
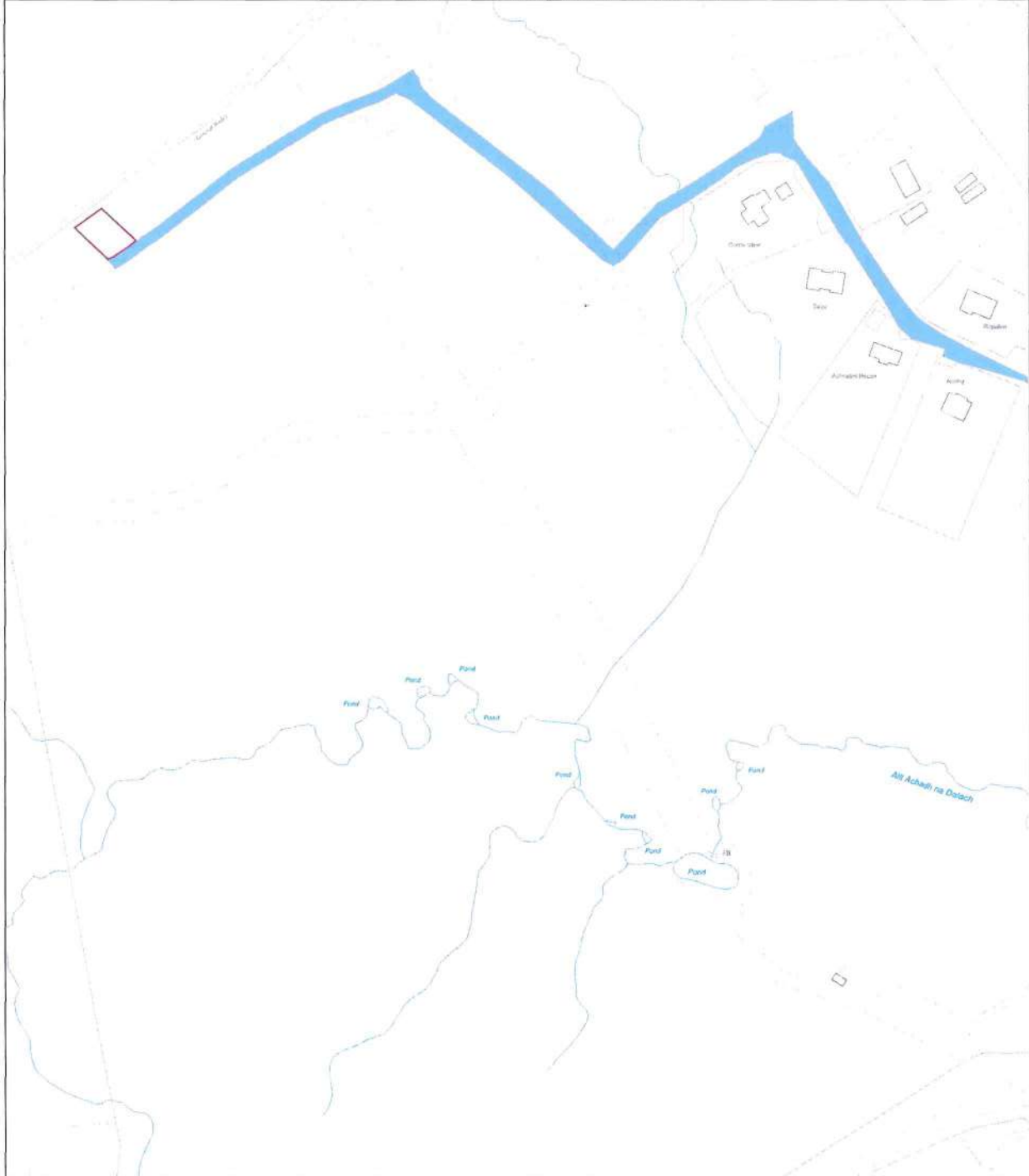
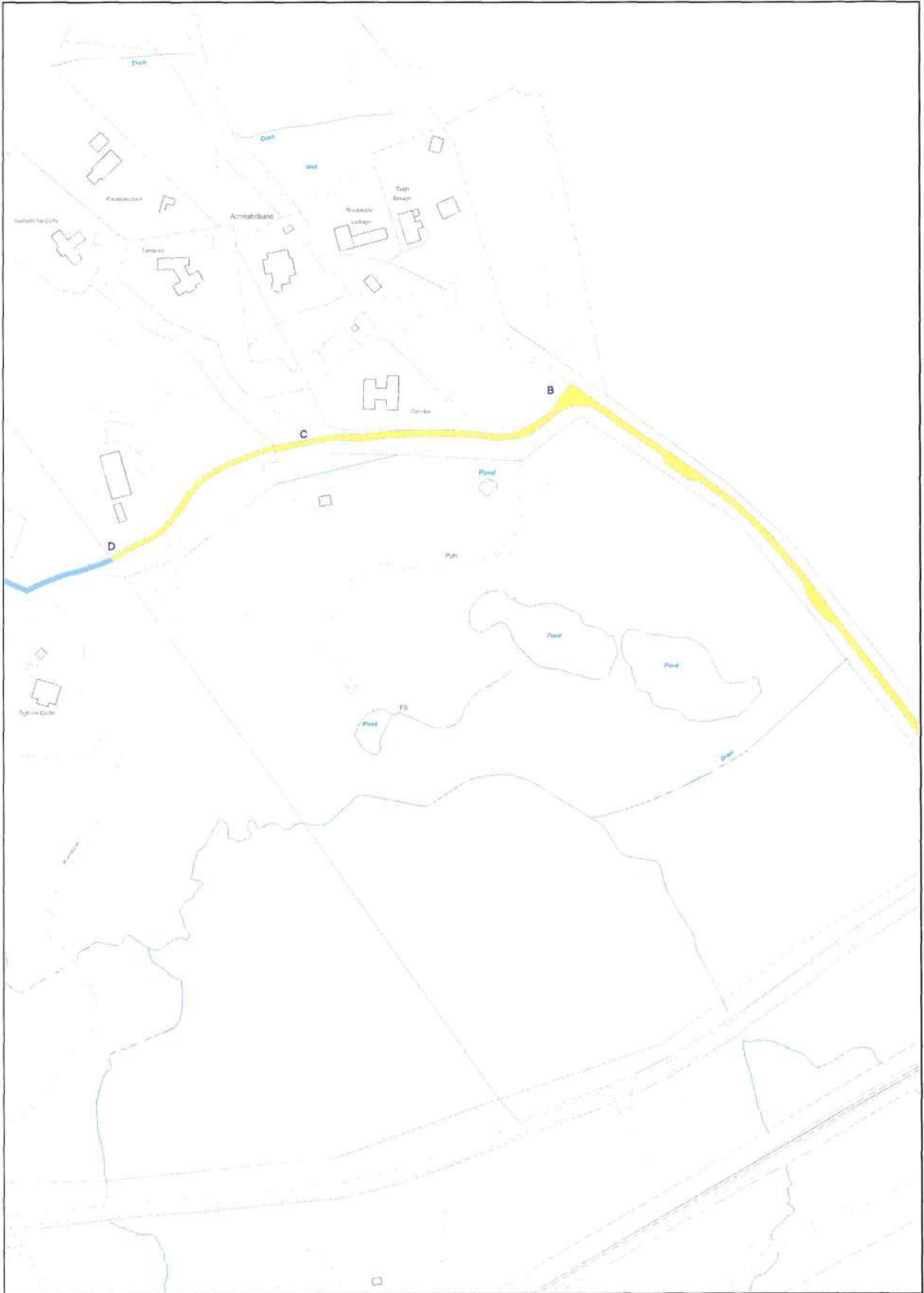
