



LAND REGISTER
OF SCOTLAND

Officer's ID / Date

9995
11/3/2010

TITLE NUMBER

AYR62656



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

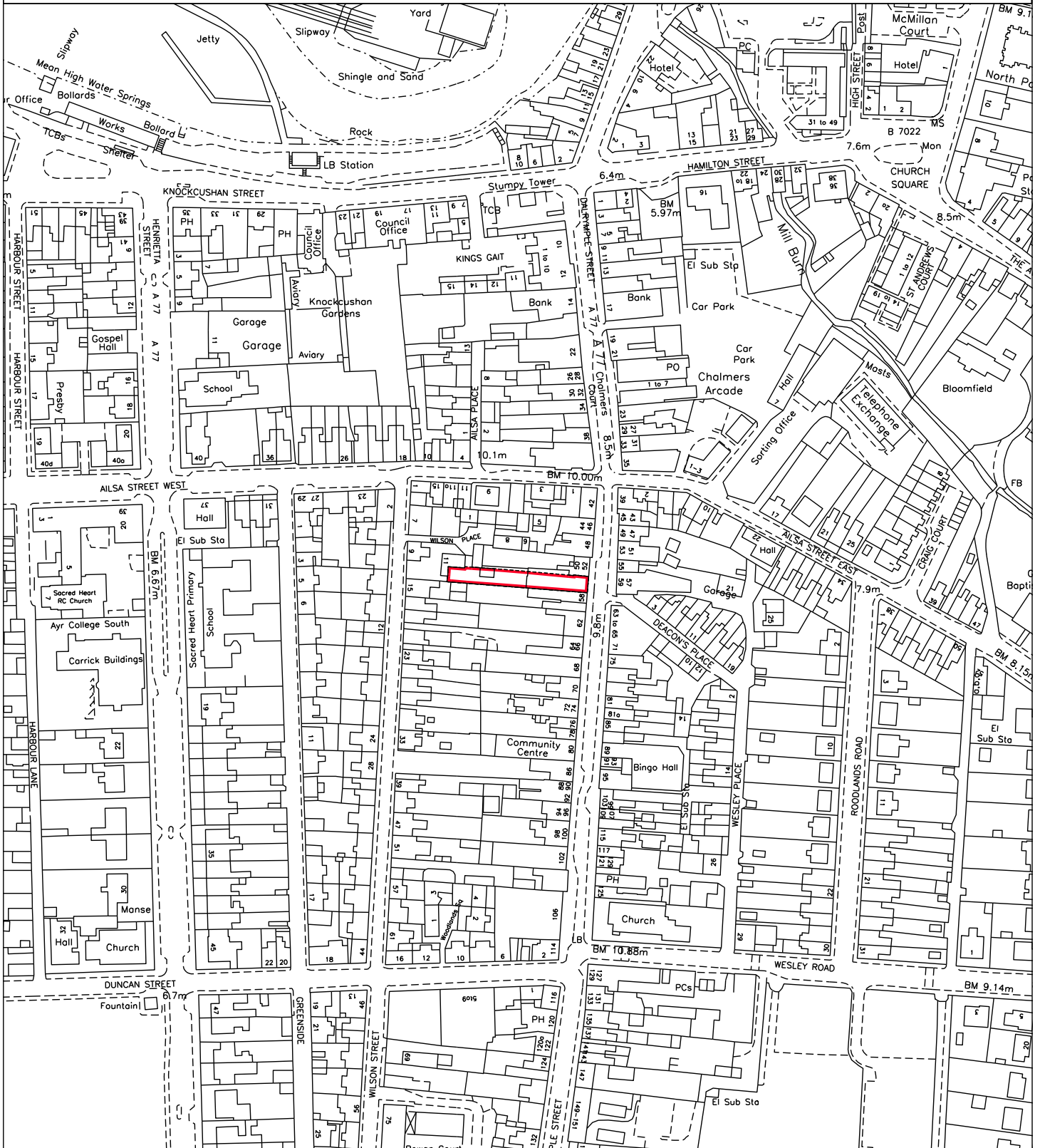
140m

NX1897 NX1898

Survey Scale

1/2500

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LAND REGISTER OF SCOTLAND



TITLE NUMBER AYR62656

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION

26 NOV 2004

DATE TITLE SHEET UPDATED TO

11 MAR 2026

REAL RIGHT

OWNERSHIP

DESCRIPTION

Subjects 54 DALRYMPLE STREET, GIRVAN KA26 9BT edged red on the Title Plan; Together with a servitude right of access by the roadway leading from Wilson Street known as Wilson Place.



