

ARTICLES OF ROUP

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

The subjects known as "Fishermans Paradise, Harray Loch, Waterside Site, Harray, Orkney, Orkney Islands" being the whole subjects more particularly described in and disposed by the disposition by MacGregor Land Ground Ltd in favour of Lisa Jane Coxon-Temporal dated 10 October 2024 and undergoing registration in the Land Register of Scotland (hereinafter referred to as "the Lot");

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

Lisa Jane Coxon-Temporal residing at 34 Moorfield Drive, Armthorpe, DN3 3LL (hereinafter called "the Seller")

and that within the

5 South Charlotte Street, Edinburgh EH2 4AN upon

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 Twenty Six.

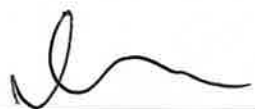
or such other date as may be agreed between the Seller and the Purchaser when the balance of the purchase price shall be paid notwithstanding that a Disposition or Assignment is not available for delivery to the Purchaser in exchange for the purchase price. By accepting payment the Seller will come under 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 **Kee Property, 146 West Regent Street, Glasgow, G2 2RQ.**

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

Solicitors

Firm's Signature



Adhibited by

Nicholas William Hay

Witness



Full Name

Laura Cullispi

Address

c/o 146 West Regent Street

Glasgow G2 2RQ



Application information

Search summary

Date/Time of search	26 Jan 2026 12:34:31
Transaction number	SCO-24559262
User reference	Not provided

Pending Application

25OAZ00925 [Transfer of Part]

Application Number	25OAZ00925
Date of Application	21 Apr 2025
Application Status	CONFIRMED
Consideration	£14,000
Title Number	OAZ20326
Application Type	Transfer of Part
Parent Title Number	OAZ19974

Applicants

LISA COXON-TEMPORAL, 34 MOORFIELD DRIVE, ARMTHORPE, DONCASTER, DN3 3LL

Granters

MACGREGOR LAND GROUP LIMITED, SC813933,

Property Addresses

NEWHOUSE HARRAY, ORKNEY

Additional Information

Area of land extending to 1453 square meters or thereby at , Plot 12 Dual Registration 25OAZ00926

Deeds

Agent No.	Deed type	Deed Details
6129	Disposition	MACGREGOR LAND GROUP LIMITED IFO LISA COXON-TEMPORAL

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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DISPOSITION

In this Disposition, the expressions set out below in Column A shall have the meaning and effect respectively stipulated and specified opposite them in Column B, namely:-

COLUMN A	COLUMN B
DISPONER:	MACGREGOR LAND GROUP LTD, a company incorporated under the Companies Acts (SC813933) and having its registered office at Office 333 8 Church St, Inverness, United Kingdom, IV1 1EA.
CONSIDERATION:	The sum of FOURTEEN THOUSAND POUNDS (£14,000) Sterling paid to us by Lisa Jane Coxon-Temporal of which sum the Disponer hereby acknowledges receipt and discharges the disponent;
DISPONEE:	LISA JANE COXON-TEMPORAL, residing at 56 Bevre Road, Armthorpe, DN3 2DW
SUBJECTS:	ALL and WHOLE that plot or area of land extending to 1453 square meters or thereby shown outlined in red and labelled "Plot 12" on the Plan which subjects form PART and PORTION of the subjects currently undergoing registration in the Land Register of Scotland under application number 24OAZ02498 and Title Number OAZ19974.
RETAINED PROPERTY	ALL and WHOLE the land near Newhouse Harray, Orkney, KW17 2LE currently undergoing registration in the Land Register of Scotland under application number 24OAZ02498 and Title Number OAZ19974 and that UNDER EXCEPTION always of the Subjects hereby disposed and all other parts previously disposed.
SCHEDULE	The schedule annexed and executed as relative hereto, which schedule is declared to form part of the dispositive clauses of this Disposition.
PLAN	The plan of the Subjects annexed and executed as relative hereto, which Plan is declared to form part of the dispositive clauses of this Disposition.
LOCATION PLAN	The location plan of the Subjects annexed and executed as relative hereto.
DATE OF ENTRY	10 th December 2024

The Disponer hereby disposes to the Disponee ALL and WHOLE the SUBJECTS; TOGETHER WITH (ONE) the servitude right contained in Part 1 of the Schedule; and (TWO) in so far as applicable the right to enforce the real burdens and others contained in Disposition by William Johnston Hourie in favour of B & L Builders (Orkney) Limited dated 4th July 2019 and currently undergoing registration in the Land Register of Scotland under Title Number OAZ15660; BUT ALWAYS WITH AND UNDER in so far as still valid and applicable the burdens, servitudes, conditions, declarations, reservations and others contained in (FIRST) said Disposition by William Johnston Hourie in favour of B & L Builders (Orkney) Limited dated and currently undergoing registration as aforesaid; (SECOND) Part 2 of the Schedule; and (THIRD) it being a real burden imposed on the Subjects and the Retained Property in favour of each other that all disputes shall be referred to an arbiter in terms of Part 3 of the Schedule; No application may be made to the Lands Tribunal for Scotland under section 90(1)(a)(i) of the Title Conditions (Scotland) Act 2003 in respect of the real burdens, conditions and servitudes set out in the Schedule for a period of five years after the registration of this disposition in the Land Register; With entry and vacant possession as at the date of entry; And the Disponer grants warrandice from its own facts and deeds only: IN WITNESS WHEREOF these presents consisting of this and the preceding page together with the Schedule, Plan and Location Plan are executed as follows:



Signature of Witness



Signature of Director of
MacGregor Land Group Ltd



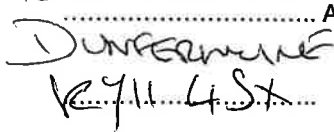
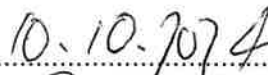
Name of Witness



Name of Director



Address of Witness

Date



Place

Location Plan

This is the plan referred to in the foregoing

Disposition by MACGREGOR LAND GROUP LTD In favour of LISA JANE COXON-TEMPORAL

Title: Orkney Site Plan

Job Number: 1023

Drawing Number: 102301

Date: 29th Oct 2024

Client: Lifestyle Land

150

100

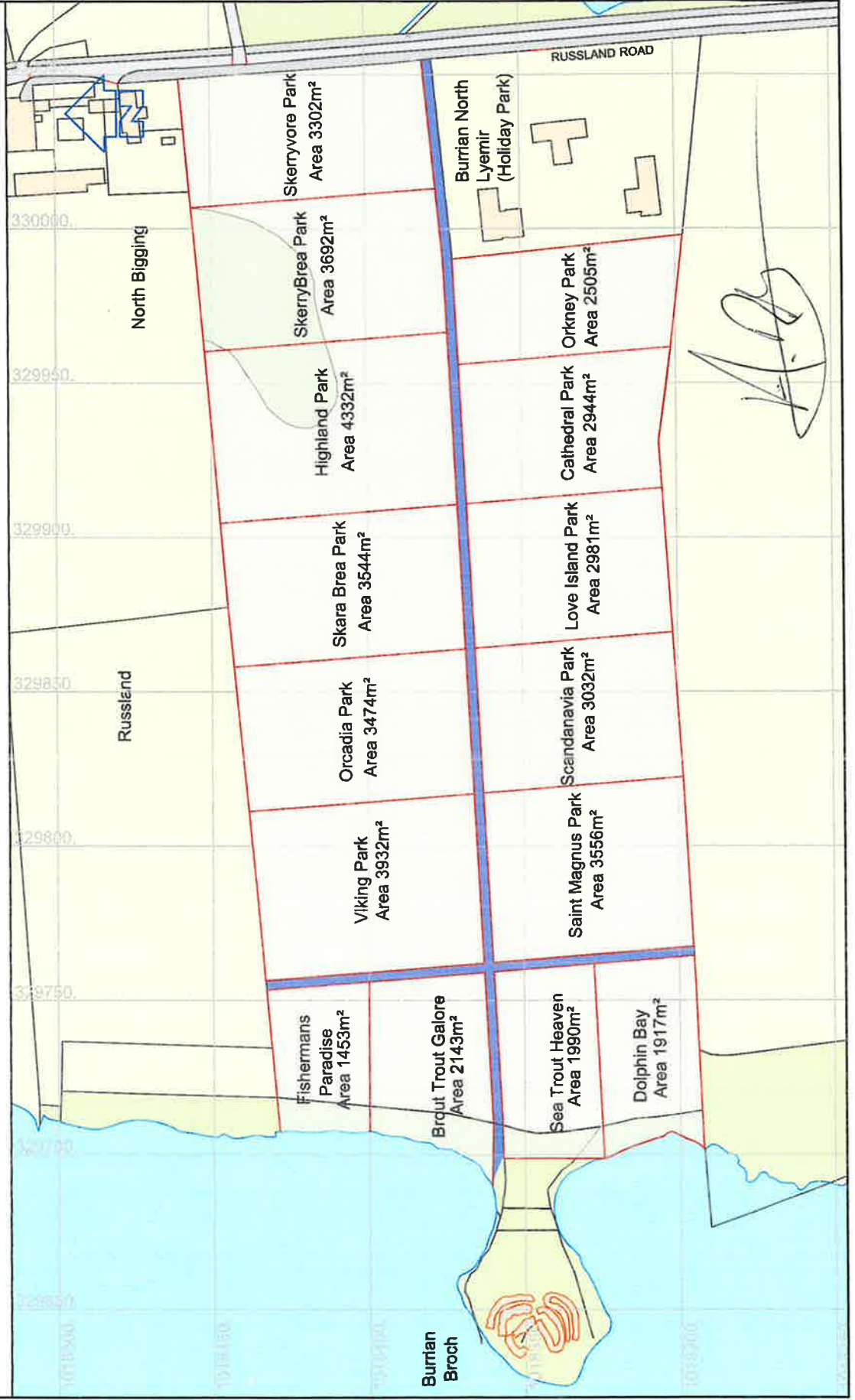
50

0

25

50

Scale 1:1250 @ A3



This is the plan referred to in the foregoing Disposition by
MACGREGOR LAND GROUP LTD in favour of LISA JANE COXON-TEMPORAL



Scale 1:1250 @ A3

Title: Orkney Plot 12
Job Number: 1023
Drawing Number: 102301.12
Date: 30th Oct 2024
Client: Lifestyle Land

