIGUEZ

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 24INV04881

Date of Application 13 Jun 2024

Application Status CONFIRMED

Consideration

Title Number INV51834

Application Type Dealing with Whole

Parent Title Number

Applicants

NOT APPLICABLE,

Property Addresses

ACHNABOBANE, SPEAN BRIDGE

Additional Information

Dual Registration with 24INV04877

Deeds

Agent No.	Deed type	Deed Details
8748	Disposition	(Dual Registration only) HERITAGE LAND HOLDINGS LIMITED ifo RODOLFO ACEVEDO RODRIGUEZ

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	24INV05753
Date of Application	15 Jul 2024
Application Status	CONFIRMED
Consideration	£15,200
Title Number	INV56508
Application Type	Transfer of Part
Parent Title Number	INV51834

Applicants

MATTHEW MCKENDRICK OWENS, 4 KNOCKLEA, BIGGAR, ML126EE

Granters

HERITAGE LAND HOLDINGS LIMITED, SC789858,

Property Addresses

FLYING SCOTSMAN, PLOT 3 ACHNABOBANE, SPEAN BRIDGE

Additional Information

Dual Registration with 24INV05754 - 288 square metres known as

Deeds

Agent No.	Deed type	Deed Details
8229	Disposition	HERITAGE LAND HOLDINGS LIMITED IFO MATTHEW MCKENDRICK OWENS

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 24INV05754

Date of Application 15 Jul 2024

Application Status CONFIRMED

Consideration

Title Number INV51834

Application Type Dealing with Whole

Parent Title Number

Applicants

NOT APPLICABLE,

Property Addresses

ACHNABOBANE, SPEAN BRIDGE

Additional Information

Dual Registration with 24INV05753

Deeds

Agent No.	Deed type	Deed Details
8229	Disposition	(Dual Registration only) HERITAGE LAND HOLDINGS LIMITED IFO MATTHEW MCKENDRICK OWENS

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	24INV06634
Date of Application	12 Aug 2024
Application Status	CONFIRMED
Consideration	£6750
Title Number	INV56635
Application Type	Transfer of Part
Parent Title Number	INV51834

Applicants

MATTHEW MCKENDRICK OWENS, 4 KNOCKLEA, BIGGAR, ML126EE

Granters

HERITAGE LAND HOLDINGS LIMITED, SC789858,

Property Addresses

ACHNABONE, SPEAN BRIDGE, INVERNESS

Additional Information

DUAL REGISTERED WITH 24INV06635 - Flying Scotsman, Plot 1

Deeds

Agent No.	Deed type	Deed Details
8229	Disposition	(DUAL REG ONLY) HERITAGE LAND HOLDINGS LIMITED IFO MATTHEW MCKENDRICK OWENS

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 24INV06635

Date of Application 12 Aug 2024

Application Status CONFIRMED

Consideration

Title Number INV51834

Application Type Dealing with Whole

Parent Title Number

Applicants

NOT APPLICABLE,

Property Addresses

ACHNABOBANE, SPEAN BRIDGE

Additional Information

DUAL REGISTERED WITH 24INV06634

Deeds

Agent No.	Deed type	Deed Details
8229	Disposition	(DUAL REG ONLY) HERITAGE LAND HOLDINGS LIMITED IFO MATTHEW MCKENDRICK OWENS

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	24INV08690
Date of Application	10 Oct 2024
Application Status	CONFIRMED
Consideration	£10,000
Title Number	INV56953
Application Type	Transfer of Part
Parent Title Number	INV51834

Applicants

CAROLYN HELEN BLAKE, 1 KENSINGTON DRIVE, CAMBERLEY, GU151FD

Granters

HERITAGE LAND HOLDINGS LIMITED, SC789858,

Property Addresses

ACHNABOBANE, SPEAN BRIDGE, INVERNESS

Additional Information

Dual registration w/24INV08711. Xmas tree 4 extending to 500 sqm or thereby at

Deeds

Agent No.	Deed type	Deed Details
6237	Disposition	HERITAGE LAND HOLDINGS LIMITED IFO CAROLYN HELEN BLAKE

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 24INV08711

Date of Application 10 Oct 2024

Application Status CONFIRMED

Consideration

Title Number INV51834

Application Type Dealing with Whole

Parent Title Number

Applicants

NOT APPLICABLE,

Property Addresses

ACHNABOBANE, SPEAN BRIDGE

Additional Information

Dual registration w/24INV08690

Deeds

Agent No.	Deed type	Deed Details
6237	Disposition	(DUAL REG ONLY) HERITAGE LAND HOLDINGS LIMITED ifo CAROLYN HELEN BLAKE

