



Title Information: PTH66251

Search summary

| | |
|----------------------------|---------------------------|
| Date/Time of search | 19 Feb 2026 10:04:25 |
| Transaction numbers | SCO-24925126 SCO-24925127 |
| User reference | PTH66251 - Cosgrove |

PTH66251**Section A**

Property

Date of first registration 23 Dec 2015**Date title sheet updated to** 03 Jun 2024**Hectarage Code** 1.5**Real Right** OWNERSHIP**Map Reference****Title Number** PTH66251**Cadastral Unit** PTH66251**Sasine Search****Property address** CRIANLARICH**Description** Subjects cadastral unit PTH66251 at CRIANLARICH tinted pink on the cadastral map being 1.49 hectares in measurement on the Ordnance Map. Together with the rights contained in the Disposition in Entry 1 of the Burdens Section.

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

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Section B

Proprietorship

PTH66251

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 | 03 Jun 2024 |
| Date of Entry | 17 May 2024 |
| Consideration | £8000 |

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.

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Section D

Burdens

PTH66251

Number of Burdens: 1

Burden 1

Disposition by Trustees under Deed of Trust by Gordon Place and others to Secretary of State for Scotland and his successors in office, recorded G.R.S. (Perth) 10 September 1968, of Farm and lands of Ewich (otherwise Euich), Crianlarich, contains the following which affects the subjects in this title:

Together with all existing rights of access to and egress from the lands hereby disposed and the water supplies and drainage rights pertaining thereto.

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Pending Applications

PTH66251

| | |
|----------------------------|------------------|
| Application Number | 24PTH07935 |
| Date of Application | 12 Sep 2024 |
| Application Status | CONFIRMED |
| Consideration | £15,000 |
| Title Number | PTH66797 |
| Application Type | Transfer of Part |
| Parent Title Number | PTH66251 |

Applicants

JULIA COSGROVE and REECE COSGROVE, 27 WILLOW GARTH AVENUE, LEEDS, LS142EA, SHAUNIE COSGROVE, 18 BORROWDALE TERRACE, LEEDS, LS146BZ, PERSONAL INJURY TRUST DEED,

Granters

HERITAGE LAND HOLDINGS LIMITED, SC789858,

Property Addresses

LOCH LOMMOND, GLENORCHY, CRIANLARICH, PERTH

Additional Information

Dual Registration with 24PTH07956. Area of ground extending to 2175, at.

Deeds

| Agent No. | Deed type | Deed Details |
|------------------|------------------|---|
| 6237 | Disposition | HERITAGE LAND HOLDINGS LIMITED IFO REECE COSGROVE & 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 | 24PTH07956 |
| Date of Application | 12 Sep 2024 |
| Application Status | CONFIRMED |
| Consideration | |
| Title Number | PTH66251 |
| Application Type | Dealing with Whole |
| Parent Title Number | |

Applicants

NOT APPLICABLE,

Property Addresses

LOCH LOMOND, GLENORCHY, CRIANLARICH

Additional Information

Dual Registration with 24PTH07935.

Deeds

| Agent No. | Deed type | Deed Details |
|------------------|------------------|--|
| 6237 | Disposition | (DUAL REGISTRATION ONLY) HERITAGE LAND HOLDINGS LIMITED ifo REECE COSGROVE & 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 | 24PTH08050 |
| Date of Application | 17 Sep 2024 |
| Application Status | CONFIRMED |
| Consideration | £75,000 |
| Title Number | PTH66815 |
| Application Type | Transfer of Part |
| Parent Title Number | PTH66251 |

Applicants

JULIA COSGROVE and REECE COSGROVE, both, 27 WILLOW GARTH AVENUE, LEEDS, LS142EA, SHAUNIE COSGROVE, 18 BORROWDALE TERRACE, LEEDS, LS146BZ, as Trustees under deed of trust known as JULIA COSGROVE PERSONAL INJURY SETTLEMENT 2024, 27 WILLOW GARTH AVENUE, LEEDS, LS142EA

Granters

HERITAGE LAND HOLDINGS LIMITED, SC789858,

Property Addresses

WEST HIGHLAND WAY, GLENORCHY, CRIANLARICH, PERTH

Additional Information

Dual registration with 24PTH08095. Land extending to 11,777 square meters or therebyat

