



Version date

05/09/2024

TITLE NUMBER

AYR131632



BRITISH NATIONAL GRID
EASTING/NORTHING

100m

255816, 637423

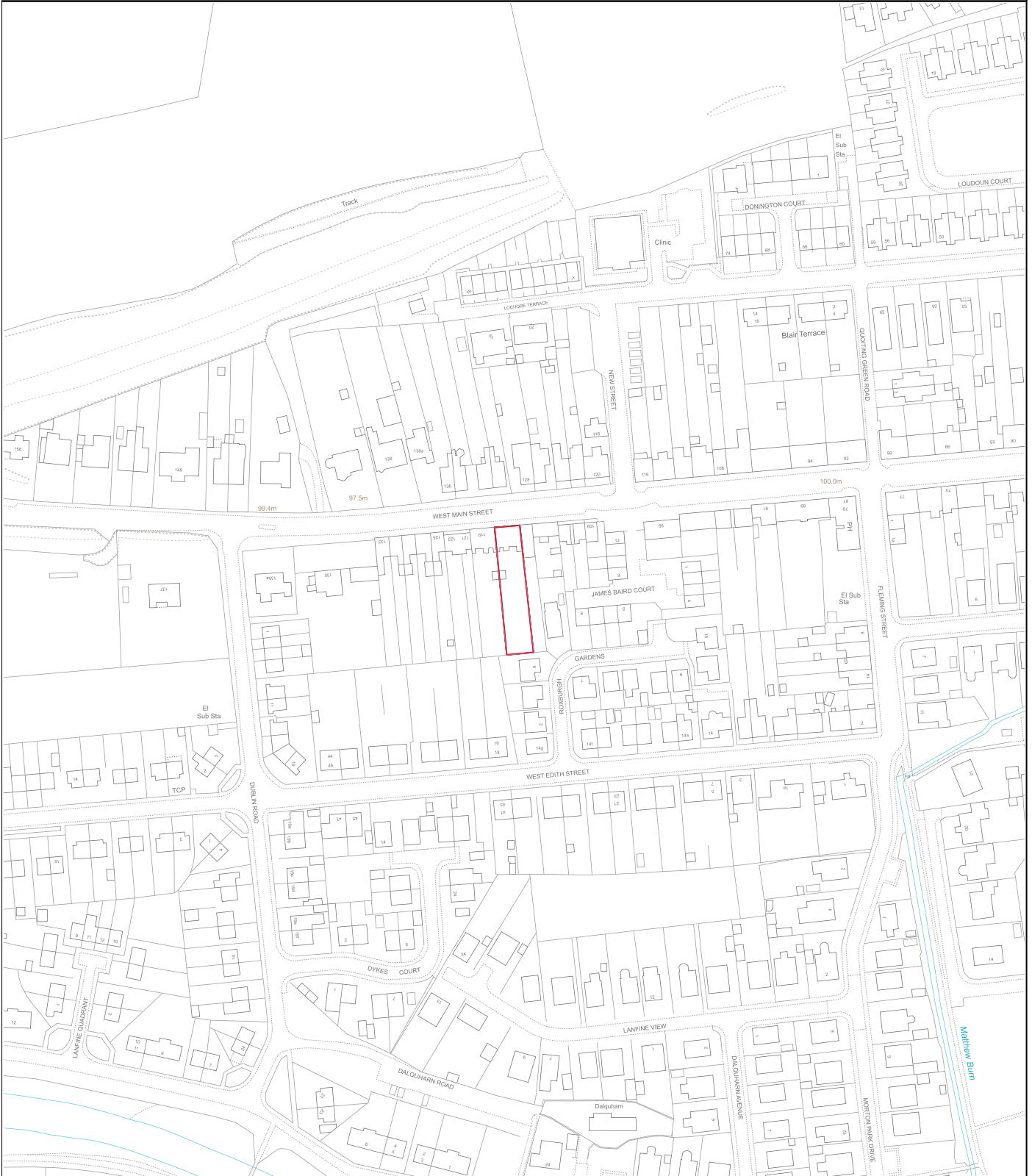
Survey Scale

1:2500

Print Scale

1:2500 @ A4

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Version date

Additional Cadastral Map View/Supplementary Data

05/09/2024

AYR131632-1



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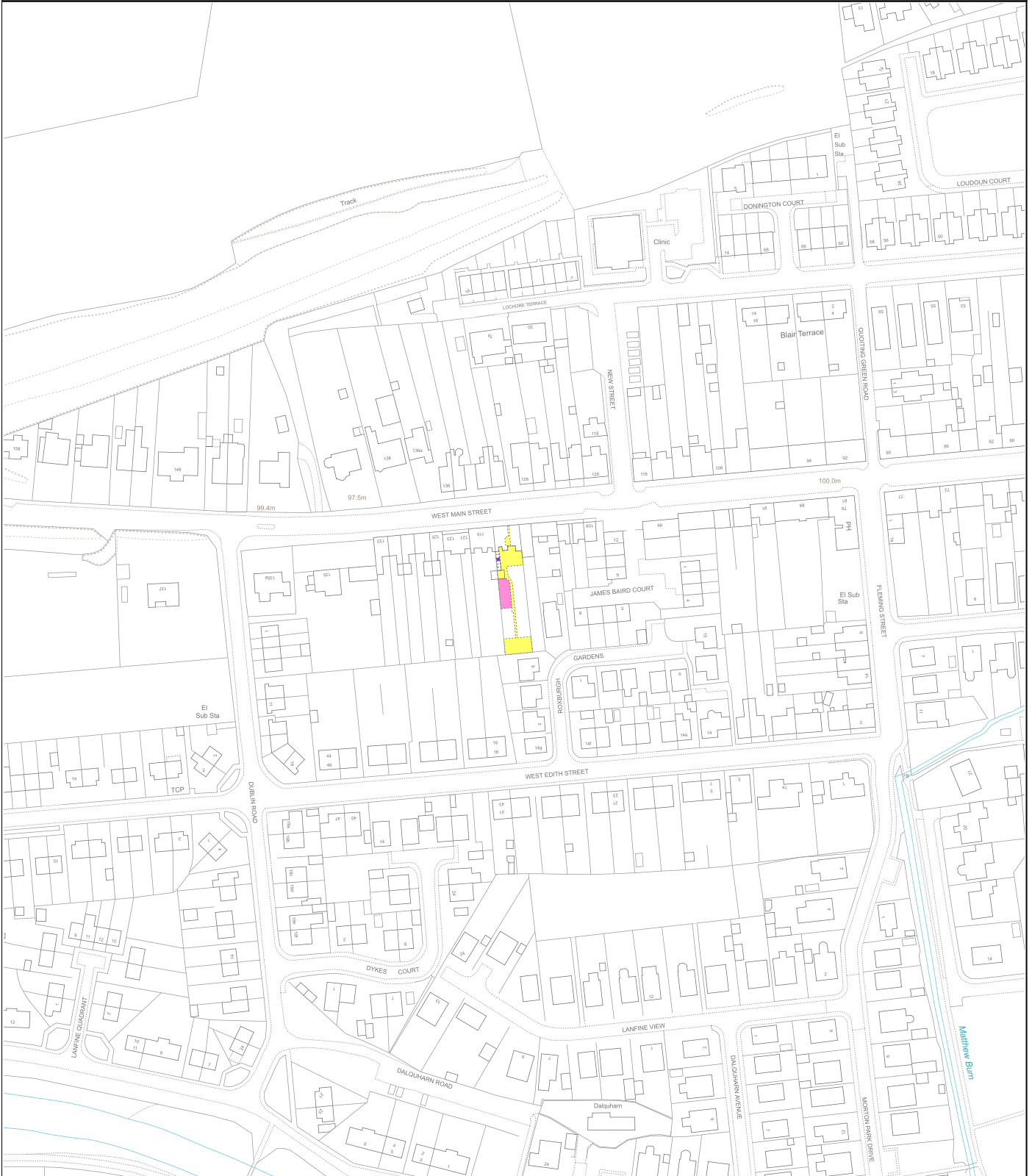
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TITLE NUMBER AYR131632

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
17 NOV 2022

DATE TITLE SHEET UPDATED TO
17 NOV 2022

REAL RIGHT
OWNERSHIP

DESCRIPTION

Subjects part of cadastral unit AYR131632 edged red on the cadastral map being 117D, WEST MAIN STREET, DARVEL KA17 0HA being the westmost house on the first flat above the ground or street flat tinted blue on supplementary data 2 of the tenement 117 WEST MAIN STREET with the garden ground and coal house tinted pink and mauve respectively on supplementary data 1; Together with (First) an equal pro indiviso right in common with the proprietors of the remaining houses on the said first flat to the water closet compartment (but excluding the solum thereof) situated on the said first flat with the said water closet tinted mauve on said supplementary data 2, (Second) an equal pro indiviso right in common with the proprietors of remaining dwellinghouses in the said tenement to (a) the solum on which the said tenement is erected, (b) the foundations, the external walls (including gable walls) the roof, chimney stalks, (but not the chimney cans which shall belong to and be upheld and maintained by the proprietors of the dwellinghouses which they respectively serve), the hatchway to the roof, the common close or entry and stairs, the common backyard, common paths, the common drying green and the common washhouse and the solum thereof, all as the said common close or entry and stairs, common backyard, common paths, common drying green and common washhouse are tinted yellow on the said supplementary data 1 and 2, (c) the common supply and disposal pipes, gas pipes, electric cables and wires, the common conductors and fittings and fixtures connected therewith so far as for common use; Together also with the right of access when required to the chimney stalks and roof of said tenement for the purpose of cleaning vents and for all other necessary purposes, and to the sewers, drains, main water, gas