LAND REGISTER OF SCOTLAND



TITLE NUMBER AYR62656

B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

ENTRY NO	PROPRIETOR	DATE OF REGISTRATION	CONSIDERATION
1	SAFE AS HOUSES SCOT LTD a Company incorporated under the Companies Acts, (Company Number SC684525), and having its Registered Office at 2/3, 48 West George Street, Glasgow, G2 1BP.	11 MAR 2026	██████████

DATE OF ENTRY
09 MAR 2026



LAND REGISTER OF SCOTLAND



TITLE NUMBER AYR62656

C 1

C. SECURITIES SECTION

**ENTRY
NO**

SPECIFICATION

**DATE OF
REGISTRATION**

No Entry



LAND REGISTER OF SCOTLAND



TITLE NUMBER AYR62656

D 1

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

No Entry



Reference: **1498252/CN**

Version: **3.1**

Date: **April 2026**

Co-ordinates at Centre:

Easting: **218526E**

Northing: **597887N**

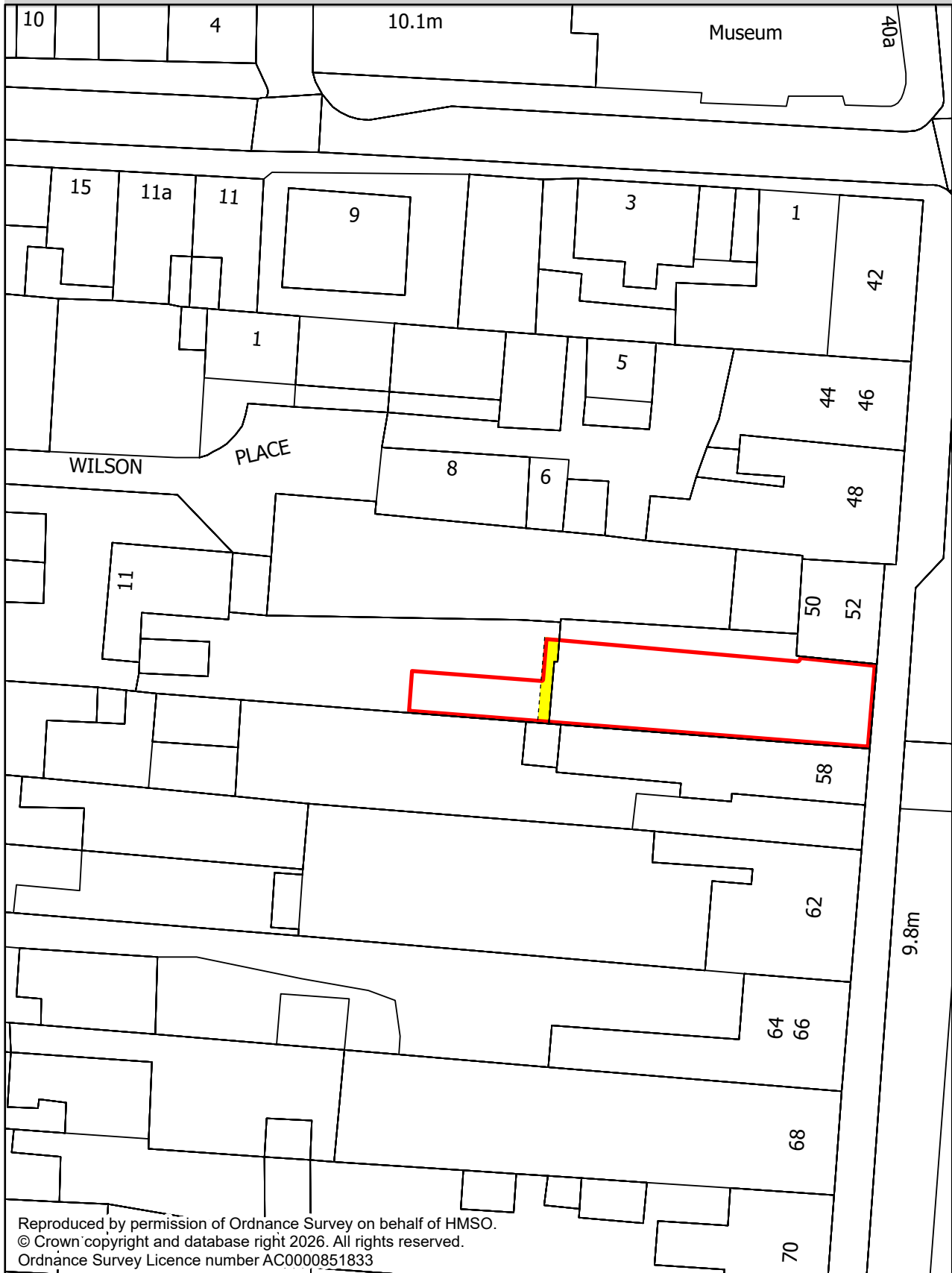
Scale:

1:500

Paper Size:

A4

0 5.5 11 m



ARTICLES OF ROUP

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

Ground Floor Café, 54 Dalrymple St, Girvan, KA26 9BT.
(hereinafter referred to as "the Lot");

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

Safe as Houses Scot Ltd (hereinafter called "the Seller")

and that within the

5 South Charlotte Street, Edinburgh EH2 4AN upon

_____ of _____ **Two Thousand and Twenty Six**

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 St, Glasgo, G37EE (Admin@amylaw.co.uk)

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

Solicitors
Firm's Signature



Witness



Adhibited by

AMY INDOPOWS

Full Name

Harris Shefferville

Address

13 Granville Street, Glasgow

G3 7EE

SPECIAL CONDITIONS OF SALE

CAFÉ (Ground Floor) 54 Dalrymple Street, Girvan, KA26 9BT.

Incorporation of Conditions

These Special Conditions of Sale are declared and accepted by the Purchaser and shall be incorporated into and form part of the Articles of Roup and the Contract of Sale relating to CAFÉ (Ground Floor) 54 Dalrymple Street, Girvan, KA26 9BT and executed as relative hereto. In the event of any conflict between these Special Conditions and the Articles of Roup or General Conditions of Sale, these Special Conditions shall prevail.

1. Date of Entry

The Date of Entry shall be 28 days from the date of successful auction bid, or such other date as may be agreed in writing between the Seller and the Purchaser.

2. Seller's Solicitors

The Seller's Solicitors A1 Property Law Ltd, Trading as, Amy Law.
13 Granville Street, Glasgow, G3 7EE.
Amy@amylaw.co.uk

3. Auctioneers

The Auctioneers are **Braveheart Auctions Ltd**

4. Delivery of Disposition and Title

The Seller will grant a valid Disposition with warrandice limited to the Seller's own facts and deeds.

5. No Reports or Certificates

The Seller shall not be bound to produce or deliver any additional reports or certificates including, without limitation, surveys, asbestos reports, site investigation reports or legal searches. Any documentation available will form part of the legal pack. The Purchaser shall be deemed to have accepted the subjects in their entirety and present condition.

6. Title and Searches

The Purchaser confirms that they have satisfied themselves as to the title conditions, burdens, servitudes, access rights, planning position, services, and physical condition of CAFÉ (Ground Floor) 54 Dalrymple Street, Girvan, KA26 9BT and the Purchaser shall be deemed satisfied with the title and shall not raise requisitions except regarding title validity or conveyancing formalities.