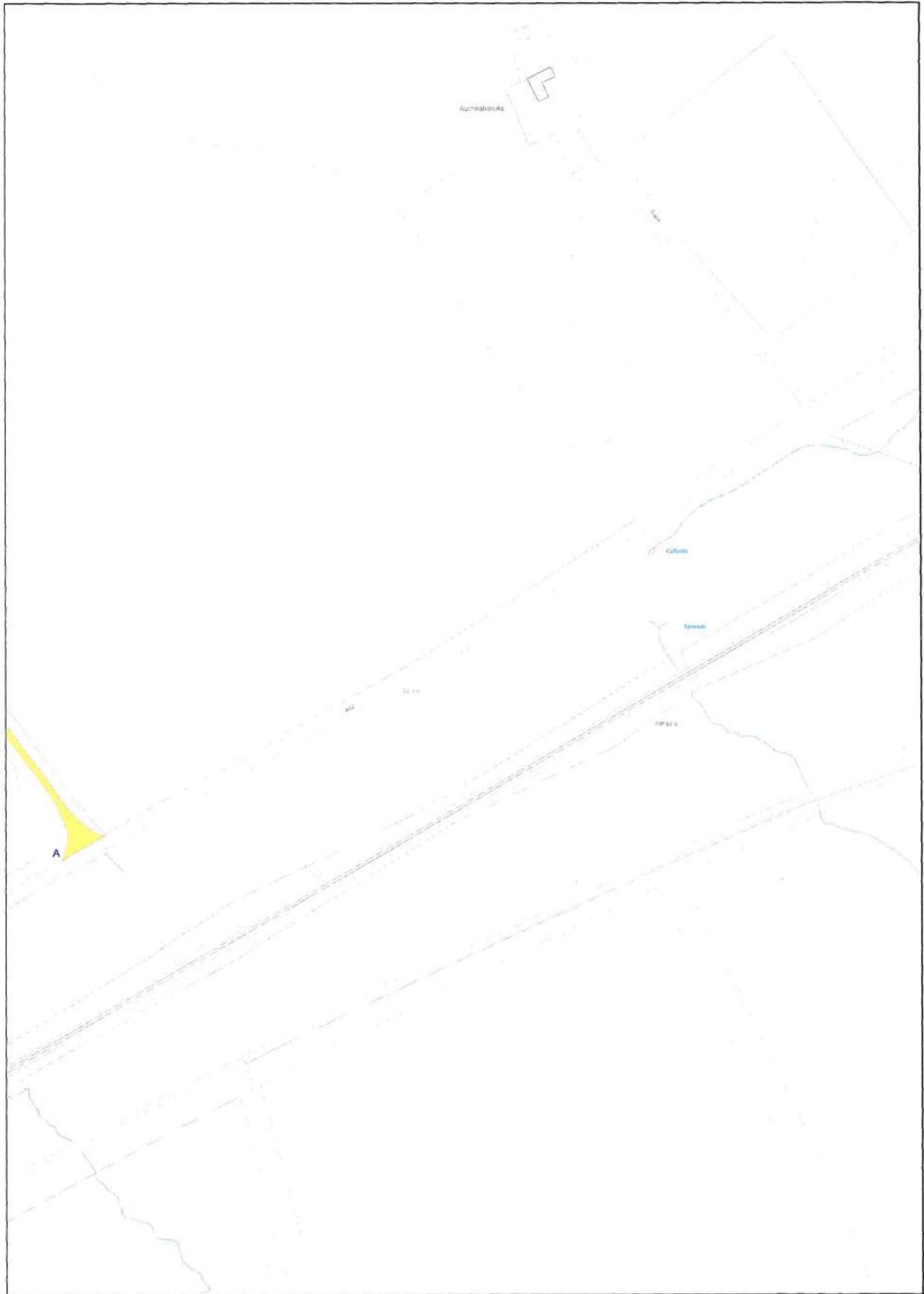


