

ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE Plot 6 River Blackwater, Aultguish, Garve, IV23 2PQ shown outlined in red and labelled Ben Wyvis Plot 4 on the Plan which subjects form PART and PORTION of the subjects registered in the Land Register of Scotland under Title Number ROS1262.

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 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. 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 WIGGER

Address

100 UNION STREET

ABERDEEN AB10 1QR



Title Information: ROS1262

Search summary

Date/Time of search	02 Feb 2026 13:05:05
Transaction numbers	SCO-24659401 SCO-24659403
User reference	RMW/47879/1

Section A

Property

Date of first registration	18 Dec 2003
Date title sheet updated to	07 Oct 2025
Hectarage Code	8.6
Real Right	OWNERSHIP
Map Reference	NH37SE
Title Number	ROS1262
Cadastral Unit	ROS1262
Sasine Search	30968
Property address	AULTGUISH INN, GARVE IV232PQ
Description	Subjects AULTGUISH INN, GARVE IV23 2PQ tinted pink on the Title Plan being 8.6 hectares in measurement on the Ordnance Map. Together with all necessary servitude rights for the use and maintenance of the existing water supply to the subjects in this Title and the buildings thereon together with the rights contained in the Feu Disposition in Entry 1 of the Burdens Section, the Deed of Servitude in Entry 2 of the Burdens Section and in Part II of the Disposition in Entry 4 of the Burdens Section.
Notes	<ol style="list-style-type: none"> 1. The minerals are excepted. The conditions under which the minerals are held are set out in the Feu Disposition in Entry 1 of the Burdens Section and the Disposition in Entry 3 of the Burdens Section. 2. The boundary between the points lettered A - B in blue on the Title Plan is the medium filum of the Glascarnoch River. Indemnity is excluded in terms of Section 12(2) of the Land Registration (Scotland) Act 1979 in respect of any loss arising as a result of the said boundary being declared or found to follow a different line from that shown on the Title Plan at any time. 3. The boundary between the points lettered B - C in blue on the Title Plan is the burn known as Allt Giubhais Beag. Indemnity is excluded in terms of Section 12(2) of the Land Registration (Scotland) Act 1979 in respect of any loss arising as a result of the said boundary being declared or found to follow a different line from that shown on the Title Plan at any time. 4. the parts edged and numbered in green on the Title Plan have been removed from this Title

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Section B

Proprietorship

ROS1262

HORSE SHOE GROUP LTD incorporated under the Companies Acts (Registered Number SC859444), Registered Office at 272 Bath Street, Glasgow, G2 4JR.

Entry number	1
Date of registration	07 Oct 2025
Date of Entry	12 Sep 2025
Consideration	£75,000

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Section C
Securities

There are no entries.

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Section D

ROS1262

Burdens

Number of Burdens: 4

Burden 1

Feu Disposition by Governor & Company of Bank of Scotland with consent to Allan Anthony Durant and his executors and assignees recorded G.R.S. (Ross & Cromarty) 26 Nov. 1970 of area of ground with Aultguish Hotel thereon, bounded on north by Glascarnoch River, of which the subjects in this Title form part, contains the following rights and burdens

A servitude right to the existing water supply from the manhole situated on the Estate of Lochluichart to the south-east of the subjects in this Title along the service pipe, the track of which is indicated by the blue broken line on said Plan, with right of access to the proprietor of the subjects in this Title on all necessary occasions for the purpose of repairing and renewing said pipe and water supply installation upon payment of surface damage only: Declaring however that the quality and quantity of such water supply to said hotel is in no way warranted or guaranteed as to quality and quantity.

(First) Reserving to us and our successors in the lands of which the said area of ground forms part all coal and mines of coal together with such rights as became annexed thereto and which were vested in the National Coal Board on First January 1947 in virtue of the provisions of the Coal Industry Nationalisation Act 1946; and
(Second) A servitude right of access in favour of the North of Scotland Hydro Electric Board from the Glascarnoch Dam to its junction with the Public Road leading from Ullapool to Garve at a point to the south of the Aultguish Hotel; Declaring that should the feuar desire to enclose the area of the feu by suitable walls or stockproof fences he shall erect the same at his own expense and shall be bound to maintain the same in good repair in all time coming and free of expense to the superior.

