



LAND REGISTER  
OF SCOTLAND

Officer's ID / Date

4130  
14/11/2019

TITLE NUMBER

**AYR18466**



ORDNANCE SURVEY  
NATIONAL GRID REFERENCE

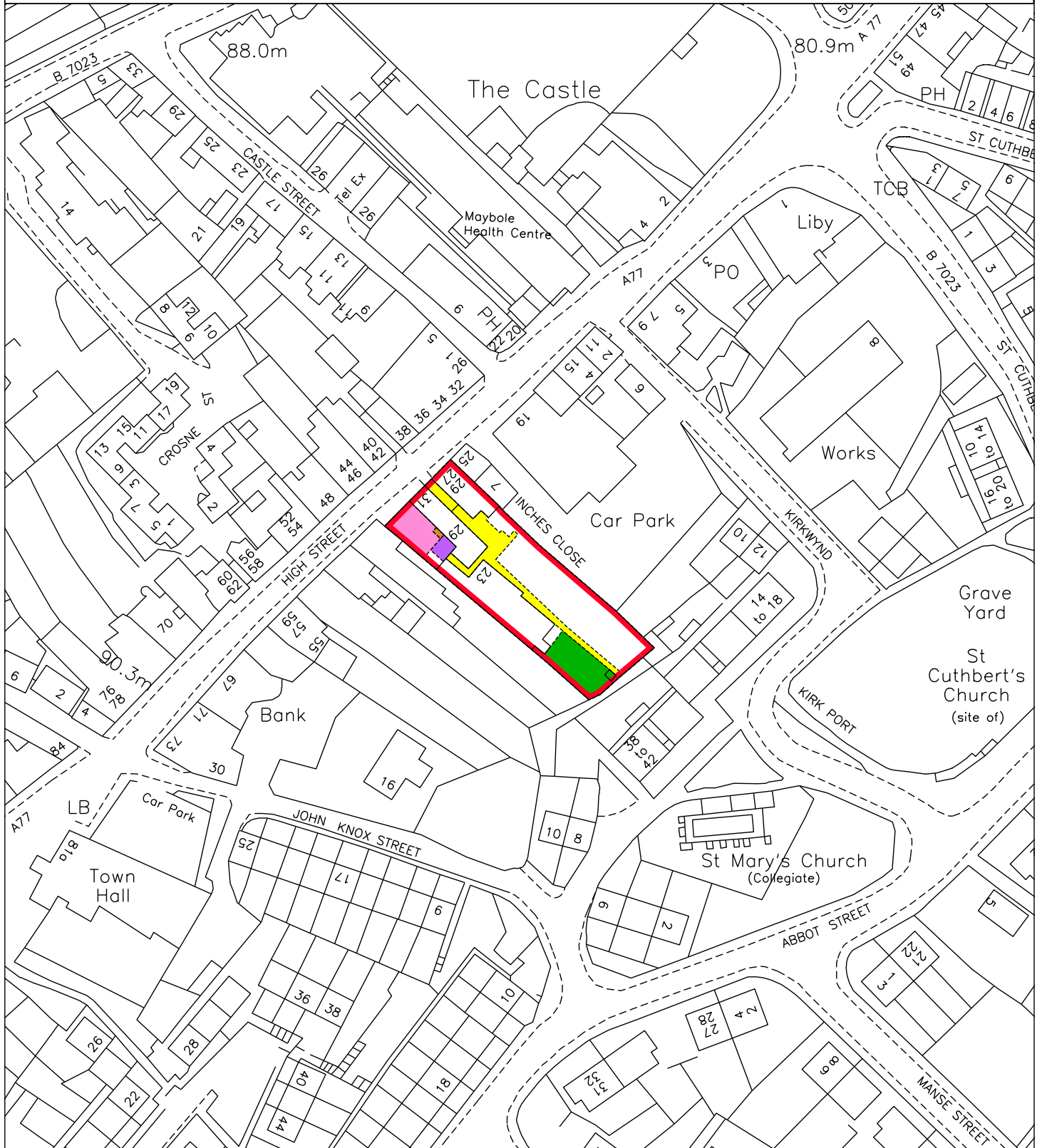
70m

NS2909 NS3009 NS2910 NS3010

Survey Scale

1/2500

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TITLE NUMBER AYR18466

A 1

## A. PROPERTY SECTION

### DATE OF FIRST REGISTRATION

26 APR 1999

### DATE TITLE SHEET UPDATED TO

28 NOV 2025

### REAL RIGHT

OWNERSHIP

### DESCRIPTION

Subjects FLAT F 29 HIGH STREET, MAYBOLE KA19 7AB within the land edged red on the Title Plan being the southwest most second and top floor house tinted pink on the said Plan of the tenement 29, 33 and 35 HIGH STREET. Together with (First) a right in common with the proprietors of the said tenement in and to (One) the solum on which the said tenement is erected (Two) the foundations, outside walls, gables, roof, chimney stacks (but not the chimney cans which shall belong to and be maintained by the proprietors or proprietor of the subjects which they serve) and hatchway to the roof (Three) the common close and common pathway tinted yellow on said plan (Four) the common drains, soil, and rain water pipes and rhones and the water, gas and other pipes, conductors and other transmitters so far as used in common for the houses and shops in said tenement (Second) a right in common with the proprietors of the other houses in said tenement to the common staircase of said tenement and the common drying green shown respectively tinted mauve and green on said plan (Third) a right in common with the proprietor of the house on the top floor in the said tenement to the common vestibule serving the said houses on the second and top floors tinted brown on the said plan (Fourth) access to the said premises for all necessary purposes when required, and free ish and entry to the subjects in this Title by the said High Street, the said common close, the said common staircase and common vestibule and to the said common drying green by the said common pathway and also to the roof of the said tenement and the chimney stacks by the said close, staircase and hatchway for the purpose of cleaning the vents and any other necessary purposes.



# LAND REGISTER OF SCOTLAND



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TITLE NUMBER AYR18466

B 1