	Version date	TITLE NUMBER	
	03/02/2026	INV56014	
	BRITISH NATIONAL GRID EASTING/NORTHING		
	218972, 780931		Survey Scale 1:2500
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Title Information: INV56014

Search summary

Date/Time of search 27 May 2026 09:48:26

Transaction numbers SCO-26449115

User reference TOD/CL/TURVEY

Section A

Property

INV56014**Date of first registration** 28 Sep 2004**Date title sheet updated to** 17 Apr 2024**Hectarage Code** 0**Real Right** OWNERSHIP**Map Reference****Title Number** INV56014**Cadastral Unit** INV56014**Sasine Search****Property address** HIGHBRIDGE, ACHNABOBANE, SPEAN BRIDGE PH344EX**Description** Subjects cadastral unit INV56014 being HIGHBRIDGE, ACHNABOBANE, SPEAN BRIDGE PH34 4EX edged red on the cadastral map, together with the servitudes specified in the Dispositions in Entries 2 and 3 of the Burdens Section.

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Section B

Proprietorship

INV56014

JOHN HARRY TURVEY and CHARLIE STEWART TURVEY both 29 Lace Lane, Windsor Park, Buckingham, MK18 7RD equally between them.

Entry number	1
Date of registration	17 Apr 2024
Date of Entry	29 Sep 2023
Consideration	£9000

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Section C

Securities

INV56014

There are no entries.

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Section D

Burdens

INV56014

Number of Burdens: 4

Burden 1

Disposition by Domenico Felice Berardelli to James Thornbury Reynolds and Jean Margaret Reynolds and their executors, recorded G.R.S. (Inverness) 19 Jun. 1984, of 33 hectares of ground part of Great Glen Cattle Ranch, of which the subjects in this Title form part, contains the following burden:

My said disponees shall erect a stockproof fence around the whole of the subjects hereby disposed except to the extent that such a fence already exists which fence shall thereafter be maintained, repaired and renewed at the expense of my said disponees and their successors as proprietors of the subjects hereby disposed or myself and my successors as proprietors of the adjoining property being the party who requires such fencing for either the protection of their property or the free use and enjoyment of such property declaring that otherwise there shall be no obligation on either party to maintain such fencing.