Burden 2

Deed of Servitude containing Disposition by Lochluichart Estate Company to Partners and Trustees for the Firm of Aultguish Inn and their assignees recorded G.R.S. (Ross & Cromarty) 20 Jun. 2000 of servitude right to the existing water supply from the dam situated on Lochluichart Estate along the service pipe the track of which is indicated by the blue broken line on the Title Plan contains the following declaration:

Responsibility for the upkeep and maintenance of said pipe and water supply installation shall be borne by the Partners and Trustees for the said Firm of Aultguish Inn and their foresaids.

Burden 3

Disposition by Guernroy Limited to Trustees for the partnership of Aultguish Inn and their assignees recorded G.R.S. (Ross & Cromarty) 21 Jun. 2000 of the subjects in this Title, contains the following burdens:

Reserving to us and our successors:

(One) the whole mines metals minerals fossils and others within and under the subjects with full power and liberty to search for, work, win, raise and carry away the same and to do everything necessary for all or any of these purposes sit being declared that in working said minerals, Guernroy shall have no right to enter upon or break the surface of the subjects and shall pay compensation for all damage which the surface of the subjects or any building or buildings to be erected thereon may sustain in and through the operations necessary for the exercise of said reserved right and power;

(Two) all rights to game with right to Guernroy and those authorised by Guernroy to enter upon the subjects for the purpose of retrieving dead or wounded game on making good any damage occasioned thereby;

(Three) the right to use all, if any, existing roads, tracks, pathways and others forming part of the subjects for all purposes;

(Four) the right to continue to use and maintain in, on, over or under the subjects the existing water supply pipes, with right of access thereto on all necessary occasions for the purposes of inspection, cleaning, repairing, renewing and altering the levels and/or the alignment of the same on payment of any surface damage occasioned and the right to continue to use and maintain, in, on, over or under the Property all if any existing drains, sewers and mains electricity supply and telephone cables and transmitters so far as passing through, under or over the subjects in so far as serving any adjoining properties or adjoining ground belonging to us;

(Five) a right and wayleave to lead new, additional and/or increased water, electricity, gas and telephone services and any other mains services on, under, over or through the subjects along such routes as may be approved by our said disponees and their foresaids (such approval not to be unreasonably withheld) with all necessary rights of access thereto on all necessary occasions for the purposes of inspection, cleaning, repairing, renewing and alerting the levels of the same subject to making good all damage caused to the subjects and causing as little inconvenience as possible.

Burden 4

Disposition by Alastair Charles Dowson-Pak and Anne Dowson-Park to Stephen Sharkey and Sandra Sharkey as Trustees for their Firm of Altguish Inn, registered 17 Aug 2006 of the subjects The Altguish Inn, by Garve, being the subjects edged and numbered 1 in green on the Title Plan and registered under Title Number ROS6820 contains inter alia the following servitudes;

Part II

"the Servitudes".

In this part of the Schedule:-

"the Benefited Property" means the subjects The Altguish Inn, by Garve, being the subjects edged and numbered 1 in green on the Title Plan and registered under Title Number ROS6820; and

"the Burdened Property" means the subjects remaining in this Title.

The following servitudes are granted in favour of the Benefited Property over the Burdened Property:-

1. A heritable and irredeemable servitude right of wayleave for the siting of the existing septic tank, relative soakaway, pipes and other necessary apparatus within the Burdened Property together with access thereto on all necessary occasions for the purposes of the maintenance, repair and renewal of same subjects, in each case, to making good all surface damage caused thereby.

2. A heritable and irredeemable servitude right of wayleave for siting of all necessary electric, telephone and other utility services, cables and apparatus within the Burdened Property together with access thereto on all necessary occasions for the purposes of the maintenance, repair and renewal of the same subject, in each case, to making good all surface damage caused thereby.