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	24INV09356
Date of Application	01 Nov 2024
Application Status	CONFIRMED
Consideration	£30,700
Title Number	INV57057
Application Type	Transfer of Part
Parent Title Number	INV51834

Applicants

MATTHEW MCKENDRICK OWENS, 4 KNOCKLEA, BIGGAR, ML126EE

Granters

HERITAGE LAND HOLDINGS LIMITED, SC789858,

Property Addresses

ACHNABOBANE, SPEAN BRIDGE, INVERNESS

Additional Information

Dual registration with 24INV09357, Area of ground extending to 1434 square metres at

Deeds

Agent No.	Deed type	Deed Details
8229	Disposition	HERITAGE LAND HOLDINGS LIMITED IFO MATTHEW MCKENDRICK OWENS

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 24INV09357

Date of Application 01 Nov 2024

Application Status CONFIRMED

Consideration

Title Number INV51834

Application Type Dealing with Whole

Parent Title Number

Applicants

NOT APPLICABLE,

Property Addresses

ACHNABOBANE, SPEAN BRIDGE

Additional Information

Dual registration with 24INV09356

Deeds

Agent No.	Deed type	Deed Details
8229	Disposition	(dual reg only) HERITAGE LAND HOLDINGS LIMITED IFO MATTHEW MCKENDRICK OWENS

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	25INV02520
Date of Application	01 Apr 2025
Application Status	CONFIRMED
Consideration	£12,000
Title Number	INV57835
Application Type	Transfer of Part
Parent Title Number	INV51834

Applicants

ANDREW MACLEAN, 64 HIRST ROAD, HARTHILL, SHOTTS, ML7 5TL

Granters

HERITAGE LAND HOLDINGS LIMITED, SC789858,

Property Addresses

GODS COUNTRY, ACHNABOBANE, SPEAN BRIDGE, INVERNESS

Additional Information

Plot extending to 748 square metres or thereby and known as. Dual Reg with 25INV02521

Deeds

Agent No.	Deed type	Deed Details
6129	Disposition	HERITAGE LAND HOLDINGS LIMITED IFO ANDREW MACLEAN

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 25INV02521

Date of Application 01 Apr 2025

Application Status CONFIRMED

Consideration

Title Number INV51834

Application Type Dealing with Whole

Parent Title Number

Applicants

NOT APPLICABLE,

Property Addresses

ACHNABOBANE, SPEAN BRIDGE

Additional Information

Dual Reg with 25INV02521

Deeds

Agent No.	Deed type	Deed Details
6129	Disposition	(Dual Reg Only) HERITAGE LAND HOLDINGS LIMITED IFO ANDREW MACLEAN

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	25INV03438
Date of Application	30 Apr 2025
Application Status	CONFIRMED
Consideration	£7000
Title Number	INV58009
Application Type	Transfer of Part
Parent Title Number	INV51834

Applicants

ROWAN BERGMAN and JAMES DAVID GREET, both, 91 WHITEHOUSE CRESCENT, SUTTON, COLDFIELD, B75 6ET

Granters

HERITAGE LAND HOLDINGS LIMITED, SC789858,

Property Addresses

ACHNABOBANE, SPEAN BRIDGE, INVERNESS

Additional Information

Plot 3 - Area of ground extending 500sqm or thereby - Dual Reg

Deeds

Agent No.	Deed type	Deed Details
8270	Disposition	HERITAGE LAND HOLDINGS LIMITED IFO ROWAN BERGMAN & 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 25INV03470

Date of Application 30 Apr 2025

Application Status CONFIRMED

Consideration

Title Number INV51834

Application Type Dealing with Whole

Parent Title Number

Applicants

NOT APPLICABLE,

Property Addresses

ACHNABOBANE, SPEAN BRIDGE

Additional Information

Dual Reg - t/w 25INV03438

Deeds

Agent No.	Deed type	Deed Details
8270	Disposition	(Dual Reg) HERITAGE LAND HOLDINGS LIMITED ifo ROWAN BERGMAN & 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	25INV04914
Date of Application	16 Jun 2025
Application Status	CONFIRMED
Consideration	£14,000
Title Number	INV58299
Application Type	Transfer of Part
Parent Title Number	INV51834

Applicants

ANTHONY CRAIG POOLE, GLEN VIEW, OLD MILL LANE, FOREST TOWN, MANSFIELD, NG190HA

Granters

HERITAGE LAND HOLDINGS LIMITED, SC789858,

Property Addresses

GREY CORRIES LODGE, ACHNABOBANE, SPEAN BRIDGE, INVERNESS

Additional Information

Dual Registration with 25INV04919. Area of land extending to 635 square metres or thereby