7. Planning and Use

No warranty is given by the Seller regarding planning status, development potential, or permitted use of the subjects.

The Purchaser accepts full responsibility for all planning matters, investigations, consents, and compliance.

8. Access and Services

The Purchaser acknowledges that access and services (if any) are as existing at the Date of Entry and subject to all title conditions, servitudes, wayleaves, and reservations affecting the subjects.

No guarantee is given as to adequacy, capacity, or availability of services.

9. Risk and Insurance

The subjects shall be at the Purchaser's risk from the date of the successful auction bid.

10. Arrears and Outgoings


The Purchaser shall be liable for all rates, charges, and outgoings affecting the subjects from the Date of Entry onwards.

11. Priority of Conditions

In the event of any inconsistency between these Special Conditions and any other sale documentation, these Special Conditions shall take precedence.

12. Sellers' Costs

The Buyer shall pay £2500 (No vat applicable) as a contribution towards the seller's costs.

Firms Signature.....

Date1/5/26.....

Energy Performance Certificate

Scotland

Non-Domestic buildings and buildings other than dwellings

54 DALRYMPLE STREET, GIRVAN KA26 9BT

Date of assessment: 05 March 2026
Date of certificate: 05 March 2026
Total conditioned area: 168.03m²
Primary energy indicator: 550 kWh/m²/yr

Reference Number: 6920-0571-0330-5103-1603
Building type: Restaurant/Cafes/takeaway
Assessment Software: EPCgen, v6.1.e.1
Approved Organisation: Elmhurst Energy Systems

Building Energy Performance Rating

Excellent



Net Zero Carbon or better

(0-15)

A

(16-30)

B

(31-45)

C

(46-60)

D

(61-80)

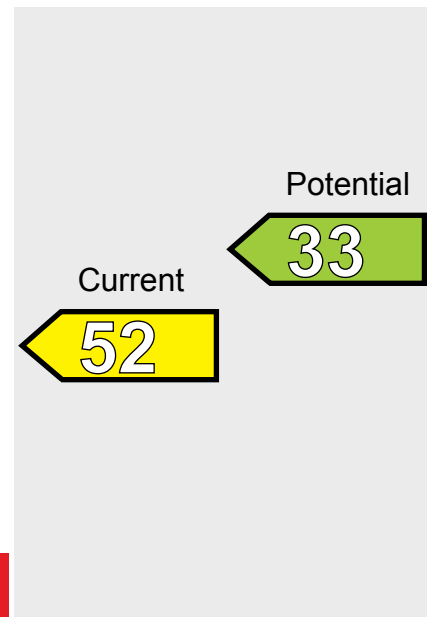
E

(81-100)

F

(100+)

G



Very Poor

Approximate Energy Use:

360 kWh per m² per year

Approximate Carbon Dioxide Emissions:

51.53 kgCO₂ per m² per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:



Recommendations for the cost-effective improvement of energy performance

1. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.
2. Consider replacing T8 lamps with retrofit T5 conversion kit.
3. Add optimum start/stop to the heating system.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.

Background

This section provides additional information regarding the building and your energy assessment.

Building type:	Restaurants and Cafes/Drinking Establishments/Takeaways
Total useful floor area:	168m ²
Main heating fuel:	GridSuppliedElectricity
Building Environment:	HeatingandNaturalVentilation
Renewable energy source:	None
Electricity:	Grid supplied

The Recommendations Report provides additional information in support of your Energy Performance Certificate. It was produced in line with the Government's approved calculation methodology and is based upon output from DesignBuilder Software Ltd, DesignBuilder SBEM, v7.2.0, SBEM, v6.1.e.2.

This calculates energy used in the heating, hot water provision, lighting and ventilation of your building. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The calculation methodology therefore applies fuel emission factors to energy use for each fuel used to give an overall rating for your building. This assessment covers all fixed building services but excludes energy used in portable appliances, office equipment and for industrial processes.

As buildings can be used in different ways, energy use is calculated using standard occupancy assumptions which may be different from the way you use your building. The rating also uses national weather information to allow comparison between the performance of similar buildings in different parts of Scotland.