Part III

"the Reservations"

In this part of the Schedule:-

"the Benefited Property" means the subjects in this Title and

"the Burdened Property" means the subjects The Altguish Inn, by Garve, being the subjects edged and numbered 1 in green on the Title Plan and registered under Title Number ROS6820;

The following servitudes are reserved in favour of the Benefited Property over the Burdened Property:-

1. A heritable and irredeemable servitude right of pedestrian and vehicular (but excluding construction traffic) access and egress to and from the benefited Property by means of the car-park on the Burdened Property and otherwise by means of such reasonable route over the Burdened Property as the Disponees or their successors in ownership of the Burdened Property shall specify, acting reasonably, subject to the Disponers and their successors in ownership of the Benefited Property being obliged to contribute to the costs of maintenance, repair and renewal of the said car-park and any other part of the Burdened Property over which such access is taken along with the Disponees and their foresaids, the amount of such contribution to be a proportion of such costs based on relative user.

2. A heritable and irredeemable servitude right of wayleave for the connection into all necessary electric, telephone and other utility services, cables and apparatus and sewerage apparatus within the Burdened Property together with access thereto on all necessary occasions for the purposes of the maintenance, repair and renewal of the same subject, in each case, to making good all surface damage caused thereby subject to the Disponers and their successors in ownership of the Benefited Property being obliged (1) to free and relieve the Disponees and their foresaids against the costs of all consumption by them as proprietors of the Burdened Property of such utility services and (2) to contribute to the costs of maintenance, repair and renewal of all such electric, telephone and other utility services, cables and apparatus, the amount of such contribution to be a proportion of such costs based on relative user.

PART IV. Servitude Conditions

In this part of the Schedule:-

"the Benefited Property" means the subjects in this Title; and

"the Burdened Property" means the Retained Subjects being the subjects registered under Title Number ROS1262 and forming The Altguish Inn, by Garve of which the subjects in this Title form part.

The Burdened Property shall be subject to the following servitude conditions which are imposed on the Burdened Property in favour of the Benefited Property:-

1. The Disponees and their foresaids shall be obliged to proportionally indemnify the First Disponers and the Second Disponers and their respective foresaids against all costs and expenses referable to the Subjects levied in respect of the said water supply;
2. The Disponees and their foresaids shall be obliged to maintain the said septic tank and soakaway in good working order.

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Pending Applications

Application Number 25ROS05108

Date of Application 23 Dec 2025

Application Status CONFIRMED

Consideration £8000

Title Number ROS31250

Application Type Transfer of Part

Parent Title Number ROS1262

Applicants

IAIN DUNCAN MACKENZIE, 64 CROWN DRIVE, INVERNESS, IV2 3QG

Granters

HORSE SHOE GROUP LTD, SC859444,

Property Addresses

PLOT 1 SKYFALL, GARVE, ROSS AND CROMARTY

Additional Information

Plot 1 - Area of ground extending 1424 sqm or thereby

Deeds

Agent No.	Deed type	Deed Details
10178	Disposition	HORSE SHOE GROUP LTD IFO IAIN DUNCAN MACKENZIE

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 25ROS05153

Date of Application 23 Dec 2025

Application Status CONFIRMED

Consideration

Title Number ROS1262

Application Type Dealing with Whole

Parent Title Number

Applicants

NOT APPLICABLE,

Property Addresses

AULTGUISH INN, GARVE, IV232PQ

Additional Information

Dual Reg - t/w 25ROS05108

Deeds

Agent No.	Deed type	Deed Details
10178	Disposition	(Dual Reg) HORSE SHOE GROUP LTD ifo IAIN DUNCAN MACKENZIE

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	26ROS0064A
Date of Application	19 Jan 2026
Valid From	20 Jan 2026
Valid To	23 Feb 2026
Application Status	CONFIRMED
Consideration	
Title Number	ROS1262
Application Type	Advance Notice
Parent Title Number	