Deeds

Agent No.	Deed type	Deed Details
5927	Disposition	HERITAGE LAND HOLDINGS LIMITED IFO ANTHONY CRAIG POOLE

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 25INV04919

Date of Application 16 Jun 2025

Application Status CONFIRMED

Consideration

Title Number INV51834

Application Type Dealing with Whole

Parent Title Number

Applicants

NOT APPLICABLE,

Property Addresses

ACHNABOBANE, SPEAN BRIDGE

Additional Information

Dual Registration with 25INV04914

Deeds

Agent No.	Deed type	Deed Details
5927	Disposition	(Dual Registration Only) HERITAGE LAND HOLDINGS LIMITED IFO ANTHONY CRAIG POOLE

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	25INV05028
Date of Application	19 Jun 2025
Application Status	CONFIRMED
Consideration	£6,000
Title Number	INV58323
Application Type	Transfer of Part
Parent Title Number	INV51834

Applicants

AMANDA MARION DUDA, 35 BRAMBLE DRIVE, EDINBURGH, EH4 8BP

Granters

HERITAGE LAND HOLDINGS LIMITED, SC789858,

Property Addresses

X MAS TREE LANE, ACHNABOBANE, SPEAN BRIDGE, INVERNESS

Additional Information

Plot 6 extending to 500 square metres or thereby

Deeds

Agent No.	Deed type	Deed Details
6235	Disposition	HERITAGE LAND HOLDINGS LIMITED IFO AMANDA MARION DUDA

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 25INV05068

Date of Application 19 Jun 2025

Application Status CONFIRMED

Consideration

Title Number INV51834

Application Type Dealing with Whole

Parent Title Number

Applicants

NOT APPLICABLE,

Property Addresses

ACHNABOBANE, SPEAN BRIDGE

Additional Information

Dual registration with 25INV05028

Deeds

Agent No.	Deed type	Deed Details
6235	Disposition	(DUAL REG ONLY)HERITAGE LAND HOLDINGS LIMITED ifo AMANDA MARION DUDA

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	25INV05380
Date of Application	01 Jul 2025
Application Status	CONFIRMED
Consideration	£5,250
Title Number	INV58396
Application Type	Transfer of Part
Parent Title Number	INV51834

Applicants

AMANDA DUDA, 35 BRAMBLE DRIVE, EDINBURGH, EH4 8BP

Granters

HERITAGE LAND HOLDINGS LIMITED, SC789858,

Property Addresses

GREAT GLEN, SPEAN BRIDGE, INVERNESS

Additional Information

Dual Registration with 25INV05399 area of ground extending to 740 square metres or thereby at

Deeds

Agent No.	Deed type	Deed Details
3290	Disposition	HERITAGE LAND HOLDINGS LIMITED IFO AMANDA DUDA

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 25INV05399

Date of Application 01 Jul 2025

Application Status CONFIRMED

Consideration

Title Number INV51834

Application Type Dealing with Whole

Parent Title Number

Applicants

NOT APPLICABLE,

Property Addresses

ACHNABOBANE, SPEAN BRIDGE

Additional Information

Dual Registration with 25INV05380

Deeds

Agent No.	Deed type	Deed Details
3290	Disposition	(Dual Registration Only) HERITAGE LAND HOLDINGS LIMITED ifo AMANDA DUDA

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	25INV05785
Date of Application	14 Jul 2025
Application Status	CONFIRMED
Consideration	£6000
Title Number	INV58464
Application Type	Transfer of Part
Parent Title Number	INV51834

Applicants

EMANUEL JAN WOJTOWICZ, 26 GLOUCESTER ROAD, FELTHAM, TW135BZ

Granters

HERITAGE LAND HOLDINGS LIMITED, SC789858,

Property Addresses

NEVIS VIEW PLOT 1, SPEAN BRIDGE, INVERNESS

Additional Information

Plot 1 extending to 500 square metres/Dual Registration with 25INV05786

Deeds

Agent No.	Deed type	Deed Details
5927	Disposition	HERITAGE LAND HOLDINGS LIMITED IFO EMANUEL JAN WOJTOWICZ

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 25INV05786

Date of Application 14 Jul 2025

Application Status CONFIRMED

Consideration

Title Number INV51834

Application Type Dealing with Whole

Parent Title Number

Applicants

NOT APPLICABLE,

Property Addresses

ACHNABOBANE, SPEAN BRIDGE

Additional Information

Dual Registration with 25INV05785

Deeds

Agent No.	Deed type	Deed Details
5927	Disposition	(Dual Registration only) HERITAGE LAND HOLDINGS LIMITED IFO EMANUEL JAN WOJTOWICZ

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	25INV05793
Date of Application	14 Jul 2025
Application Status	CONFIRMED
Consideration	£5750
Title Number	INV58468
Application Type	Transfer of Part
Parent Title Number	INV51834

Applicants

ONE PLUS 3 LIMITED, incorporated under the Companies Acts, (Registered Number 14358996), Registered Office at, MARLAND HOUSE, 13 HUDDERSFIELD ROAD, BARNSELY, SOUTH YORKSHIRE, S70 2LW

Granters

HERITAGE LAND HOLDINGS LIMITED, SC789858,

Property Addresses

XMAS TREE LANE, SPEAN BRIDGE, FORT WILLIAM, INVERNESS, PH344EX

Additional Information

Dual Registration with 25INV05818. Plot 7.

