



LAND REGISTER
OF SCOTLAND

Officer's ID / Date

9995
6/4/2011

TITLE NUMBER

WGN3958



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

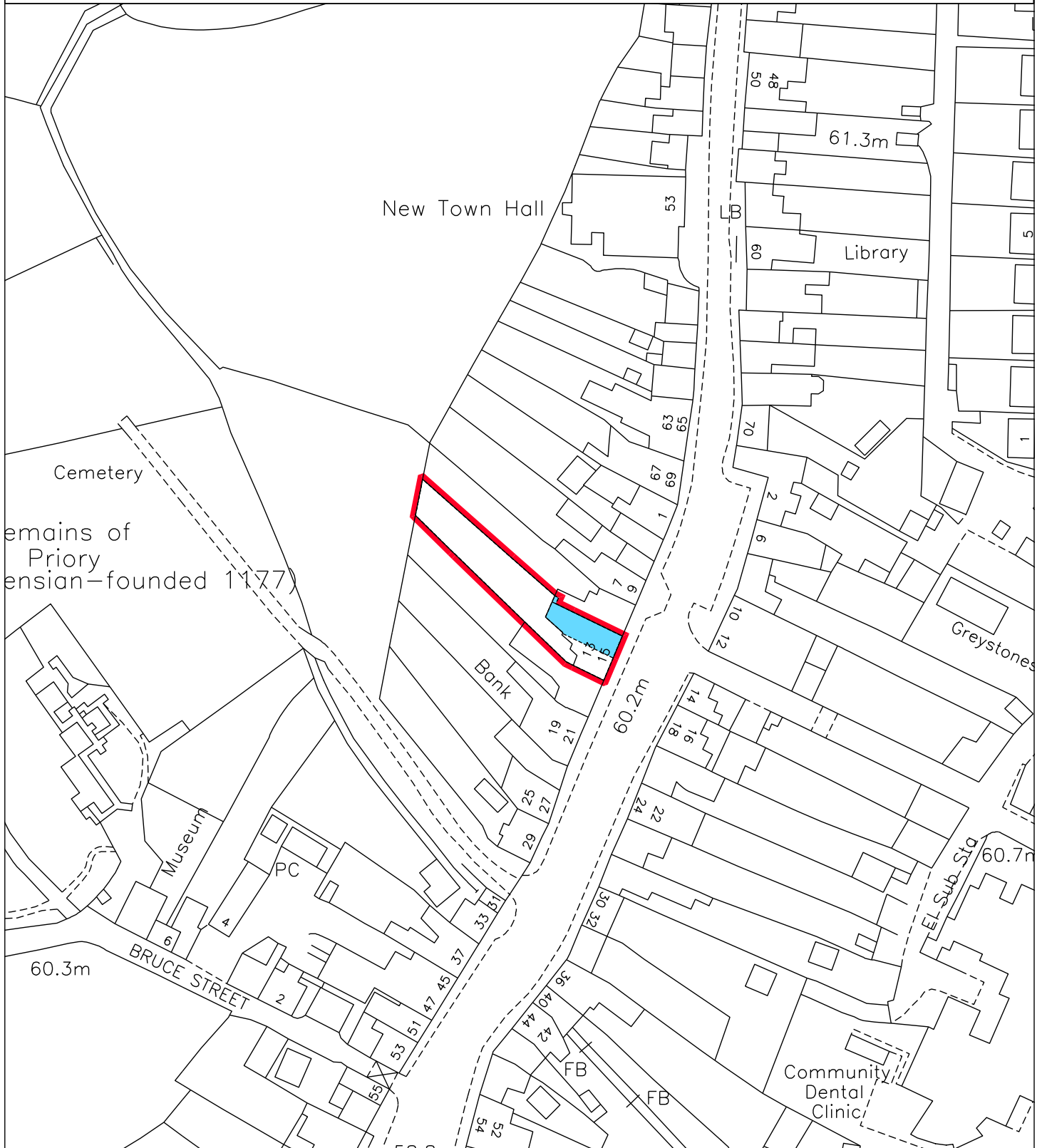
70m

NX4440

Survey Scale

1/2500

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LAND REGISTER OF SCOTLAND



TITLE NUMBER WGN3958

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION

24 JUN 2003

DATE TITLE SHEET UPDATED TO

26 NOV 2025

REAL RIGHT

OWNERSHIP

DESCRIPTION

Subjects 13 GEORGE STREET, WHITHORN, NEWTON STEWART DG8 8NS within the land edged red on the Title Plan, being the ground floor premises, tinted blue on the said Plan, of the subjects 13 and 15 GEORGE STREET.



LAND REGISTER OF SCOTLAND



TITLE NUMBER WGN3958

B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

1 AMPG LIMITED incorporated
under the Companies
Acts (Registered Number
07135556), Registered Office
at 2 Fen View, Doddington
March, PE15 0SN.

**DATE OF
REGISTRATION**
26 NOV 2025

CONSIDERATION
£17,000

DATE OF ENTRY
14 NOV 2025



LAND REGISTER OF SCOTLAND



TITLE NUMBER WGN3958

C 1

C. SECURITIES SECTION

**ENTRY
NO**

SPECIFICATION

**DATE OF
REGISTRATION**

No Entry



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

1 Disposition by Helen Hendry Nicol or Brown to The Provost, Magistrates and Councillors of the Royal Burgh of Whithorn in trust, recorded G.R.S. (Wigtown) 30 Jul. 1945, of the subjects in this Title, contains the following burdens:

(FIRST)

That the division wall between the subjects hereby disposed and 15 George Street, aforesaid shall be mutual to both subjects.

