



LAND REGISTER
OF SCOTLAND

Officer's ID / Date

2719
18/10/2018

TITLE NUMBER

AYR35556



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

70m

NS2059 NS25NW

Survey Scale

1/2500

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TITLE NUMBER AYR35556

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION

18 APR 2001

DATE TITLE SHEET UPDATED TO

16 JAN 2026

REAL RIGHT

OWNERSHIP

DESCRIPTION

Subjects within the land edged red on the Title Plan being the westmost second floor flat of the Tenement 97 NELSON STREET, LARGS KA30 9JF Together with (First) a right in common with the proprietor of the eastmost house on the second or attic floor of the said tenement to the lavatory or water closet entering from the said stair with the fittings therein; (Second) a right in common with the other proprietors of the said tenement to the solum on which the said tenement is erected, the foundations, outside walls, gables, roof, chimney heads, common entrance, common close and staircase with the stairs, stair landings, stair railings in and the walls and ceilings enclosing the said common close and staircase and the hatchway leading to the roof, parapet walls and/or railings enclosing the garden plots in front of the dwelling houses on the ground floor of the said tenement, the common washhouse and fittings therein, the coal cellars and ash pits used in connection with the said tenement, the streets, pavements, footpaths ex adverso the said tenement (so far as included in the plot or areas of ground hereinafter described) and all sewers, drains, main supply water pipes, rhones, conductors, gas and electric mains and other pipes or transmitters used in common with the other proprietors of the said tenement and all other common rights and pertinents as described in the Deed of Conditions in Entry 2 of the Burdens Section; (Third) a right in common with the other proprietors of the said tenement and the proprietors of the houses forming the adjoining tenement 99 Nelson Street aforesaid to the back green and other vacant ground lying to the back of both the said tenements for the purpose of drying and bleaching clothes but for no other purpose; and (Fourth) free ish and entry to the subjects



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A 2

A. PROPERTY SECTION

in this Title by the said common close and to the roof and chimney heads thereof by the said common stair and the hatchway leading to the said roof and chimney heads for the purpose of cleaning vents and for all necessary purposes.



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B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

1 CZECH REAL LTD a company
incorporated under the
Companies Acts (07135556) 2
Fen View, Doddington March,
PE15 0SN.

DATE OF
REGISTRATION
16 JAN 2026

CONSIDERATION
£20,000

DATE OF ENTRY
14 JAN 2026



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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 John Boyd to James Hendry and his heirs and assignees, recorded G.R.S. (Ayr) 19 Nov. 1878, of 1 rood 10.2 poles of ground, of which the subjects in this Title form part, contains the following burdens:

Declaring always as it is hereby specially provided and declared that my Disponee and his foresaids shall not be entitled and shall have no liberty to build any houses nearer Nelson Street, Largs than in the line of the houses already built lying to the east of the ground hereby disposed and also declaring that my said Disponee shall be bound to enclose the said plot of ground hereby disposed with walls built of stone and lime upon the west, west by north and north boundaries which walls shall be mean and common to me and my heirs and successors and my said Disponee and his foresaids.

- 2 Deed of Conditions, recorded G.R.S. (Ayr) 25 Aug. 1950, by Curator Bonis of Williamina Hendry and others, Proprietor of 20.66 poles of ground (hereinafter referred to as "the said plot or area of ground"), with 2 Tenements 97 Nelson Street and 99 Nelson Street, Largs, contains burdens &c., in the following terms, viz:

CONSIDERING that the said two tenements each consist of three flats or storeys (each containing two dwellinghouses) front plots, back green, wash-house (pertaining to the tenement Number 99 Nelson Street only) and coal cellars and that we are about to sell or otherwise deal with the said dwellinghouses separately and it is desirable that we should set forth in writing the real burdens, conditions, provisions, limitations, obligations, stipulations, declarations and others under which the said dwellinghouses are in future to be held by the respective proprietors thereof; THEREFORE we hereby set forth and declare that the said plot or area of ground and both the said tenements and each of the said dwellinghouses and other subjects (but not the chimney cans used in connection with



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SPECIFICATION

each dwellinghouse, which shall be owned by the individual proprietors thereof) shall be held by the proprietor or proprietors thereof for the time being and his or their heirs disponees and successors whomsoever always with and under the following real burdens, conditions, provisions, limitations, obligations, stipulations, declarations and others all of which shall affect the said plot or area of ground first above described and tenements and each of the said dwellinghouses and the said proprietors and their foresaids inter se namely:-

