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TITLE NUMBER AYR131224

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION

03 OCT 2022

DATE TITLE SHEET UPDATED TO

02 FEB 2023

REAL RIGHT

OWNERSHIP

DESCRIPTION

Subjects part of cadastral unit AYR131224 edged red on the cadastral map being FLAT A 24 WELLTREES STREET, MAYBOLE KA19 7AW being the southmost house on the ground floor of the tenement 24 WELLTREES STREET with the southmost of the four coal houses situated on the back court at the rear of the said tenement. Together with (First) a right in common along with the proprietors of the remaining parts of the said tenement to (One) the solum on which the said tenement is erected, the roof, chimney stacks, gables, outside walls and foundations of the said tenement and the whole drains, rhones, soil, water and gas pipes and electricity cables so far as the same serve the whole of the said tenement; (Two) the common close of the said tenement and the stairs leading from the said back court to the said common drying green with the railings thereon; (Three) the said back court and (Four) the whole other portions of the said tenement and of the subjects of which it forms part which are used in common by the occupiers of the said tenement; (Second) a right in common along with the proprietors of the remaining portions of the said tenement and of the self-contained house situated at the rear of the said tenement on the west side of the common drying green to the said common drying green at the rear of the said tenement and the common washhouse situated on the said drying green; (Third) a right in common with the proprietors of the other house on the ground floor of the said tenement to the water closet situated on the said ground floor; (Fourth) free ish and entry to the subjects in this title and access to the roof and chimney stalks of the said tenement for the purposes of cleaning flues and other reasonable purposes as well as a right of access to all common and mutual parts of the said tenement



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A 2

A. PROPERTY SECTION

for the purpose of maintenance, repair or renewal of the same and (Fifth) a right in common along with the proprietor or proprietors of any other houses in the said tenement the parts or pertinents thereof which may be used in common in connection with the subjects in this title and the said other house although not used in connection with all the houses therein.



LAND REGISTER OF SCOTLAND



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B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

1 AMPG LIMITED incorporated
under the Companies Acts
(Company Number 07135556)
and having its Registered
Office at Unit 9 South Fens
Business Centre, Fenton Way,
Chatteris, Cambridgeshire
PE16 6TT.

DATE OF
REGISTRATION
02 FEB 2023

CONSIDERATION
£24,000

DATE OF ENTRY
31 JAN 2023



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C 1

C. SECURITIES SECTION

**ENTRY
NO**

SPECIFICATION

**DATE OF
REGISTRATION**

No Entry



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

- 1 Disposition by David Mitchell Reid to Matthew Campbell Cochrane, recorded G.R.S. (Ayr) 12 Dec. 1967, of the subjects in this Title, contains the following burdens:

(Primo) the burden of payment by our said disponee and his foresaids of (a) a one-fourth share of the expenses of maintaining and upholding in good repair and renewing when necessary the roof, chimney stalks, gables, outside walls and foundations of the said tenement, the drains, rhones, soil water and gas pipes and electricity cables so far as they serve the whole of the said tenement and all other subjects common or mutual to the proprietors of the said tenement (b) a one-fifth share of such expenses in respect of the common washhouse and common drying green and (c) a share determined according to the number of houses affected by such expenses in respect of the portions or burdens of the said tenement referred to in Clause Fifth of the Property Section;

(Secundo) the obligation of our said disponee and his foresaids of insuring and keeping constantly insured with a recognised British Insurance Company the subjects hereby disposed for their full replacement value against fire and all ordinary risks and for reasonable amounts against storm damage and property owners liability and to exhibit receipts for the premium if called on to do so and

(Tertio) a servitude right of access to and egress from the said self-contained dwellinghouse situated at the rear of the said tenement in favour of the proprietor of the said self-contained dwellinghouse by means of the said common close the stairway leading to the said, common drying green and the said common drying green; Declaring that when the proprietors of the major number of houses in the said tenement consider it desirable to have any mutual repairs executed they shall have power to instruct them and the remaining proprietors



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D 2

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

shall be bound to pay their respective shares thereof whether consentors or not.

ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the dwellinghouse known as and forming Flat A, 24 Welltress Street, Maybole, being the whole subjects registered in the Land Register of Scotland under Title Number AYR131224 (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
