

We, 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, being the registered proprietor of the subjects and others hereinafter disposed, in consideration of the price of £[PURCHASE PRICE] sterling paid to us by [BUYER'S COMPANY NAME], a Company incorporated under the Companies Acts (Company Number [BUYER'S COMPANY NUMBER]) and having its Registered Office at [BUYER'S REGISTERED ADDRESS] (hereinafter referred to as the "Disponee"), of which price we hereby acknowledge receipt, do hereby DISPONE to and in favour of the said [BUYER'S COMPANY NAME] and to its assignees whomsoever, heritably and irredeemably, ALL and WHOLE Plot 1 shown delineated in red on the plan annexed and signed as relative hereto, forming part and portion of the subjects registered in the Land Register of Scotland under Title Number AYR62656; TOGETHER WITH a servitude right of pedestrian and vehicular access at all times and for all usual residential and domestic purposes over the roadway leading from Wilson Street known as Wilson Place; RESERVING ALWAYS to the Disponer, as proprietor of the retained subjects remaining under the said Title Number AYR62656, a right to pass and repass on foot and with vehicles over the subjects hereby disposed, but only insofar as reasonably necessary for the inspection, maintenance, repair, renewal and replacement of any boundary features, drains, pipes, cables, wires, services or other apparatus serving the retained subjects; WITH ENTRY as at [DATE OF ENTRY]; And the said SAFE AS HOUSES SCOT LTD grants warrandice against its own facts and deeds only: IN WITNESS WHEREOF these presents are executed as follows:

Date of signing
Place of signing
Printed Name
Signature of Director (Safe as Houses Scot Ltd)

Signature of witness
Full name of witness
Address of witness
.....
Occupation of witness.....

Plot 1 forming part and portion of Title Number AYR62656

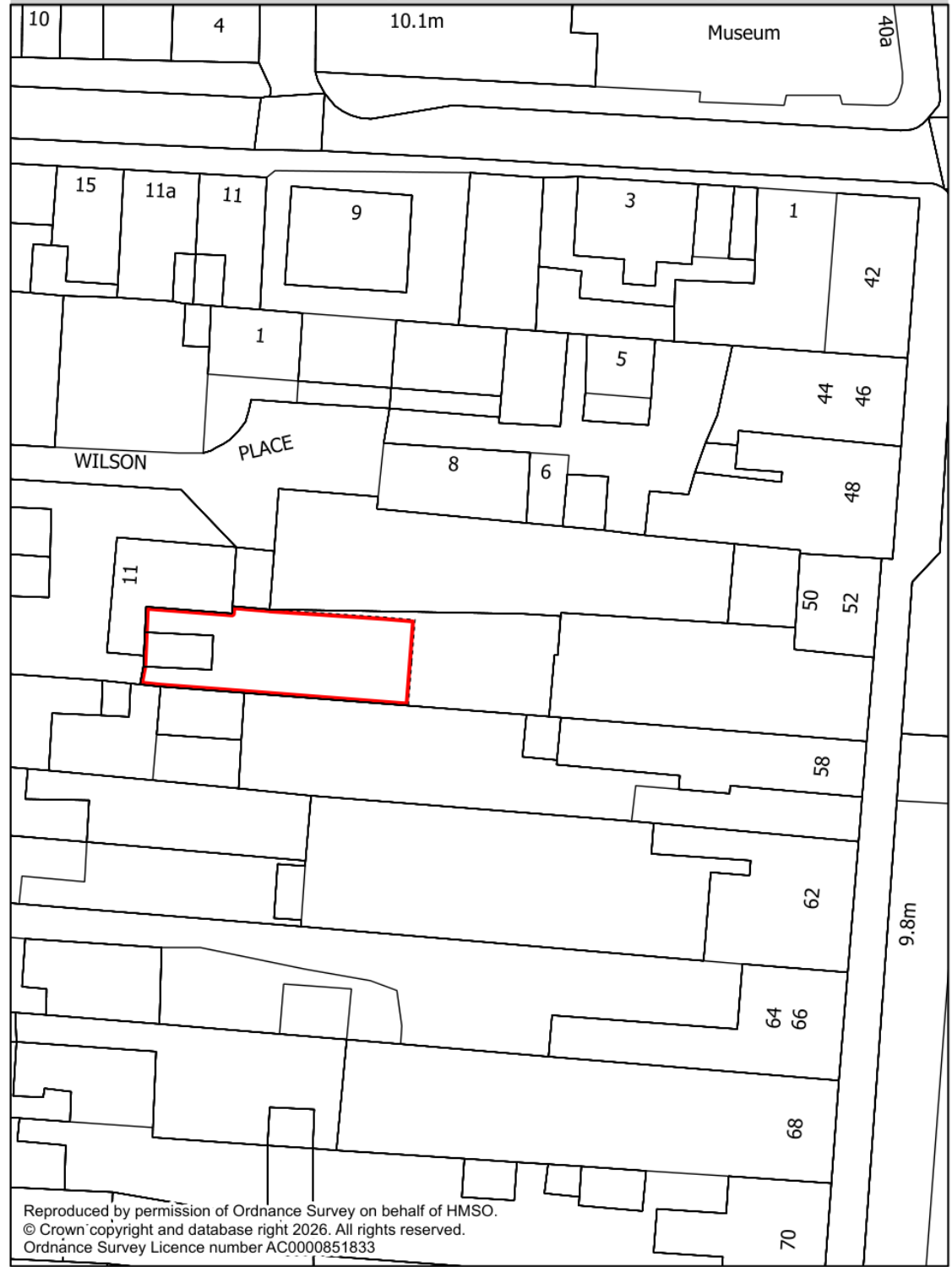
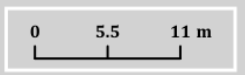
Millar & Bryce 54, Dalrymple Street, Girvan, KA26 9BT



