

ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE Croft at 8 and 9 Aultgrishan, Gairloch, Rosshire, IV21 2DZ all as is shown outlined in yellow on the plan annexed and executed as relative hereto

(hereinafter referred to as "the Lot");

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

Calum Mackenzie (hereinafter called "the Seller")

and that within the

5 South Charlotte Street, Edinburgh EH2 4AN upon

Two Thousand and

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 five working days after the Crofting Register has been updated to show the Proposed Assignee as tenant of the croft when the balance of the purchase price shall be paid, there will be no Disposition or Assignment due to be delivered given that this is the sale of a Croft and all reference to the delivery of a Disposition or Assignment contained within the legal pack or auction terms and conditions shall be delete.
3. The Seller's Solicitors are Freelands, 36 Muir Street, Motherwell, ML1 1BW
4. The Auctioneers are **Braveheart Auctions Ltd.**
5. This sale is conditional upon the consent of the Crofting Commission to an application by the Assignor under s. 8 and s. 58A of the Crofters (Scotland) Act 1993 to assign the tenancy of the croft to the Proposed Assignee.
6. The Purchaser shall cooperate to prepare and execute the necessary application form. The Assignor shall lodge the same with the Crofting Commission within 5 Business Days of the conclusion of any contract to follow hereon.
7. The Purchaser will use all reasonable endeavours to ensure that the application is approved by the Crofting Commission and the Assignor will keep the Proposed Assignee updated at regular intervals as to the progress of the Application.
5. The Purchaser must meet all of the requirements of the Crofting Commission and provide all paperwork required by the Crofting Commission within 3 working days of any such request to allow them to come to their decision as to whether the sale can proceed.

6. In the event that The Crofting Commission do not approve the sale to the Purchaser then both the seller and the purchaser shall be entitled to resile from the contract without penalty being due to or by either party
7. On or before the Date of Entry, in addition to the Purchase price, the Purchaser shall have an obligation to pay the sum of ONE THOUSAND FIVE HUNDRED POUNDS plus VAT as a contribution to the Seller's Legal Fees and outlays. No breakdown of these fees shall be issued to the Purchaser of his/her/their agents.

Solicitors
Firm's Signature



Adhibited by

JAMES ANDERSON COWAN MACDONALD.

Witness



Full Name

LEWIS CRAIG McMAHON LONGMUIR

Address

36 MUIR STREET,

MOTHERWELL, ML7 1BW



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REGISTER OF NEWLANDS - CROFTING REGISTER

2020



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Common Grazing/Hunting Registration Schedule IV.3

Name of Croft: 4 Aultgrishan (share), Aultgrishan, Gairloch
 Tenant Name: Mr Rodrick John Bippett
 Tenant Designation: Braeburn, 4 Aultgrishan, Melvaig, Gairloch IV21 2DY
 Owner Occupier Name: none
 Owner Occupier Designation: none

Name of Croft: 5 Aultgrishan (share), Aultgrishan, Gairloch
 Tenant Name: Mr Kenneth John Macpherson
 Tenant Designation: 5 Clifton, Poolewa, Achnasheen IV22 2JU
 Owner Occupier Name: none
 Owner Occupier Designation: none

Name of Croft: 6 Aultgrishan, Aultgrishan, Gairloch
 Tenant Name: Mr John Urquhart
 Tenant Designation: 14 Aultgrishan, Gairloch IV21 2DZ
 Owner Occupier Name: none
 Owner Occupier Designation: none

Name of Croft: 7 Aultgrishan (share), Aultgrishan, Gairloch
 Tenant Name: Mrs Isabel Stewart
 Tenant Designation: The Sithean, Fasach, Gairloch IV21 2DB
 Owner Occupier Name: none
 Owner Occupier Designation: none

Name of Croft: 8 & 9 Aultgrishan, Aultgrishan, Gairloch
 Tenant Name: Mr Calum John Mackenzie
 Tenant Designation: 19 Aultgrishan, Melvaig, Gairloch IV21 2DZ
 Owner Occupier Name: none
 Owner Occupier Designation: none

Name of Croft: 10 Aultgrishan (share), Aultgrishan, Gairloch
 Tenant Name: Miss Mairi Ann MacLennan
 Tenant Designation: Stonecroft Cottage, Scabwell Farm, Muir of Ord, Ross-shire IV6 7QG
 Owner Occupier Name: none
 Owner Occupier Designation: none

Name of Croft: 11 Aultgrishan, Aultgrishan, Gairloch
 Tenant Name: Miss Catriona J Macrae
 Tenant Designation: The Old Post Office, Aultgrishan, Melvaig, Gairloch IV21 2DX
 Owner Occupier Name: none
 Owner Occupier Designation: none