Deeds

Agent No.	Deed type	Deed Details
5821	Disposition	HERITAGE LAND HOLDINGS LIMITED IFO ONE PLUS 3 LIMITED

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 25INV05818

Date of Application 14 Jul 2025

Application Status CONFIRMED

Consideration

Title Number INV51834

Application Type Dealing with Whole

Parent Title Number

Applicants

NOT APPLICABLE,

Property Addresses

ACHNABOBANE, SPEAN BRIDGE

Additional Information

Dual Registration with 25INV05793.

Deeds

Agent No.	Deed type	Deed Details
5821	Disposition	(DUAL REG ONLY) HERITAGE LAND HOLDINGS LIMITED ifo ONE PLUS 3 LIMITED

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 25INV07905

Date of Application 25 Sep 2025

Application Status CONFIRMED

Consideration

Title Number INV51834

Application Type Dealing with Whole

Parent Title Number

Applicants

RUSSELL GEORGE KNIGHT, 15 ROMANY CLOSE, PORTSLADE, BRIGHTON, BN412BA

Granters

NOT APPLICABLE,

Property Addresses

ACHNABOBANE, SPEAN BRIDGE

Additional Information

(dual registration only)

Deeds

Agent No.	Deed type	Deed Details
6235	Disposition	HERITAGE LAND HOLDINGS LIMITED IFO RUSSELL GEORGE KNIGHT

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	25INV07906
Date of Application	25 Sep 2025
Application Status	CONFIRMED
Consideration	£5500
Title Number	INV58784
Application Type	Transfer of Part
Parent Title Number	INV51834

Applicants

RUSSELL GEORGE KNIGHT, 15 ROMANY CLOSE, PORTSLADE, BRIGHTON, BN412BA

Granters

HERITAGE LAND HOLDINGS LIMITED, SC789858,

Property Addresses

PLOT 5, XMAS TREE LANE, ACHNABOBANE, SPEAN BRIDGE, FORT WILLIAM, INVERNESS, PH344EX

Deeds

Agent No.	Deed type	Deed Details
6235	Disposition	HERITAGE LAND HOLDINGS LIMITED IFO RUSSELL GEORGE KNIGHT

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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DISPOSITION

In this Disposition, the expressions set out below in Column A shall have the meaning and effect respectively stipulated and specified opposite them in Column B, namely:-

COLUMN A	COLUMN B
DISPONER:	HORSE SHOE GROUP LTD incorporated under the Companies Acts (Registered Number SC859444) and having their Registered Office at 272 Bath Street, Glasgow, G2 4JR
CONSIDERATION:	The sum of xxx (£xxx) Sterling paid to us by the Disponee, hereinafter defined, of which sum the Disponer hereby acknowledges receipt and discharges the disponee;
DISPONEE:	xxx and to his/her/their executors and assignees whomsoever heritably and irredeemably
SUBJECTS:	ALL and WHOLE that plot or area of land known as and forming ("xxx") and outlined in red and labelled "Plot (xxx)" on the Plan annexed and executed as relative hereto; which area or plot of land forms PART and PORTION of the area of land known as Railway Side, Achnabobane, Spean Bridge, being the Subjects currently undergoing registration in the Land Register of Scotland under Title Number INV58875
RETAINED PROPERTY	ALL and WHOLE the area of land known as Railway Side, Achnabobane, Spean Bridge, being the Subjects currently undergoing registration in the Land Register of Scotland under Title Number INV58875 and that UNDER EXCEPTION always of the Subjects hereby disposed and all other parts previously disposed.
SCHEDULE	The schedule annexed and executed as relative hereto, which schedule is declared to form part of the dispositive clauses of this Disposition.
PLAN	The plan of the Subjects annexed and executed as relative hereto, which Plan is declared to form part of the dispositive clauses of this Disposition.
LOCATION PLAN	The location plan of the Subjects annexed and executed as relative hereto.
DATE OF ENTRY	2026

