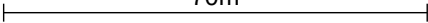
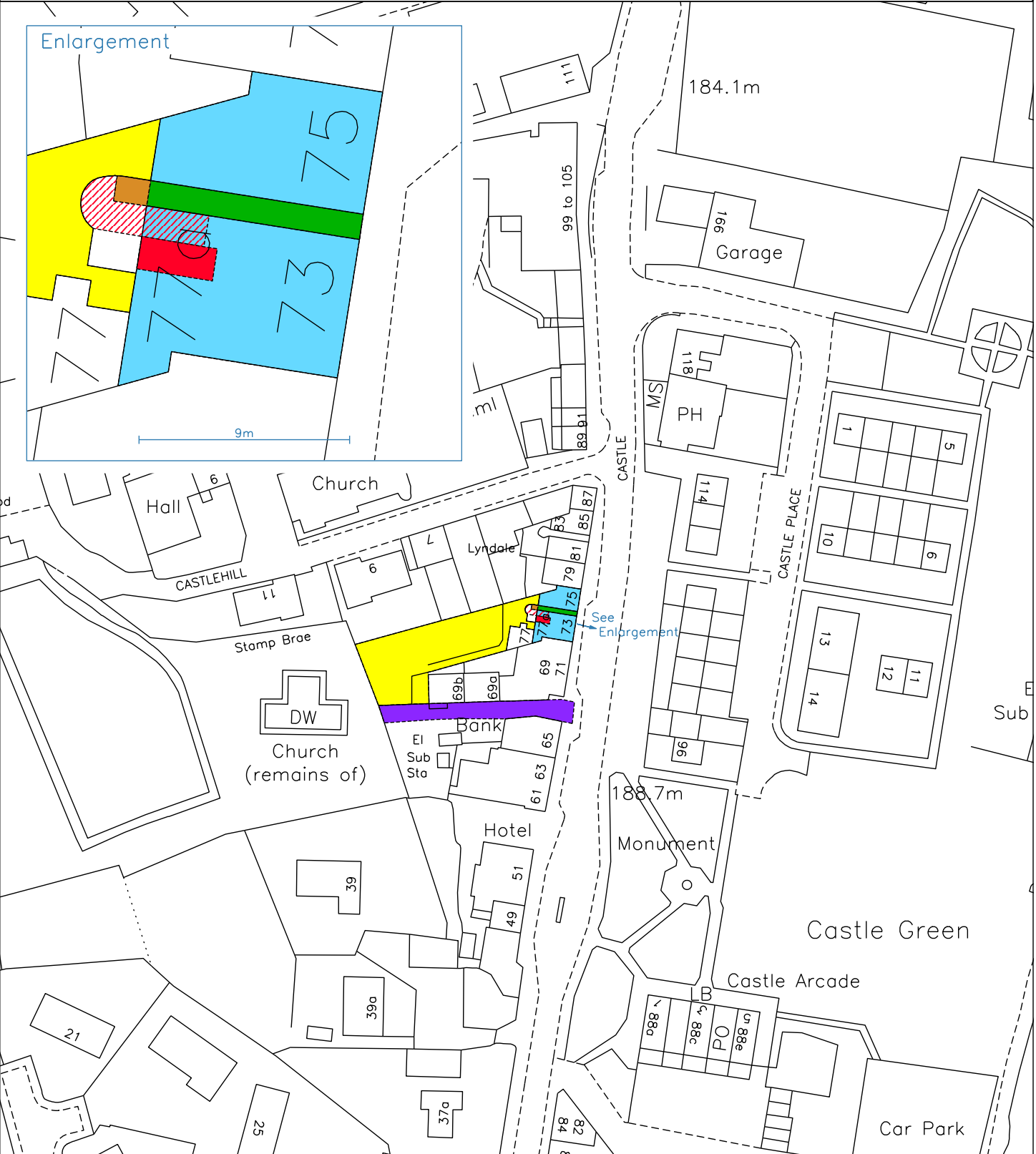


 LAND REGISTER OF SCOTLAND	Officer's ID / Date 2219 11/10/2010	TITLE NUMBER AYR86251
	 ORDNANCE SURVEY NATIONAL GRID REFERENCE NS6113 NS61SW	 Survey Scale 1/2500