## B. PROPRIETORSHIP SECTION

### ENTRY PROPRIETOR

#### NO

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

**DATE OF  
REGISTRATION**  
28 NOV 2025

**CONSIDERATION**  
£16,000

**DATE OF ENTRY**  
26 NOV 2025



# LAND REGISTER OF SCOTLAND



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TITLE NUMBER AYR18466

C 1

## C. SECURITIES SECTION

**ENTRY  
NO**

**SPECIFICATION**

**DATE OF  
REGISTRATION**

No Entry



D. BURDENS SECTION

ENTRY  
NO

SPECIFICATION

1 Disposition by Beatties Bakeries Limited to William Barton and his executors and assignees, recorded G.R.S. (Ayr) 21 Nov. 1972, of southwestmost second floor house at 29 High Street, Maybole tinted pink on the Title Plan being part of the subjects in this Title, contains the following burdens:

(First) The subjects hereby disposed shall be held by our said disponees and his successors in all time coming under the burden of

(a) upholding and maintaining jointly with us and our successors and the proprietors of the remaining portions of the tenement of two shops and three dwellinghouses 29, 33 and 35 High Street, Maybole in good order and repair the foundations, outside walls, gables roof (including hatchway) and chimney stacks of the said tenement, the common close and common pathway tinted yellow on the Title Plan and the common drains, soil and rain water pipes and rhones, and the water gas and other pipes, conductors and other transmitters so far as used in common for the houses and shops in said tenement and all other parts of or fittings in connection with said tenement which are or may be come and mutual to the respective proprietors thereof DECLARING that the proportions payable by our said disponee and his foresaids of the cost of such upkeep and maintenance shall be in the like proportion to such cost as the Rateable Value of the dwellinghouse hereby disposed bears to the total Rateable Value of the said tenement of shops and houses

(b) upholding and maintaining jointly with us and our successors as proprietors of the other dwellinghouses in said tenement in good order and repair the common staircase and common drying green tinted mauve and green respectively on the said Plan; Declaring that the proportion payable by our said disponee and his foresaids of the cost of such upkeep and maintenance shall be in the like proportion to such cost