Grantees

IAIN DUNCAN MACKENZIE, 64 CROWN DRIVE, INVERNESS, IV2 3QG

Granters

HORSE SHOE GROUP LTD, SC859444, 272 BATH STREET, GLASGOW, G2 4JR

Additional Information

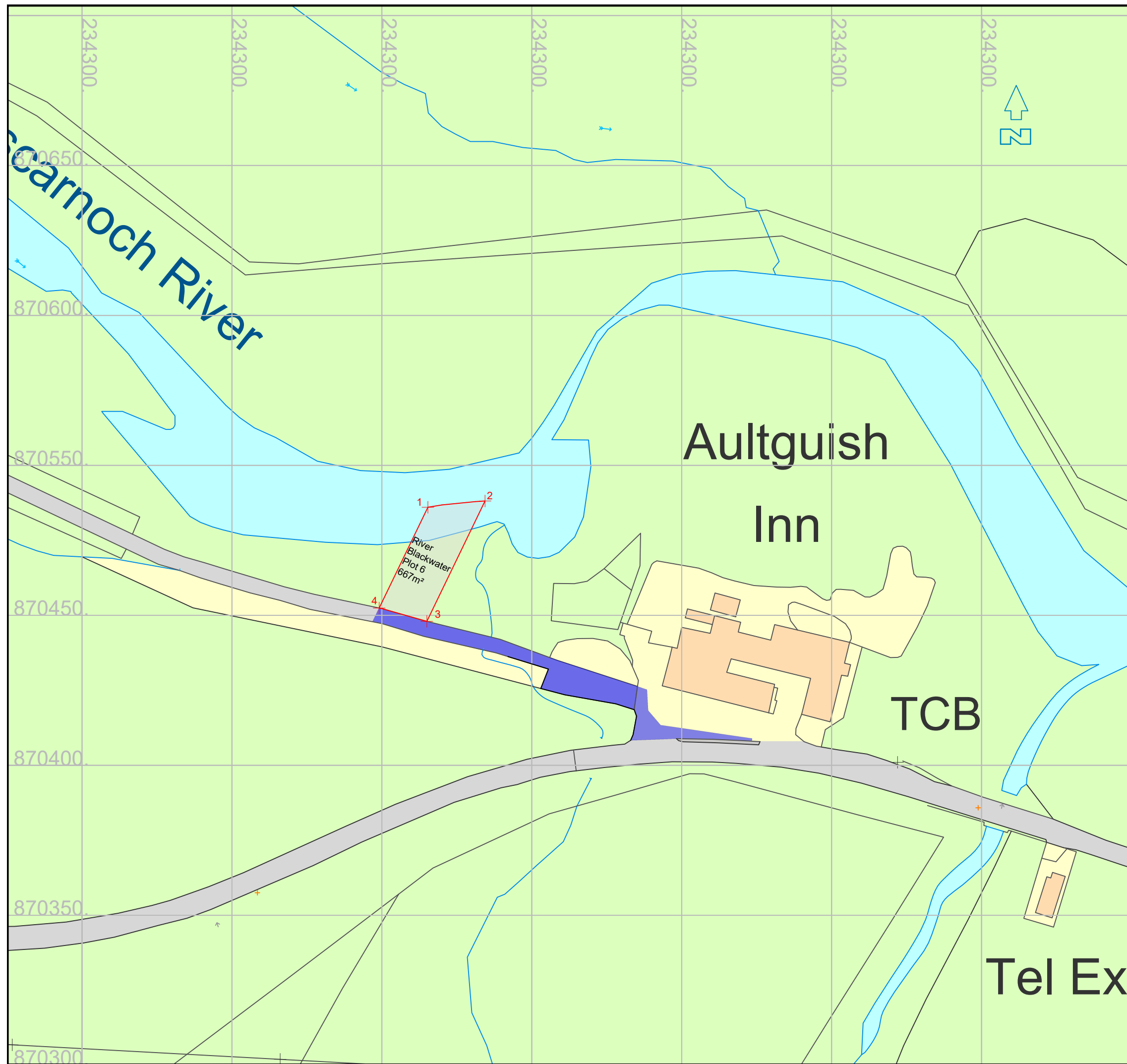
AULTGUISH INN, GARVE, IV232PQ

Deeds

Agent No.	Deed type	Deed Details
10178	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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This is the plan referred to in the foregoing

Scale 1:1250 @ A3

Boundary Coordinates		
Point	Easting	Northing
1	235015.3	870486.0
2	235034.4	870488.1
3	235015.0	870448.0
4	234999.1	870452.4

Site:	River Blackwater, Plot 6, Aultguish	Drawing No:	104403.6
Scale:	1:1250 @ A3	Drawn:	LM
Date:	9th March 2026	Revision:	A
ACAD File No:	104401.6.DWG	Level Datum Used:	Ordnance (GPS)