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TITLE NUMBER AYR86251

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
05 MAR 2009

DATE TITLE SHEET UPDATED TO
13 FEB 2023

REAL RIGHT
TENANCY

DESCRIPTION

Subjects 77A, THE CASTLE, NEW CUMNOCK, CUMNOCK KA18 4AG being the second floor house and landing all tinted blue and green on the Title Plan with private stairway on the first floor tinted red of the Tenement 73 to 77 (odd numbers) The Castle. Together with (One) a common right of property along with the proprietors of the two first floor dwellinghouses of the said tenement known as and forming 73A and 75A The Castle, New Cumnock in and to (a) the stairway and first floor landing hatched red on the said Plan and (b) all other parts of the said tenement so far as common to and/or serving only the second floor dwellinghouse and the two first floor dwellinghouses, (Two) a common right of property along with the proprietors of the other five dwellinghouses of the said tenement in and to (a) the solum of the ground on which the said tenement is erected, (b) the internal passageway tinted green and brown on said Plan, (c) the foundations, external walls including gable walls and roof of the said tenement, the chimney stacks (but not the chimney cans these being the sole property of the proprietors of the dwellinghouses which they serve) and the common drains, sewers, main water, gas electricity and other supply and disposal pipes, wires, mains, rones, conductors and transmitters, (d) all other parts of the said tenement so far as common to and/or serving the six dwellinghouses therein and (e) the ground at the rear of the said tenement tinted yellow on the said Plan.



LAND REGISTER OF SCOTLAND



TITLE NUMBER AYR86251

A 2

A. PROPERTY SECTION

SHORT PARTICULARS OF THE LEASES UNDER WHICH THE ABOVE SUBJECTS ARE HELD

Parties	Date of Recording or Registration	Term
Hugh Logan to Hugh McCrone	P.R.S. (Ayrshire) 18 SEP 1869	for 999 years from Martinmas 1774
Hugh Logan to John Hoat	G.R.S. (Ayr) 11 AUG 1913	for 999 years from Martinmas 1779



LAND REGISTER OF SCOTLAND



TITLE NUMBER AYR86251

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
South Fens Business Centre,
Fenton Way, Chatteris, PE16
6TT.

DATE OF
REGISTRATION
29 NOV 2022

CONSIDERATION
£22,000

DATE OF ENTRY
25 NOV 2022



LAND REGISTER OF SCOTLAND



TITLE NUMBER AYR86251

C 1

C. SECURITIES SECTION

ENTRY
NO

SPECIFICATION

DATE OF
REGISTRATION

No Entry



TITLE NUMBER AYR86251

D 1

D. BURDENS SECTION

ENTRY NO

SPECIFICATION

- 1 Lease (1) referred to in the Property Section, by Hugh Logan to Hugh McCrone and his heirs and assignees, docqueted with reference to Notarial Instrument of Robert Crawford, recorded P.R.S. (Ayr) 18 Sep. 1869, of 17 falls of ground, contains the following burdens:

The said Hugh McCrone binds and obliges him, his heirs, executors and successors whatsoever to content and pay yearly to the said Hugh Logan his heirs executors or assignees the sum of three shillings and six pence half penny sterling yearly being at the rate of thirty shillings sterling per Scots acre beginning the first year's payment at the term of Martinmas next to come and so furth yearly thereafter at the said term of Martinmas during the currency of this present Tack and further to advance and pay Cess and other public burdens in proportion to two pounds Scots of yearly valuation laid on the said lands and to post discharges thereof yearly without getting any allowance or deduction for the same. As also the said Hugh McCrone binds and obliges him his heirs assignees or singular successors the first year of their entry to the said possession shall pay one reall year's rent of the subject in the same way as is used in feu holdings. And further the said Hugh McCrone obliges him and his foresaids to uphold and keep in good order the present house or houses that may be built on the said possession. Likewise the ground enclosed during this Tack and leave them sufficient at the expiry thereof.