Deeds

| Agent No. | Deed type | Deed Details |
|------------------|------------------|---|
| 6237 | Disposition | HERITAGE LAND HOLDINGS LIMITED IFO Trustees for JULIA COSGROVE PERSONAL INJURY SETTLEMENT |

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 24PTH08095

Date of Application 17 Sep 2024

Application Status CONFIRMED

Consideration

Title Number PTH66251

Application Type Dealing with Whole

Parent Title Number

Applicants

NOT APPLICABLE,

Property Addresses

LOCH LOMOND, GLENORCHY, CRIANLARICH

Additional Information

Dual registration with 24PTH08050

Deeds

| Agent No. | Deed type | Deed Details |
|------------------|------------------|--|
| 6237 | Disposition | (dual reg only) HERITAGE LAND HOLDINGS LTD ifo Trustees of JULIA COSGROVE PERSONAL INJURY SETTLEMENT |

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 | 25PTH01360 |
| Date of Application | 10 Feb 2025 |
| Application Status | CONFIRMED |
| Consideration | £3000 |
| Title Number | PTH67514 |
| Application Type | Transfer of Part |
| Parent Title Number | PTH66251 |

Applicants

DARREN JAMES HOLT, 26 MANSEFIELD, TYNDRUM, CRIANLARICH, FK208RQ

Granters

HERITAGE LAND HOLDINGS LIMITED, SC789858,

Property Addresses

DROVERS REST, CRIANLARICH, PERTH

Additional Information

Dual Registration with 25PTH01380. Subjects extending 911 square meters or thereby, known as.

Deeds

| Agent No. | Deed type | Deed Details |
|------------------|------------------|--|
| 6129 | Disposition | HERITAGE LAND HOLDINGS LIMITED IFO DARREN JAMES HOLT |

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 25PTH01380

Date of Application 10 Feb 2025

Application Status CONFIRMED

Consideration

Title Number PTH66251

Application Type Dealing with Whole

Parent Title Number

Applicants

NOT APPLICABLE,

Property Addresses

LOCH LOMOND, GLENORCHY, CRIANLARICH

Additional Information

Dual Registration with 25PTH01360.

Deeds

| Agent No. | Deed type | Deed Details |
|------------------|------------------|--|
| 6129 | Disposition | (DUAL REG ONLY) HERITAGE LAND HOLDINGS LIMITED ifo DARREN JAMES HOLT |

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 | 26PTH0603A |
| Date of Application | 12 Feb 2026 |
| Valid From | 13 Feb 2026 |
| Valid To | 19 Mar 2026 |
| Application Status | CONFIRMED |
| Consideration | |
| Title Number | PTH66251 |
| Application Type | Advance Notice |
| Parent Title Number | |

Grantees

JOSHUA MYERS, 86 HARDY HILL, HELENSBURGH, G84 9RZ

Granters

HERITAGE LAND HOLDINGS LIMITED, SC789858, FLAT B, 12 BRUCEFIELD AVENUE, DUNFERMLINE, KY114SX

Additional Information

ALL and WHOLE that plot or area of ground extending to One thousand One hundred and Fifty four (1154) square metres or thereby shown outlined in red and labelled West Highland Way, Plot 12 on the Plan annexed and signed as relative hereto which subjects form PART and PORTION of the subjects registered in the Land Register of Scotland under Title Number PTH66251; TOGETHER WITH in so far as still valid and applicable the burdens, servitudes, conditions, declarations, reservations and others contained in Title Number PTH66251 and the right to enforce said burdens, servitudes, conditions, declarations, reservations and others, Plot 12 West Highland Way, tyndrum

Deeds

| Agent No. | Deed type | Deed Details |
|------------------|------------------|---------------------|
| 3011 | Disposition | |

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 (creating reciprocal real burdens and servitudes)

Definitions

In this disposition:

"Benefited Property" means the Retained Property;

"Date of Entry" means September 2024;

"Larger Property" means the subjects at Glenorchy, Crianlarich, undergoing registration in the Land Register of Scotland under Title Number PTH66251;

"New Burdens" means the real burdens imposed on the Property set out in Part 1 of the Schedule;

"New Servitudes" means the servitudes benefiting the Property set out in Part 2 of the Schedule;

"Plan" means the plan of the Property, labelled "Plan" and annexed and signed as relative to this disposition;

"Price" means SEVENTY FIVE THOUSAND (£75,000) Sterling;