First

The solum on which the said tenements are erected, the foundations, outside walls, gables, roof, chimney heads, common entrances, common closes and staircases, with the stairs, stair landings, stair railings in and the walls and ceilings enclosing the said common closes and staircases the hatchways leading to the roof, the parapet walls and/or railings enclosing the garden plots in front of the dwellinghouses on the ground floor of the said tenements, the back green or court and drying poles whereon, the walls and railings or fences on or enclosing the said back green or court, the common wash-houses (erected or to be erected) and fittings therein, the coal cellars and ashpits used in connection with the said tenements, the streets, pavements footpaths ex adverso the said tenement (so far as belonging to the granters hereof and included in the plot or area of ground first above described) and all sewers, drains, main supply water pipes, rhones, conductors, gas and electric mains and other pipes or transmitters used in common by the proprietors of the said dwellinghouses and all other parts and pertinents, fixtures or fittings of or in connection with the said tenements which are common or mutual to the proprietors thereof, shall in all time coming be held by the proprietors of the said several dwellinghouses and their respective heirs disponees and successors in common for the common use and



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SPECIFICATION

benefit of the proprietors of the said several dwellinghouses and their foresaids and are hereinafter referred to as the common subjects; AND CONSIDERING that there is only one water closet on each flat or floor of each of the said tenements serving the two houses on said flat in each tenement the same shall be held by the proprietors of said houses in common with the other proprietor using or entitled to use the same; AND FURTHER CONSIDERING that the present wash-house serving the six dwellinghouses at Number 97 Nelson Street, Largs is at present erected on the said adjoining subjects belonging to us the granters hereof the proprietors of the said last mentioned dwellinghouses shall be entitled to use the same until such time as we or our successors as proprietors of the said adjoining subjects have erected an alternative wash-house on the subjects first above described for the use of the proprietors of the said last mentioned dwellinghouses which new wash-house when erected will form part of the common subjects:

Second

Each of the said dwellinghouses shall be held by the proprietor or proprietors thereof for the time being and his or their heirs, disponees and successors whomsoever (all of whom are hereinafter included and referred to in the expression "the proprietors of the said dwellinghouses") in all time coming under the burden of upholding and maintaining in good order and repair and from time to time renewing, if and so far as necessary, the said common subjects jointly with the proprietor or proprietors for the time being of each of the other dwellinghouses in the said tenements and their respective heirs, disponees and successors whomsoever, provided, however, that the foresaid burden shall extend to the streets, pavements, footpaths ex adverso the said tenements only so far as not maintainable by the Local Authority; Declaring however, that as regards the upkeep of the said common subjects the following rules shall apply, videlicet:-



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(a) so far as the same are wholly common to both said tenements they shall be maintained at the mutual expense of the whole proprietors of both said tenements;

(b) so far as exclusively serving and pertaining to and over or under ex adverso of the tenement Number 97 Nelson Street the same shall be maintained at the mutual expense of the proprietors of the six flatted dwellinghouses forming the said tenement Number 97 Nelson Street;

(c) so far as exclusively serving and pertaining to and over or under ex adverso of the tenement number 99 Nelson Street the same shall be maintained at the mutual expense of the proprietors of the six flatted dwellinghouses forming the said tenement number 99 Nelson Street; and

(d) so far as exclusively serving and pertaining to any two or more of the said houses the same shall be maintained at the mutual expense of the proprietors using or entitled to use the same;

Third

Each of the said dwellinghouses shall be held by the proprietors thereof in all time coming under the burden of upholding and maintaining in good order and repair and from time to time renewing, if and in so far as necessary and not provided for in the immediately preceding Article hereof, such dwellinghouse and the fixtures and fittings thereof all at his or their own expense;

Fourth

The proprietors for the time being of the dwellinghouses on the ground floor of the said tenements and their respective



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heirs, disponees and successors in all time coming shall hold the said garden plots in front of the said tenements so far as ex adverso their respective dwellinghouses for their exclusive use respectively under burden always of maintaining in good order and condition at their own expense the said garden plots so far as ex adverso their said respective dwellinghouses, declaring that the said garden plots shall be used only as garden ground for flowers, shrubs, grass or similar ornamental purpose and for no other purpose whatsoever;