- 2 Lease (2) referred to in the Property Section, by Hugh Logan to John Hoat and his heirs and assignees, docqueted with reference to Notarial Instrument of James Brown, recorded G.R.S. (Ayr) 11 Aug. 1913, of 15 falls of ground, contains the following burdens:

The said John Hoat binds and obliges him his heirs executors and successors whatsoever to content and pay to the said Hugh Logan his heirs executors or assignees the sum of three



TITLE NUMBER AYR86251

D 2

D. BURDENS SECTION

ENTRY NO

SPECIFICATION

shillings and six pence sterling money being at the rate of one pound ten shillings sterling per Scots acre beginning the first years payment thereof at the term of Martinmas seventeen hundred and eighty and so firth yearly thereafter during the currency of this Tack and further to pay less and other public burdens in proportion to four pound Scots of yearly valuation laid on the lands without getting any deduction or allowance therefore also the said John Hoat binds and obliges him that his heirs the first year of their entry to the said subject shall pay one eall years rent of the subject as is used in Feu holdings and further the said John Hoat obliges him and his foresaids to uphold and keep in good order during this Tack the xxxx houses built and to be built upon the said lands hereby sell and leave them at the expiration thereof and sufficient tenantable condition as also the dyke enclosing the same in a sufficient fenceable condition and it is hereby specially provided and stipulated that notwithstanding power is given to the said John Hoat to assign and subsett yet it shall not be in the power of him or his foresaids to bring in any person to leave upon the premises except by the previous consent of the said Hugh Logan or his foresaids as also if any person be brought in and shall thereafter become a bad neighbour or a vicious person on the same being declared to the said Hugh Logan or his foresaids forty days before Whitsunday the said John Hoat is hereby bound to remove him or her at the first term of Whitsunday thereafter which severall stipulations the said John Hoat obliges him and his foresaids to fulfill under the pain of irritancy the said Tack and both party's binds and obliges him and their foresaids implement promises to each other under the penalty Ten Pound Sterling to payed by the party to the party observer or willing to observe by and altour performance

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TITLE NUMBER AYR86251

D 3

D. BURDENS SECTION

ENTRY NO

SPECIFICATION

- 3 Assignment of Lease in Entries 1 and 2, but only to the extent of the subjects in this Title, by Seaford Developments Limited to Isabella Jean Donnachie and another and their assignees, recorded G.R.S. (Ayr) 24 Jul. 1992, contains the following burdens:

Together with so far as we can competently grant the same, a right of access to and egress from the car park at the rear of the tenement of dwellinghouses forming 73, 75 and 77 The Castle, New Cumnock for pedestrian and vehicular purposes by and over the access lane tinted mauve on the Title Plan;

(Primo) Our said assignees and their successors as proprietors of the subjects hereby assigned shall be bound to uphold and maintain jointly and at equal expense with us and our successors as proprietors of the two first floor dwellinghouse of the said tenement forming 73A and 75A The Castle, New Cumnock (a) the common stairway and first floor landing hatched red on the said Plan, the walls and ceiling enclosing the same and the fittings connected therewith, and (b) all other parts of the tenement so far as common to and/or serving only the second floor dwellinghouse and the two first floor dwellinghouses, and (Secundo) our said assignees and their foresaids shall be bound to uphold and maintain jointly and at equal expense with us and our successors as proprietors of the other five dwellinghouses of the said tenement (a) the solum thereof, (b) the internal passageway tinted green and brown on the said Plan, (c) the foundations, external walls including gable walls and roof of the said tenement, the chimney stacks and the common drains, sewers, main water, gas, electricity and other supply and disposal pipes, wires, mains, rones, conductors and transmitters, (d) all other parts of the said tenement so far as common to and/or serving the six dwellinghouses therein, (e) the common ground at the rear of the said tenement tinted yellow on the said Plan; declaring with regard to the said common obligations under (Primo) and



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D 4

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

(Secundo) that a majority of the proprietors interested in counting one vote for each dwellinghouse shall be entitled to decide what repairs are necessary, to have such repairs carried out and to recover his, her or their proportions thereof from each of the other proprietors interested. And we bind ourselves and our successors as proprietors of the other five dwellinghouses of the said tenement to incorporate similar burdens, conditions and others mutatis mutandis in all future assignments granted by us and them of such dwellinghouses or any part thereof and to take the purchasers bound in similar obligations mutatis mutandis.

ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the dwellinghouse known as and forming 77A The Castle, New Cumnock, being the whole subjects registered in the Land Register of Scotland under Title Number AYR86251 (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 Freeland's 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