The Disponer hereby dispones to the Disponee ALL and WHOLE the SUBJECTS; TOGETHER WITH (ONE) the servitude right contained in Part 1 of the Schedule; and (TWO) in so far as applicable the right to enforce the real burdens and others contained in Title Number INV58875; BUT ALWAYS WITH AND UNDER in so far as still valid and applicable the burdens, servitudes, conditions, declarations, reservations and others contained in (FIRST) Title Number INV58875; (SECOND) Part 2 of the Schedule; and (THIRD) it being a real burden imposed on the Subjects and the Retained Property in favour of each other that all disputes shall be referred to an arbiter in terms of Part 3 of the Schedule; And we nominate the Subjects and the Retained Property to be a benefited property in respect of the burdens and servitudes set out in the Burdens and Section D Entries 1, 2, 3 and 4 of Land Certificate Title Number INV58875; No application may be made to the Lands Tribunal for Scotland under section 90(1)(a)(i) of the Title Conditions (Scotland) Act 2003 in respect of the real burdens, conditions and servitudes set out in the Schedule for a period of five years after the registration of this disposition in the Land Register; With entry and vacant possession as at the date of entry; And the Disponer grants warrandice from its own facts and deeds only: IN WITNESS WHEREOF these presents consisting of this and the preceding page together with the Schedule, Plan and Location Plan are executed as follows:

_____ Witness

Kathryn Louise Stewart, Director for and on behalf of Horse Shoe Group Ltd

_____ Witness Name

_____ TOWN

_____ Witness Address

_____ DATE

This is the SCHEDULE referred to in the foregoing Disposition by HORSE SHOE GROUP LTD in favour of xxx dated

SCHEDULE

Interpretation

In this schedule -

“Access Route” means the access route shown coloured in blue on the Plan;

“the Retained Property” means the retained property more particularly described as the "RETAINED PROPERTY" in the foregoing Disposition and any parts thereof;

"the Subjects" means the subjects more particularly described as the "SUBJECTS" in the foregoing Disposition and any parts thereof;

“the Disponer” means the said HORSE SHOE GROUP LTD incorporated under the Companies Acts (Registered Number SC859444) and having their Registered Office at 272 Bath Street, Glasgow, G2 4JR and their successors as owners of the retained property and any part or parts subsequently disposed or conveyed;

“the Disponee” means the said xxx and their successors as owners of the subjects and any part or parts subsequently disposed or conveyed;

Part 1: Servitude Right affecting the Retained Property

The following servitude right is imposed on the retained property in favour of the Subjects:-

1. A non-exclusive heritable and irredeemable servitude right of free ish and access for vehicular and pedestrian traffic (including construction traffic where required) over the Access Route.

Part 2: Real Burdens affecting the Subjects in favour of the Retained Property

The following real burdens are imposed on the Subjects in favour of the retained property:-


1. The Disponee together with any tenants, agents, employees, workmen or others authorised by the Disponee may only use the Access Route as a means of accessing the Subjects and for no other purpose.
2. An obligation to share in the costs of repair, maintenance and renewal of the Access Route, such share to be according to the Disponee and their tenants, agents, employees, workmen or others authorised by the Disponee’s use of the same and shared with all other users.
3. The Disponee shall have the option to develop or improve the Access Route at the Disponee’s expense (subject to having first obtained the prior consent of the relevant local authority and all other relevant authorities and agencies).
4. The Disponee shall be responsible for the whole costs of repair, maintenance and renewal of the said Access Route where such repair, maintenance and renewal is required as a direct result of damage caused in the exercise of the servitude rights by the Disponee over the Access Route.

5. A prohibition on erecting a dwellinghouse or agricultural shed on the Subjects without the prior written consent of the proprietor of the Retained Property. The Disponee will be allowed to construct only one of the following on the Subjects: a pod or a chalet or a yurt or a lodge or a static caravan, subject to obtaining relevant planning consent from the relevant local authority.
6. It shall not be in the power of the Disponee (or any party who has power of sale of the Subjects) to sell, dispose or otherwise alienate the Subjects in parts.
7. It shall not be in the power of the Disponee to sell the Subjects within 12 months of the Date of Entry.

Part 3: Disputes

In the event of there being any dispute in relation to these presents where there is either a failure to reach agreement on a matter specifically provided for reaching agreement on or a party claims the other is not acting reasonably where there is an obligation to do so, then same shall be referred to an independent surveyor (who shall act as an expert) agreed upon between the parties or in default of agreement appointed at the request of either party by or on behalf of the Chairman for the time being of the Royal Institution of Chartered Surveyors, Scottish branch or if unavailable any other professional body regulating the Chartered Surveyors' profession and which expert shall be instructed to issue his determination within twenty eight days from the date of instruction or such other period as agreed by both parties. Each party shall be entitled to make representations to the expert and the expert's decision shall be final and binding. Any such reference to such expert shall be or be deemed to be a reference to an expert and not to an arbiter. The fees and costs incurred by such expert shall be borne as the expert directs or otherwise shall be borne equally.