Fifth

The proprietors of the said dwellinghouses shall in all time coming be respectively entitled to the exclusively use of one of the said coal cellars at present erected on the said plot or area of ground and used in connection with the said dwellinghouses or any other coal houses or cellars that may hereafter be erected in place thereof and failing agreement among all the said proprietors for the time being the said coal cellars or coal houses shall be allocated for use among the said proprietors in such manner as may be determined by the factor hereinafter mentioned;

Sixth

Each tenement shall be insured at all times against fire, storm damage and property owner's liability in the joint names of the whole proprietors thereof to the extent of such sum as to the proprietors shall by vote as hereinafter mentioned consider is equal to the replacement value thereof for the time being, and each proprietor of portions of such tenement shall be bound to pay one equal share of the premiums of said policy of insurance in respect of each house therein owned by him or her.

Seventh



D. BURDENS SECTION

ENTRY
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SPECIFICATION

(Primo)

The proprietor or proprietors for the time being of any one of the said dwellinghouses shall be entitled at any time to convene a meeting of all the proprietors of the said dwellinghouses of which meeting not less than seven days' notice in writing shall be given;

(Secundo)

The proprietor or proprietors of any dwellinghouse or houses in the said tenement or his or their mandatory present at any such meeting shall be entitled to one vote for each dwellinghouse owned by him or them or his principal;

(Tertio)

It shall be competent at any such meeting by a majority of the votes of those present (a) to order to be executed any repairs, renewals, painting or decoration of the said common subjects or any part thereof; (b) to make any regulations which may be considered necessary with regard to the preservation, cleaning, use or enjoyment of the said common subjects or any part thereof, all which regulations shall be binding on all the proprietors of the said dwellinghouses, whether consenters or not; (c) to decide upon the insurance of the said tenements as provided for in article Sixth hereof; and (d) to appoint any one of themselves or any other person (hereinafter referred to as the factor) to take charge of all such things as may competently be dealt with at such meeting and without prejudice to the foregoing generality to delegate to the factor the whole rights and powers of any of them exercisable by a majority of the proprietors present in person or represented at such meeting and to fix the remuneration payable to the factor for his services and the duration of his appointment and also to



D. BURDENS SECTION

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terminate the appointment of the factor and to appoint another factor in his place, all which orders, regulations, decisions, determinations, appointments and others shall be binding upon each and all of the proprietors of the said dwellinghouses whether or not present in person or represented at such meeting and whether or not consenters thereto;

Eighth

The factor shall, unless otherwise determined at the meeting at which he is appointed or at a subsequent meeting of the proprietors of the said dwellinghouses, duly convened and held as aforesaid, be entitled, during the continuance of his appointment, to exercise the whole rights and powers which may competently be exercised at or by a meeting of the said proprietors convened and held as aforesaid, excepting any matters relating to the appointment or the factor the fixing of the duration of his appointment or the termination thereof, or the fixing of his remuneration;

Ninth

All expenses and charges incurred for renewing and restoring upholding and maintaining in good order and repair or for painting or decorating the common subjects or for the preservation of cleaning thereof and for any other work done or services rendered in terms of or in furtherance of the provisions herein contained and the remuneration, if any, of the factor shall be payable by the proprietors of the said dwellinghouses, whether consenters thereto or not in the proportion of one twelfth for each dwellinghouse owned by them respectively;

Tenth



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SPECIFICATION

The factor or other person appointed for the purpose at any meeting of the proprietors of the said dwellinghouses convened and held as aforesaid shall be entitled during the continuance of his appointment, to collect from the proprietors of the said respective dwellinghouses the proportions payable by them respectively of (a) the said insurance premiums; (b) the said expenses and charges for work done and services rendered and the remuneration of the factor; and (c) any other sums for which the proprietors of the said dwellinghouses or any of them may become liable in terms of or in furtherance of the provisions herein contained and the factor shall be entitled to make payment of the said premiums, expenses, charges, remuneration and others in one sum to the insurance company or other person or persons entitled to receive payment thereof and in the event of the proprietors of any of the said dwellinghouses failing to make payment of their respective proportions of said premiums, expenses, charges, remuneration, or other sums for which they become respectively liable within one month after payment of the same is demanded by the factor or other person appointed for the purpose as aforesaid the factor or such other person shall (without prejudice to any other rights and remedies of the other proprietors of the said dwellinghouses) be entitled to sue for and recover the same in his own name from the proprietors or proprietor so failing together with all expenses incurred by the factor or such other person in connection therewith;