Burden 2

Disposition by Alexander Ross MacGregor with consent of Aileen-Ann MacGregor as proprietor of the aftermentioned private access roadway to Deauville Limited and its assignees, registered 28 Sep 2004, of 33 hectares at Achnasol, Achnabobane, Spean Bridge under exceptions, of which the subjects in this title form part, contains the following servitude;

Together with a non exclusive servitude right of pedestrian and vehicular access over the existing access roadway leading from the A82 Fort William to Spean Bridge roadway to the subjects hereby disposed, the route of which is tinted yellow and lettered ABCD in blue on the cadastral map.

Burden 3

Disposition by Ben Nevis Landing Ltd to John Harry Turvey and Charlie Stewart Turvey and their assignees, registered 17 Apr 2024, of subjects extending to 319 square metres, Plot 9 Highbridge, Achnabobane, Spean Bridge being the subjects in this title ("Property"), contains the following servitudes and real burdens;

No Lands Tribunal Application

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 set out in Part 2 of the Schedule and the servitudes set out in Part 3 of the Schedule for a period of five years after the registration of this disposition in the Land Register of Scotland

Definitions

In this disposition:

"Benefited Property" means the Retained Property;

"Larger Property" means the subjects at Achnabobane, Spean Bridge registered under INV9349;

"Retained Property" means the Larger Property under exception of the Property and all areas previously disposed;

SCHEDULE

This is the Schedule referred to in the Disposition by Ben Nevis Landing Ltd in favour of John Harry Turvey and Charlie Stewart Turvey

Part 1

New Burdens

(Real Burdens affecting the Property)

The following real burdens are imposed on the Property in favour of the Retained Property

1. An obligation to repair any damage caused to the access route tinted blue on the cadastral map (the "Access Route") according to user.
2. A prohibition on improving or developing the Access Route without having first obtained the prior consent of (a) the owner for the time being of the Retained Property; (b) the relevant local authority; and (c) all other relevant authorities and agencies.
3. An obligation to meet any costs or liabilities incurred by the owner for the time being of the Retained Property in relation to any dispute arising as a result of the actions of the owner for the time being of the Property, including but not limited to any actions to improve or develop the Access Route in any way without the appropriate consents.
4. A prohibition on erecting a dwellinghouse, static caravan or similar fixed or permanent buildings on the Property, which would ordinarily be used for residential or rental accommodation without the prior written consent of the Proprietor of the Retained Property.
5. An obligation to erect fencing at the boundaries of the Property (except from that boundary which meets with the Access Route) at the proprietor of the Property's sole expense in so far as those boundaries are not already enclosed with fencing and that within three months of the Date of Entry being 29 Sep 2023 and thereafter the proprietor of the Property shall maintain, repair and where necessary renew the said fencing at their sole expense.

Part 2

New Servitudes

(Servitudes affecting the Retained Property)

The following servitudes are imposed on the Retained Property in favour of the Property:

1. A non-exclusive right of pedestrian and vehicular access to and egress from the Property over the Access Route.
2. A heritable and irredeemable servitude right of access for the installation, inspection, maintenance, repair and where necessary renewal of the fencing referred to in Part 1 of this Schedule, the proprietor of the Property being bound to make good all damage caused in the exercise of the foregoing right.
3. A heritable and irredeemable servitude right of tolerance and wayleave over the retained property in respect of all water pipes, electricity cables, drains, telephone cables and others passing over, under or through the retained property and leading to the disposed property all as currently required or may reasonably be required in the future to supply normal utility services to the disposed property, with a right of access thereto on all necessary occasions for the purpose of carrying out repairs, maintenance or renewal works to the said water pipes, electricity cables, drains, telephone cables and others on all necessary occasions, but that subject always to the us and our successors as proprietors of the disposed property being liable to make good all surface damage caused through such operations.

Burden 4

Explanatory Note:

The descriptions of the burdened and benefited properties in any deed registered in terms of sections 4 and 75 of the Title Conditions (Scotland) Act 2003 in this Title Sheet are correct as at the stated date of registration of such deed.

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ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the dwellinghouse known as and forming Highbridge, Achnabobane, Spean Bridge, being the whole subjects registered in the Land Register of Scotland under Title Number INV56014 (hereinafter referred to as "the Lot");

which subjects are exposed for sale by public Roup by John Turvey and Charlie Turvey (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. On or prior to the Date of Entry, in addition to the Price, the Purchaser will also have an obligation to pay the sum of £750 + VAT as a contribution towards the Seller's selling costs. No breakdown of these costs and fees shall be exhibited to the Purchaser or his/her/their agents. These additional costs shall be subject to the same conditions as payment of the Price as per the auction conditions.

4. The Seller's Solicitors are Freelands Solicitors Motherwell, ML1 1BW

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

Solicitors
Firm's Signature



Witness



Adhibited by
James Anderson Cowan MacDonald

Full Name
Courtney Lafferty

Address
36 Muir Street, Motherwell, ML1 1BW