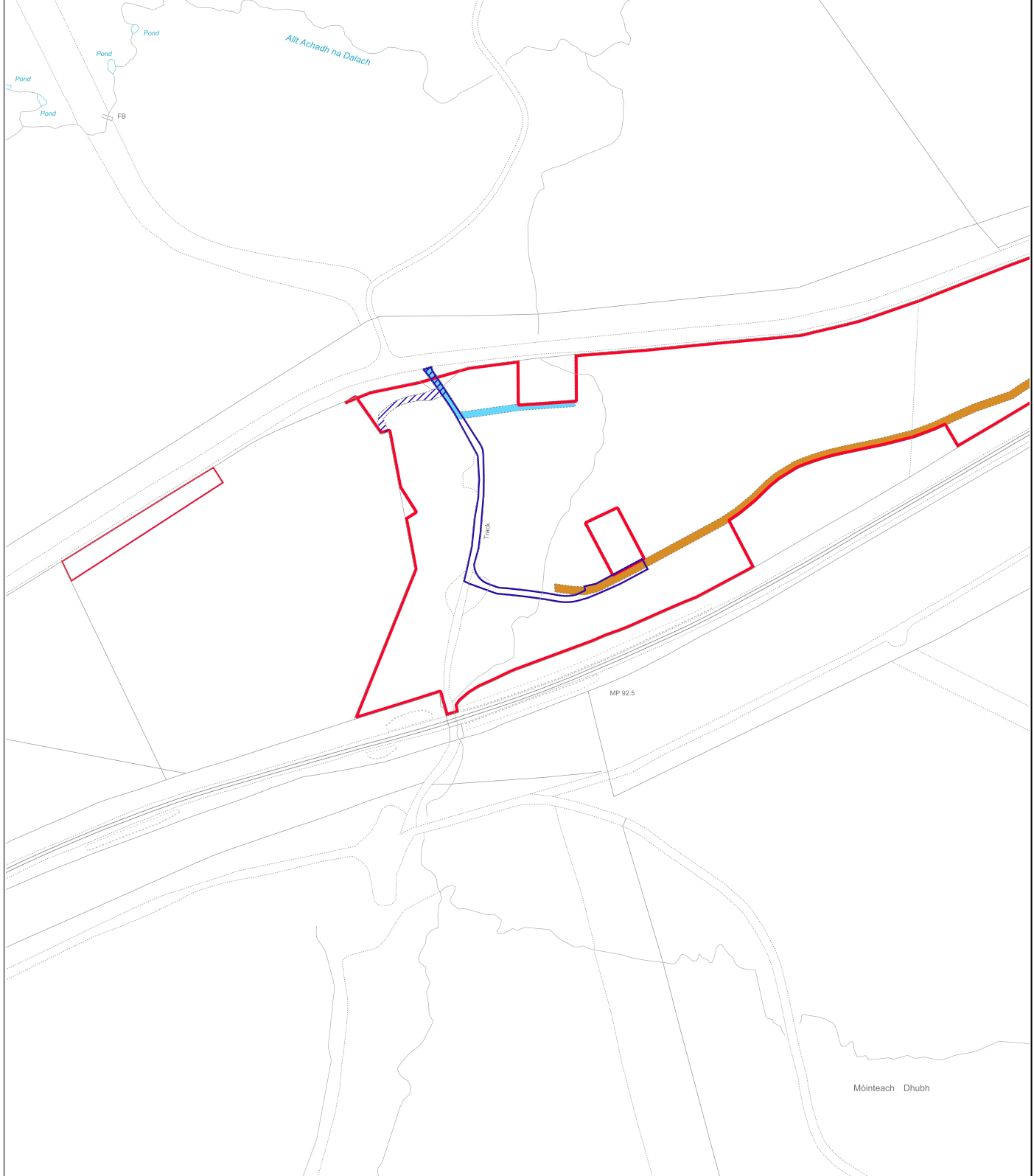
Kathryn Louise Stewart, Director for
and on behalf of Horse Shoe Group
Ltd