D. BURDENS SECTION

ENTRY  
NO

SPECIFICATION

as the Rateable Value of the dwellinghouse hereby disposed bears to the total Rateable Value of the dwellinghouses in said tenement and

(c) upholding and maintaining jointly with us and our successors as proprietors of the dwellinghouse on the top floor of the said tenement in good order and repair the common vestibule tinted brown on the said Plan; Declaring that the proportion payable by our said disponee and his foresaids of the cost of such upkeep and maintenance shall be in the like proportion to such cost as the rateable value of the dwellinghouse hereby disposed bears to the total rateable value of the dwellinghouses situated on the top and second floors of the said tenement

(Second) A majority of the proprietors of said tenement (each proprietor having for this purpose one vote for each house or shop in said tenement owned by him) shall be entitled to decide what mutual repairs are necessary for the proper maintenance of the common portions of the said tenement, and to have the said mutual repairs executed, and all the proprietors interested whether consenters or not shall be bound to pay their respective shares of the expense thereof in the same way as if their consent had been given, and the said majority of proprietors shall be entitled to recover from the remaining proprietor of proprietors his or their share or shares of said expense.

- 2 Disposition by Beatties Bakeries Limited to William Telford and his executors and assignees recorded G.R.S. (Ayr) 11 Dec. 1972 of southwestmost house on top floor at 29 High Street, Maybole tinted pink on the Title Plan being part of the subjects in this Title contains the following burdens:



D. BURDENS SECTION

ENTRY  
NO

SPECIFICATION

(First) The subjects hereby disposed shall be held by our said disponee and his successors in all time coming under the burden of

(a) upholding and maintaining jointly with us and our successors and the proprietors of the remaining portions of said tenement in good order and repair the foundations, outside walls, gables, roof (including hatchway) and chimney stacks of the tenement 29, 33 and 35 High Street, Maybole, the common close and common pathway and the common drains, soil and rain water pipes and rhones, and the water, gas and other pipes, conductors and other transmitters so far as used in common for the houses and shops in said tenement and all other parts of or fittings in connection with said tenement which are or may be common and mutual to the respective proprietors thereof, DECLARING that the proportions payable by our said disponee and his foresaids of the cost of such upkeep and maintenance shall be in the like proportion to such cost as the Rateable Value of the dwellinghouse hereby disposed bears to the total Rateable Value of the said tenement of shops and houses,

(b) upholding and maintaining jointly with us and our successors as proprietors of the other dwellinghouses in said tenement in good order and repair the common staircase and common drying green; DECLARING that the proportion payable by our said disponee and his foresaids of the cost of such upkeep and maintenance shall be in the like proportion to such cost as the Rateable Value of the dwellinghouse hereby disposed bears to the total Rateable Value of the dwellinghouses in said tenement, and

(c) upholding and maintaining jointly with us and our successors as proprietors of the dwellinghouse on the second floor of the said tenement in good order and repair the said common vestibule, DECLARING that the proportion payable by our said disponee and his foresaids of the cost of such upkeep and



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TITLE NUMBER AYR18466

D 4

D. BURDENS SECTION

ENTRY  
NO

SPECIFICATION

maintenance shall be in the like proportion to such cost as the Rateable Value of the dwellinghouse hereby disposed bears to the total Rateable Value of the dwellinghouse situated on the top and second floors of the said tenement;

(Second) A majority of the proprietors of said tenement (each proprietor having for this purpose one vote for each house or shop in said tenement owned by him) shall be entitled to decide what mutual repairs are necessary for the proper maintenance of the common portions of the said tenement, and to have the said mutual repairs executed, and all the proprietors interested whether consenters or not shall be bound to pay their respective shares of the expense thereof in the same way as if their consent had been given, and the said majority of proprietors shall be entitled to recover from the remaining proprietor or proprietors his or their share or shares of said expense.

# ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the dwellinghouse known as and forming 29 High Street, Maybole, being the whole subjects registered in the Land Register of Scotland under Title Number AYR18466 (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

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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

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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**

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**Witness**



**Full Name**  
**Courtney Lafferty**

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**Address**  
**36 Muir Street, Motherwell, ML1 1BW**

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