"Property" means ALL and WHOLE the plot known as 'West Highland Way' at Glenorchy, Crianlarich, extending to 11777 square meters or thereby in measurement and shown delineated in red and coloured in pink on the plan annexed and signed as relative hereto; which subjects form part and portion of the Larger Property; TOGETHER WITH (One) the parts, privileges and pertinents; (Two) the Seller's whole right, title and interest present and future in and to the property disposed; and (Three) the right to the New Servitudes;

"Purchaser" means JULIA COSGROVE residing at 27, Willow Garth Avenue, Leeds, LS14 2EA, SHAUNIE COSGROVE residing at 18, Borrowdale Terrace, Leeds, LS14 6BZ and REECE COSGROVE residing at 27, Willow Garth Avenue, Leeds, LS14 2EA as trustees acting under the deed of trust known as PERSONAL INJURY TRUST DEED relating to THE JULIA COSGROVE PERSONAL INJURY SETTLEMENT 2024 DATED 7th March 2024 and to their successors in office as such Trustees and to their assignees and disponees whomsoever in title to the Property;

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

"Schedule" means the schedule annexed and signed as relative to this disposition;

"Seller" means 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;

Consideration

The Seller is the proprietor of the Property.

The Seller has sold the Property to the Purchaser for the Price.

The Seller acknowledges receipt of the Price.

Disposition

The Seller DISPONES the Property to the Purchaser.

The Schedule forms part of this disposition and will have effect as if set out in full in the body of this disposition.

The Property is disposed with the benefit of the New Servitudes.

Burdens

The Property is disposed WITH AND UNDER the New Burdens.

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 of the Schedule and the servitudes set out in Part 3 of the Schedule for a period of five years after the registration of this disposition in the Land Register of Scotland.

Trust Clause

Considering that the Seller has sold the Property to the Purchaser and has received payment of the whole Price in exchange for delivery of this disposition the Seller declares that the Property is held in trust for the Purchaser by it until the date of registration of this disposition (or of any substitute disposition, mutatis mutandis, required to register the Purchaser's title to the Property) in the Land Register of Scotland but solely for the purposes of holding title to the Property and of procuring registration of the Purchaser's title to the Property.

From the Date of Entry, the Seller will be under no duty to maintain, preserve and insure the Property.

The Seller will co-operate with the Purchaser to procure registration of the Purchaser's title to the Property in the Land Register of Scotland.

The Seller undertakes promptly to execute and deliver (or join with the Purchaser in so doing) all such forms, plans or other documents as the Purchaser may reasonably require procuring registration of the Purchaser's title and the Purchaser must reimburse the Seller, on demand, the Seller's reasonable costs in doing so.

Entry

The Property is sold WITH ENTRY and VACANT POSSESSION on the Date of Entry.

Warrandice

The Seller grants warrandice from its own facts and deeds only: IN WITNESS WHEREOF this disposition consisting of this and the preceding page together with the Plan and the Schedule is executed by the Seller as follows:

Signature of Witness

For and on behalf of Heritage Land Holdings Limited

Owen North

Joanna MacLintosh
Director

Full Name of Witness

Name of Director

Owen Daniel North

JOANNA MACLINTOSH

Address of Witness

*9 Cumberae
Drive, Ayr,
KA7 4GA*

Place *FORRES*

Date *10/09/2024*

This is the Schedule referred to in the disposition by Heritage Land Holdings Limited in favour of

Julia Cosgrove, Shaunie Cosgrove and Reece Cosgrove as trustees of the PERSONAL INJURY TRUST DEED relating to THE JULIA COSGROVE PERSONAL INJURY SETTLEMENT 2024 DATED 7th March 2024

**New Burdens
(Real Burdens affecting the Property)**

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

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.

A prohibition on erecting a dwellinghouse or static caravan without the prior written consent of the 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.

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.

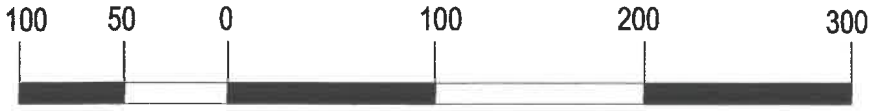
**New Servitudes
(Servitudes affecting the Retained Property)**

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

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.


.....