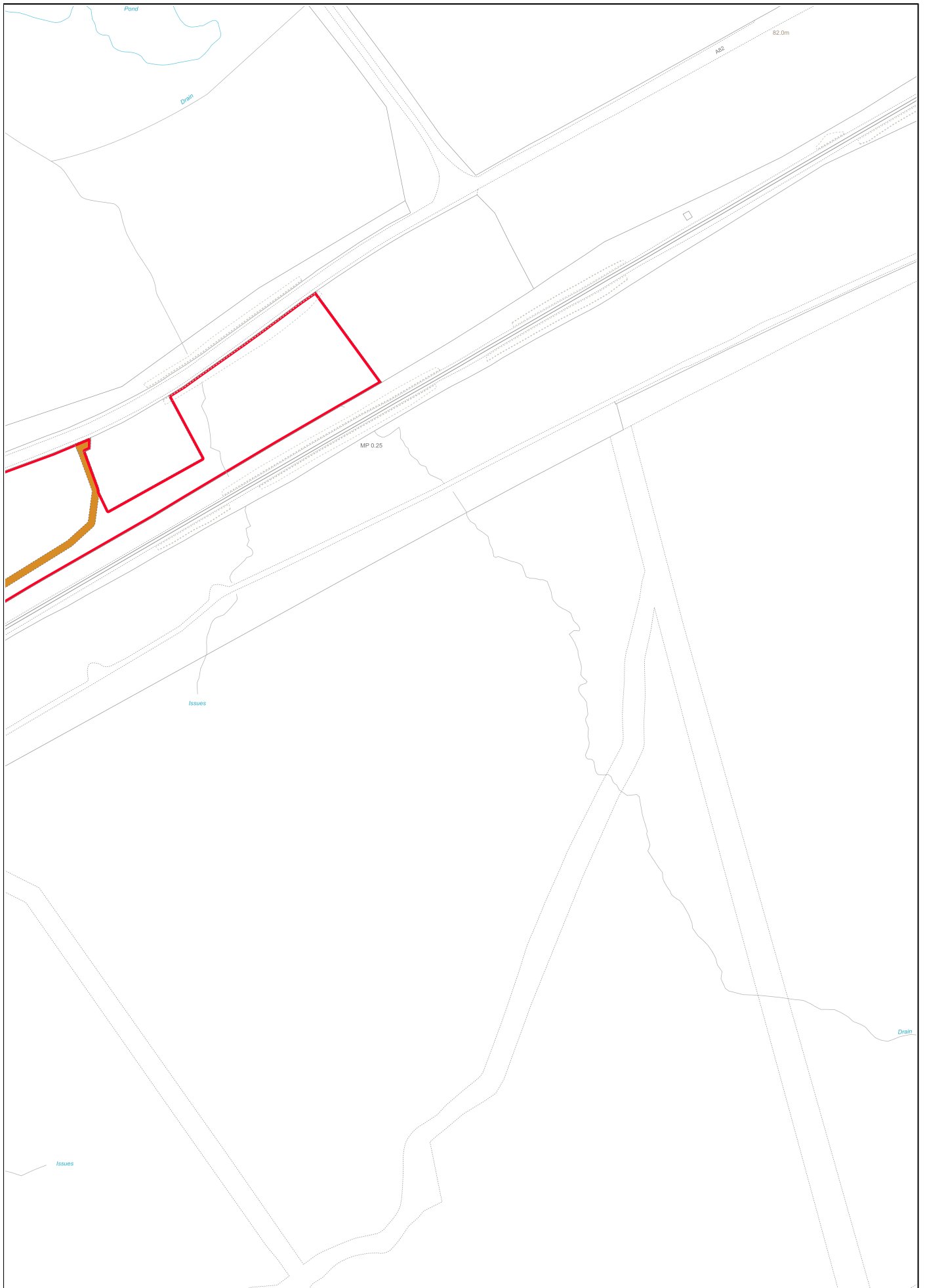
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	03/06/2024	INV51834



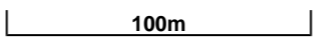
	BRITISH NATIONAL GRID EASTING/NORTHING	
	219539, 780496	