Reference: **1498252/CN**
Version: **3.1**
Date: **April 2026**

Co-ordinates at Centre:
Easting: **218526E**
Northing: **597887N**

Scale: **1:500**
Paper Size: **A4**



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Co-ordinates at Centre:

Easting: **218526E**

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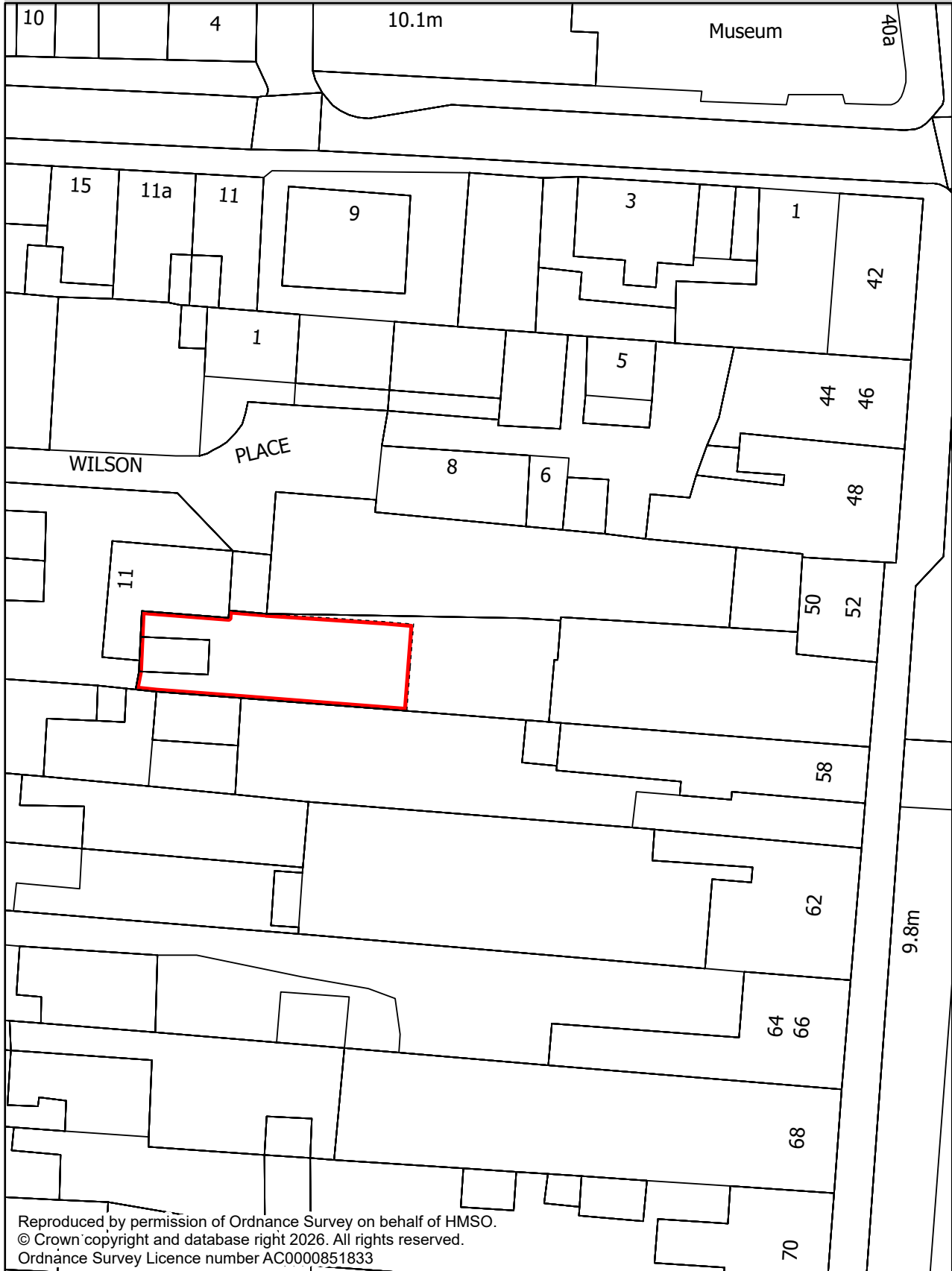
Scale:

1:500

Paper Size:

A4

0 5.5 11 m





LAND REGISTER
OF SCOTLAND

Officer's ID / Date

9995
11/3/2010

TITLE NUMBER

AYR62656



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

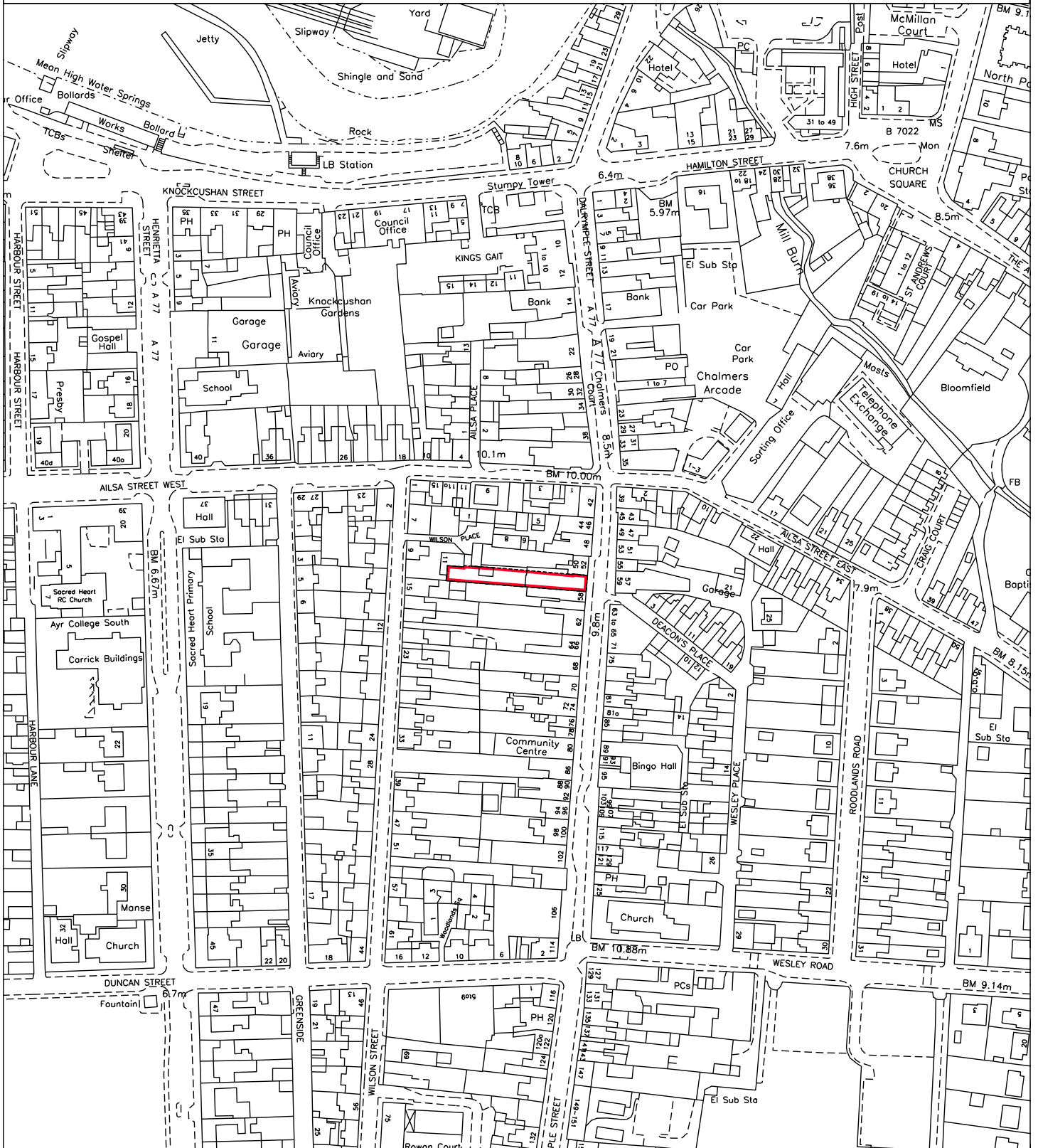
140m

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

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.

DATE OF
REGISTRATION
11 MAR 2026

CONSIDERATION



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

ARTICLES OF ROUP

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

Plot to rear of 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** _____

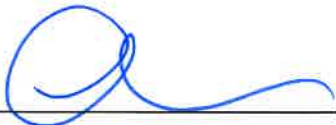
or such other date as may be agreed between the Seller and the Purchaser when the balance of the purchase price shall be paid notwithstanding that a Disposition or Assignment is not available for delivery to the Purchaser in exchange for the purchase price. By accepting payment the Seller will come under 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



Adhibited by

AMY JIRLOPOJUS

Witness



Full Name

Harris Shepheard

Address

13 Granville St, Glasgo,

G3 7EL

SPECIAL CONDITIONS OF SALE

Plot to the rear of 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 Flat, (1st & 2nd 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 Flat, (1st & 2nd 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.....

Date.....1/05/26.....