This is the plan referred to in the foregoing



Scale 1:2500 @ A3

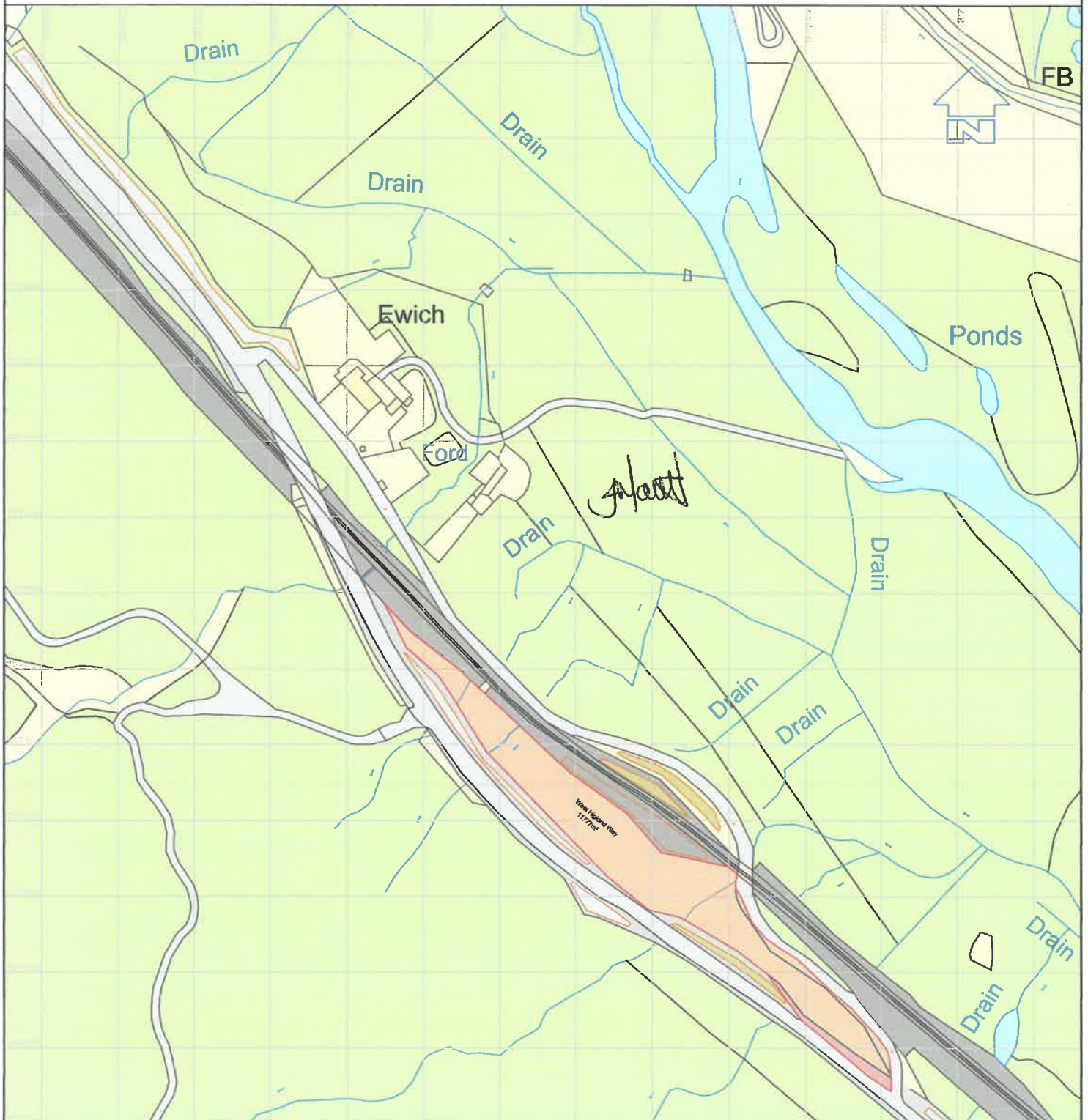
Title: West Highland Way

Job Number: 1012

Drawing Number: 101210

Date: 5th September 2024

Client: Lifestyle Land



ARTICLES OF ROUP

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

_____ West_Highland Way Plot 10 _____ (hereinafter referred to as "the Lot");

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

_____ Julia Cosgrove _____ residing at 27 Willow Garth Avenue, Leeds, LS14 2EA
_____ (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 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 Law 13 Granville Street ,Glasgow, G3 7EE

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

Solicitors
Firm's Signature



Adhibited by

AMY
TEROPOUWS

Witness

Rai Gosal

Full Name

Rai Singh Gosal

Address

13 Granville Street