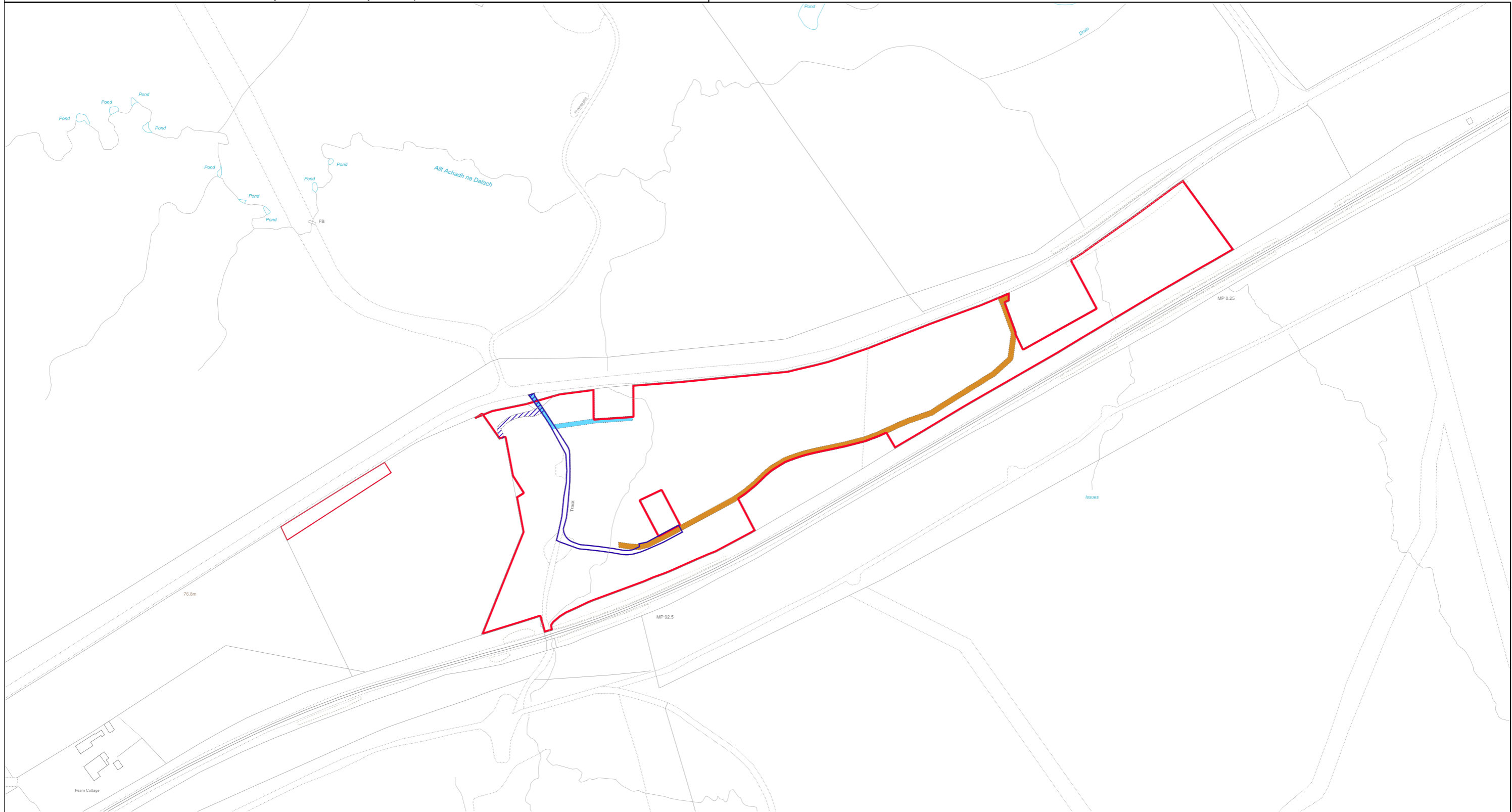
219539, 780496	Survey Scale	Print Scale
	1:2500	1:2500 @ A4

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 LAND REGISTER OF SCOTLAND	Version date	TITLE NUMBER	
	03/06/2024	INV51834	
 BRITISH NATIONAL GRID EASTING/NORTHING			
	219539, 780496	Survey Scale	Print Scale
	1:2500	1:2500 @ A3	
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ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE Trainspotting, Achnabobane, Spean Bridge, shown outlined in red and labelled Trainspotting on the Plan which subjects form PART and PORTION of the area of land known as Railway Side, Achnabobane, Spean Bridge, being the Subjects currently undergoing registration in the Land Register of Scotland under Title Number INV58875.

which subjects are exposed for sale by public Roup by Horse Shoe Group Ltd, a Company incorporated under the Companies Acts (SC859444) and having their Registered Office at 272 Bath Street, Glasgow, G2 4JR (hereinafter called "the Seller")

and that within the 5 South Charlotte Street, Edinburgh EH2 4AN upon

Two Thousand and

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 Assignation 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 Assignation in their favour containing all usual and necessary clauses including warrandice from the Seller's facts and deeds only.

3. In addition to the Price, the Purchaser will also have an obligation to pay the sum of £750 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 their agents. These additional costs shall be subject to the same conditions as payment of the Price as per the auction conditions.

4. The Seller's Solicitors are Peterkins, 100 Union Street, Aberdeen, AB10 1QR.

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

Solicitors
Firm's Signature



Witness



Adhibited by

ALASTAIR MACDONALD

Full Name

RHIANNON WOGGER

Address

100 UNION STREET

ABERDEEN AB10 1QR