TITLE NUMBER AYR131632

A 2

A. PROPERTY SECTION

and other supply pipes and transmitters, electric cables, rhone and conductors as far as mutual and to all other common parts of said tenement at all reasonable times for the purpose of maintaining, repairing and if necessary renewing any part of the subjects hereby disponded on condition only of restoring any damage thereby caused.



LAND REGISTER OF SCOTLAND



TITLE NUMBER AYR131632

B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

1 AMPG LIMITED incorporated under the Companies Acts, (Company Number 07135556), and having its Registered Office at Unit 9 South Fens Business Centre, Fenton Way, Chatteris, Cambridgeshire PE16 6TT.

**DATE OF
REGISTRATION**
17 NOV 2022

CONSIDERATION
£17,500

DATE OF ENTRY
16 NOV 2022



LAND REGISTER OF SCOTLAND



TITLE NUMBER AYR131632

C 1

C. SECURITIES SECTION

ENTRY NO	SPECIFICATION	DATE OF REGISTRATION
1	Standard Security by JOHN DALZIEL 9 Turnberry Drive, Kilmarnock, KA1 4LJ to T.S.B. Scotland PLC, having their Registered Office at Henry Duncan House, 120 George Street, Edinburgh, recorded G.R.S. (Ayr) 20 Apr. 1988.	



D. BURDENS SECTION

ENTRY NO

SPECIFICATION

- 1 Instrument of Sasine, recorded P.R.S. (Ayr) 28 Dec. 1798, on Disposition by Countess of Loudoun to William Connell, and his heirs and assignees, of 28 falls 32 ells of land, contains the following burdens:

The said William Connell and his foresaids should be bound and obliged to build a steading of houses upon the northend of the property thereby feued in a line with the houses built or to be built by the feuars upon the east and west sides thereof which houses should be fifty four feet in front and extend in their dimensions to fourteen feet at least of width within the walls and seven feet in height in the side walls above the surface.

- 2 Disposition by Trustee of Alexander Mair to Margaret Weldon Peden and her executors and assignees, recorded G.R.S. (Ayr) 11 Apr. 1956, of westmost house on the first flat above ground or street of the tenement 117 West Main Street, Darvel, being the subjects in this Title, contains the following burdens:

(First) an equal one-half share along with the proprietor of the westmost house on the first flat above the street or ground flat of said tenement of maintaining the water closet compartment and fittings therein situated on the said first flat above street or ground flat;

(Second) an equal one-fourth share along with the proprietor or proprietors for of the three remaining dwellinghouses in said tenement of maintaining (a) the foundations, external walls (including gable walls) the roof, chimney stalks, (but not the chimney cans), the hatchway to the roof, the common close or entry and stair, the common supply and disposal pipes, gas pipes, electric cables and wires, the common conductors and fittings and fixtures connected therewith, so far as for common use, (b) the common backyard and common paths, the common drying green and the common washhouse, and (c) the whole other rights common and mutual to the proprietors of the said



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

tenement; and declaring further with regard to the obligations contained in the immediately preceding clause (Second) that a majority of the proprietors interested (counting one vote for each house) shall be entitled to appoint a factor for said tenement and to decide as to what repairs are necessary and to have such repairs carried out and to recover his, her or their proportion thereof and also of the remuneration of said factor from each of the other proprietors interested;

(Third) the said disponee and her foresaids as proprietor and proprietors of the subjects hereby disposed shall be bound to insure the subjects hereby disposed against loss by fire with a reputable Insurance Company for not less than One hundred and fifty pounds and to exhibit to me the premium receipts if and when called upon to do so, I as Trustee foresaid being similarly bound to insure the remainder of the said tenement against loss by fire with a reputable Insurance Company for not less than One thousand five hundred pounds and to exhibit the premium receipts if and when called on to do so to the said disponee and her foresaid; and

(Fourth) Declaring that the subjects and others hereby disposed shall be used solely as a dwellinghouse and for no other purpose whatever; And I bind and oblige myself and my successors to incorporate similar conditions mutatis mutandis in all Dispositions and Conveyances which may be granted by me of the remainder of the said tenement or any part thereof.

ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the dwellinghouse known as and forming 117D West Main Street, Darvel being the whole subjects registered in the Land Register of Scotland under Title Number AYR131632 (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

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. 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**

Witness



**Full Name
Courtney Lafferty**

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