Eleventh

None of the said dwellinghouses shall at any time hereafter be sub-divided or used or occupied as a shop, workshop or workroom of any description or for the purpose of teaching music, singing or elocution or as a private school or for the carrying on of any profession, trade or business whatsoever (excepting the profession of medicine or dentistry) and each of the said dwellinghouses shall be used and occupied as a



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private residence for the use of one family only and for no other purpose in all time coming;

Twelfth

No dogs or other animals which may cause annoyance to the proprietors of any of the other dwellinghouses in the said tenements or their tenants, and no hens, pigeons, fowls or birds of any description (except birds kept in cages inside the dwellinghouses) shall be kept in or about any of the said dwellinghouses or other part of the said tenements outhouses or plot or area of ground and it is hereby declared that what may be deemed annoyance in the sense of this Article shall in each case in the event of dispute be determined by a majority of the proprietors of the said dwellinghouses present in person or represented at a meeting convened and held as aforesaid and on this question there shall be no right of appeal to the Arbiter hereinafter mentioned;

Thirteenth

The proprietors of the dwellinghouses on the topmost flat of each of the said tenements shall not be entitled to erect any further storm or attic windows or further after the lines of the roof of either of the said tenements without the consent in writing of a majority of the proprietor of the said tenement concerned and the cost of any such further alterations or additions shall be at the sole expense of the proprietor making the same;

Fourteenth

None of the proprietors of any of the dwellinghouses in the said tenement shall be entitled to erect any notice board, plate, sign or other device at or upon the said plot or area of ground or attached to or depending from the outside walls



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or windows of the said tenements or to paint, whitewash, colour, decorate or make any structural or other alteration in any way upon the external part of the dwellinghouse in the said tenement owned by him or them or the windows or outside doors thereof or the said common subjects or any part thereof, it being hereby expressly provided and declared that in order to preserve uniformity in the external appearance of the said dwellinghouses and common subjects and tenements all external painting, whitewashing, colouring or decoration and all ameliorations or repairs thereto shall be dealt with only in the manner hereinbefore provided with regard to common or mutual operations and repairs or operations and repairs to the said common subjects;

Fifteenth

The proprietors of the said dwellinghouses shall be bound to allow access to the dwellinghouses respectively owned by them to the proprietors or all or any of the other dwellinghouses in the said tenement or the factor or the tradesmen employed by them or him for the purpose of executing any necessary repairs to or renewals of the common subjects or any part thereof or any of the said dwellinghouses;

Sixteenth

All questions differences and disputes which may arise among several proprietors of the said dwellinghouses regarding their rights and interests in the common subjects or in the said respective dwellinghouses so far as depending upon or otherwise arising out of or in respect of these presents in any manner of way are all hereby referred to the amicable decision of the master of works of the burgh of Largs, for the time being, whom failing by declinature or otherwise, such Arbiter as shall be appointed by the Sheriff for the time being of the County of Ayr or any of his substitutes at Kilmarnock and whatever



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the said Arbiter shall determine in the premises shall be binding upon all concerned, and the proprietors of the said dwellinghouses shall be bound to implement and fulfil to each other the decisions, findings and decrees of the said Arbiter, with power to the said Arbiter to take skilled advice and order execution and performance of works and things and to apportion the cost thereof among the said proprietors and to find all or any of them liable in the expenses of the arbitration and to decern accordingly and;

Lastly

The whole burdens, conditions, provisions, limitations, obligations, stipulations, declarations and others above written are hereby created and declared to be real liens, burdens and conditions affecting the said plot or area of ground first above described and tenements and each of the said dwellinghouses and other subjects and shall be enforceable by any one or more of the proprietors for the time being of the said several dwellinghouses and shall be binding on each and all of the proprietors of the said several houses and their respective heirs and disponees and successors in all time coming.

ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the dwellinghouse known as and forming 2/R 97 Nelson Street, Largs, Ayr, being the whole subjects registered in the Land Register of Scotland under Title Number AYR35556 (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 Freeland's Solicitors Motherwell, ML1 1BW

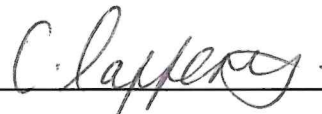
4. The Auctioneers are **Braveheart Auction Ltd.**

Solicitors
Firm's Signature



Adhibited by
James Anderson Cowan MacDonald

Witness



Full Name
Courtney Lafferty

Address
36 Muir Street, Motherwell, ML1 1BW