Rural Payments and Inspections Directorate

Location Code 749/0126

Map 1 of 1

Land Parcel System Version Date 27 February 2013

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This is the plan referred to in the foregoing Articles of Roup

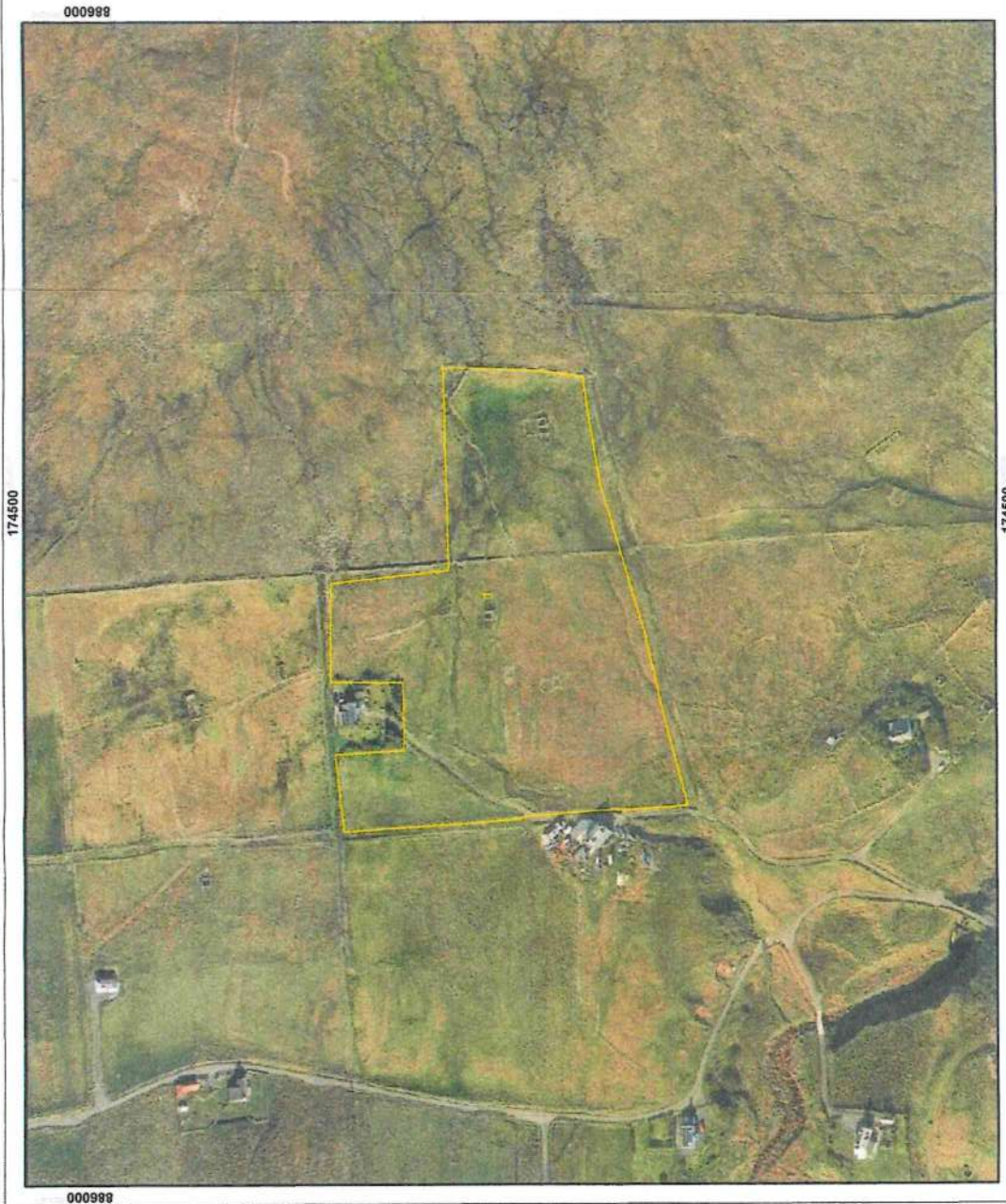
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Counter	Land Parcel Identifier	Area(Ha)
1	NG/74428/85778	2.86

Total Area: 2.86 Ha

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Yellow Land Parcel Boundary

Scale 1:2,500

1 cm equals 25 Metres
1 cm equals 27 Yards
1 inch equals 69 Yards

0 0.05 0.1 Miles

0 0.1 0.2 Kilometres