Further information on the assessment process and approved software tools can be found online at: www.scotland.gov.uk/epc.

Recommendations for improvement

This section lists the improvement measures recommended on your Energy Performance Certificate and further action you can take to improve the performance of your building. These measures have been checked by your assessor as being appropriate for your building and are listed under four headings: short payback period, medium payback period, long payback period and other improvement measures.

The calculation tool has automatically produced a set of recommendations which are reviewed by your assessor to ensure that they are relevant to the building and its use. The assessor may add or remove recommendations and may also have commented on the recommendations based upon their professional knowledge and expertise. This may include inserting additional recommendations or measures under 'other recommendations' (see below).

Note that these recommendations do not include advice on matters relating to the operation and maintenance of your building as such cannot be identified or represented within the calculation process.

Implementing improvements - legal disclaimer.

The advice provided in this Recommendations Report is intended to be for information only. Recipients of this report are advised to seek further professional advice before making any decision on how to improve the energy performance of the building.

Recommended measures with a short payback period (less than 3 years)

Recommendations (short payback)	Potential Impact
Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.	LOW
Consider replacing T8 lamps with retrofit T5 conversion kit.	MEDIUM
Add optimum start/stop to the heating system.	MEDIUM
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW
Some walls have uninsulated cavities - introduce cavity wall insulation.	MEDIUM
Some windows have high U-values - consider installing secondary glazing.	MEDIUM
Add weather compensation controls to heating system.	MEDIUM
Some solid walls are poorly insulated - introduce or improve internal wall insulation.	MEDIUM
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM

Recommended measures with a medium payback period (3 to 7 years)

Recommendations (medium payback)	Potential Impact
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	MEDIUM
Consider installing an air source heat pump.	HIGH

Recommended measures with a long payback period (more than 7 years)

Recommendations (long payback)	Potential Impact
Roof is poorly insulated. Install or improve insulation of roof.	MEDIUM

Other measures

This section lists other measures selected by your assessor based upon an understanding of the building and/or a valid existing Recommendations Report.

Your assessor has not identified other measures for this building.

Payback period:

Payback periods are based upon data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate, using up to date information.

They should be considered indicative. The figures have been calculated as an average across a range of buildings and may therefore differ from the actual payback period for the building being assessed. It is recommended that the cost effectiveness and payback of each suggested measure be further investigated before making any decision on how to improve the energy efficiency of your building.

Carbon Impact:

Each measure is assigned a low, medium or high potential impact on the energy efficiency of your building. This relates to their potential to reduce carbon dioxide emissions arising from energy used in your building. For automatically generated recommendations, the carbon impact is determined by the approved software but may be adjusted by your assessor based upon their knowledge of the building. The impact of 'other recommendations' is determined by the assessor.

Comparative assessment - Feed-in Tariff

Eligibility for standard tariff for solar PV under the DECC Feed-in Tariff initiative is contingent on a minimum energy efficiency requirement being met. This requires a building to have an EPC band of D or better. Further information can be found at: www.decc.gov.uk/fits This requirement is based upon the means of determining EPC band which is used in England & Wales.

If calculated using this process, but using Scottish climate data, your building would currently have an EPC band of B (and a rating of 42).

Requirements under section 63 of the Climate Change (Scotland) Act

From 1 September 2016, regulations require the assessment and improvement of existing non-domestic buildings with an area of more than 1,000 m². See www.gov.scot/section63 for information.

As this building does not exceed 1,000 m² in area, it is not currently subject to these regulations.

About this document

This report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

Your Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst Energy Systems (www.elmhurstenergy.co.uk), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting www.scottishepcregister.org.uk and entering the report reference number (RRN) printed at the top of this page.

Assessor's name: Declan Rooney
Assessor membership number: EES/027250
Company name/trading name: Hardies Property & Construction Consultants
Address:
Phone number: 07570306954
E-mail address: Declan.rooney@hardies.co.uk

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at www.scottishepcregister.org.uk, with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at www.gov.scot/epc.