(SECOND)

That all existing gravitation water pipes, and sewage pipes, so far as used for the benefit of both of said subjects, shall be mutual and shall be maintained at the mutual expense of the respective proprietors of said subjects.

(THIRD)

That all existing gravitation water pipes and sewage pipes so far as not used for the benefit of both of said subjects shall be maintained at the sole expense of the proprietor of the subjects for the use of which they are required, with right of access to the other subjects so far as necessary for the purpose of such maintenance, and

(FOURTH)

That the Proprietor for the time being of the subjects hereby disposed shall be liable in one third of the expense of maintaining

(1) the roof covering the whole subjects of which those hereby disposed form part, and



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

(2) the chimney head at the north west end of the subjects hereby disposed, the proprietor being liable in the remaining two-thirds of said expense: And declaring that the said subjects hereby disposed are conveyed to the said Provost, Magistrates and Councillors of the Royal Burgh of Whithorn in trust for the purposes following viz:-

(FIRST)

That they shall hold the said subjects for behoof of the Whithorn Branch of the British Legion for use by the latter as club or recreation room or for other purposes connected with their organisation, the said Branch paying all rates and taxes exigible in respect of the said subjects and the cost of upkeep and maintenance thereof and freeing and relieving the said Provost, Magistrates and Councillors of all liability in connection therewith.

(SECOND)

That the said Provost, Magistrates and Councillors shall at any time, on being requested by the said Whithorn Branch of the British Legion, if the said Provost Magistrates and Councillors shall in their uncontrolled discretion deem it advisable, having in view the best interests of said Branch, convey the said subjects to the said Branch, the whole expense of the necessary conveyance to be borne by the said Branch.

(THIRD)

That if at any time the said Whithorn Branch of the British Legion should be superseded by, or should be merged in, any other organisation having the same or similar aims and purposes, the said Provost, Magistrates and Councillors shall hold the said subjects in trust for said organisation, with power to said organisation to obtain from the said Provost,



TITLE NUMBER WGN3958

D 3

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

Magistrates and Councillors a conveyance of said subjects in their favour on the same terms, as those hereinbefore laid down with reference to the said Whithorn Branch of the British Legion obtaining a conveyance in their favour.

(FOURTH)

That if the said Whithorn Branch of the British Legion shall become defunct or become unable to pay the rates and taxes exigible in respect of the said subjects and the cost of upkeep and maintenance thereof, and not be succeeded by any other organisation with similar aims and purposes, or, if any such organisation which may succeed them shall become defunct or become unable to pay the rates and taxes exigible in respect of the said subjects and the cost of upkeep and maintenance thereof, the said Provost, Magistrates and Councillors shall hold the said subjects for behoof of any organisation which may exist or be formed for the welfare of youth in the Burgh of Whithorn, and that subject to the same conditions as those on which they are empowered to hold them in trust for behoof of the said Whithorn Branch of the British Legion and any organisation by which they may be superseded or in which they may be merged, as aforesaid: And

(FIFTH)

That in the event of all of the said trust purposes failing for any reason whatever, including the event of the said subjects becoming no loner suitable for said purposes, either through natural decay or otherwise, the said Provost, Magistrates and Councillors shall be at liberty to sell the same, and to pay over the proceeds of sale to the Common Good Fund of the Royal Burgh of Whithorn.

ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the dwellinghouse known as and forming 13 George Street, Whithorn, Newton Stewart being the whole subjects registered in the Land Register of Scotland under Title Number WGN3958 (hereinafter referred to as "the Lot");

which subjects are exposed for sale by public Roup by Czech Real formerly AMPG Limited (hereinafter called "the Seller")

and that within the

5 South Charlotte Street, Edinburgh, EH2 4AN

or at such other time or place as the exposure may be adjourned to or unless previously sold privately and that on the following conditions as may be appointed in any Minute to be annexed hereto:-

1. It is expressly declared and accepted by any person bidding at the said public roup that the said General Conditions of Sale which are specified in the Auctioneers Catalogue and any document referred to therein shall apply, to the sale of the Lot only in so far as not inconsistent with the terms of these Articles of Roup and the Minute of Preference and Enactment and any further minute to follow hereon and in the event of any such inconsistency, the terms of these Articles of Roup and Minute of Preference and Enactment and any further minute to follow hereon shall prevail and such parts of the General Conditions of Sale and any documents referred to therein which are so inconsistent shall not apply.

2. The date of entry shall be

or such other date as may be agreed between the Seller and the Purchaser when the balance of the purchase price shall be paid notwithstanding that a Disposition or Assignment is not available for delivery to the Purchaser in exchange for the purchase price. By accepting payment the Seller will come under obligation to execute and deliver to the Purchaser a valid Disposition or Assignment in their favour containing all usual and necessary clauses including warrandice from the Seller's facts and deeds only.

3. The Seller's Solicitors are Freelands Solicitors Motherwell, ML1 1BW

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

Solicitors
Firm's Signature



Adhibited by
James Anderson Cowan MacDonald

Witness



Full Name
Courtney Lafferty

Address
36 Muir Street, Motherwell, ML1 1BW