
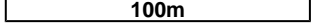
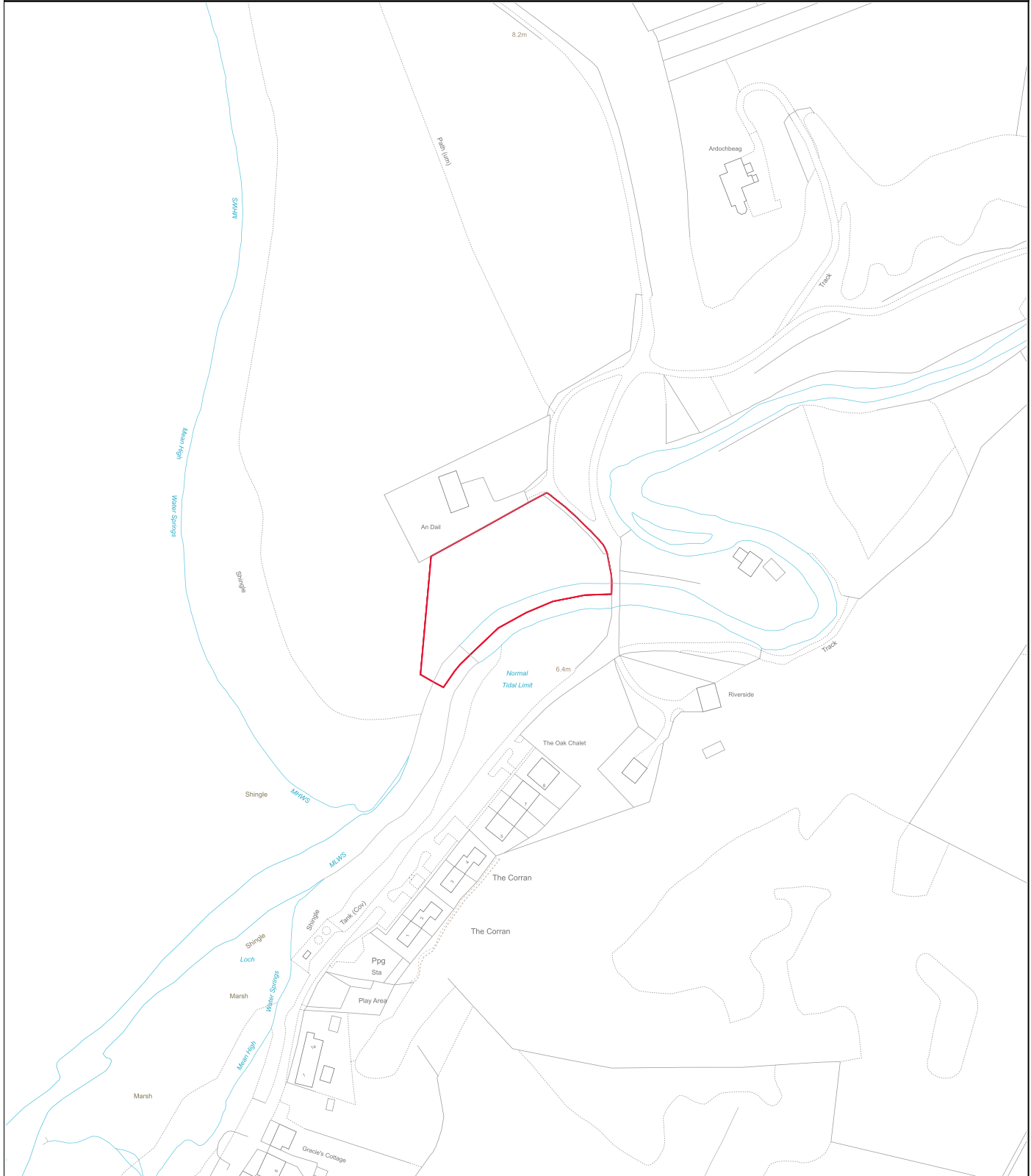
	Version date	TITLE NUMBER				
	14/09/2022	ROS27496				
	BRITISH NATIONAL GRID EASTING/NORTHING					
	184126, 839148		<table border="1"> <tr> <td>Survey Scale</td> <td>Print Scale</td> </tr> <tr> <td>1:2500</td> <td>1:2500 @ A4</td> </tr> </table>	Survey Scale	Print Scale	1:2500
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1:2500	1:2500 @ A4					
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Title Information: ROS27496

Search summary

Date/Time of search	19 May 2026 16:01:50
Transaction numbers	SCO-26341611
User reference	Not provided

ROS27496**Section A**

Property

Date of first registration	12 Sep 2022
Date title sheet updated to	12 Sep 2022
Hectarage Code	0
Real Right	OWNERSHIP
Map Reference	
Title Number	ROS27496
Cadastral Unit	ROS27496
Sasine Search	18702
Property address	ARDOCH DELL, KISHORN, STRATHCARRON
Description	Subjects cadastral unit ROS27496 lying to the south of ARDOCH DELL, KISHORN, STRATHCARRON edged red on the cadastral map.
Notes	1. The minerals are excepted. The conditions under which the minerals are held are set out in the Feu Disposition in Entry 2 of the Burdens Section.

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ROS27496**Section B**
Proprietorship

BEN OLOF PRESTON 14 Kirkton Avenue, Lochcarron, Strathcarron, IV54 8UE.

Entry number	1
Date of registration	12 Sep 2022
Date of Entry	17 Jun 2022
Consideration	Love, Favour and Affection

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Section C

Securities

There are no entries.

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Section D

Burdens

Number of Burdens: 5

Burden 1

Disposition by Charles Wadsworth Murray to Nigel Laidlay and his heirs and assignees, recorded G.R.S. (Ross & Cromarty) 14 Jan. 1938, of (First) House and grounds known as Ardoch, Ardoch Hill and Dell and (Second) the Island known as An Garbh-Eilean, in Loch Kishorn, contains inter alia the following burden:

(First) Reserving always to the public in general and to the inhabitants of Achintraid in particular a right of way at all times for foot passengers by the road locally known as "The Drive" leading from the Lochcarron Shieldaig Road at the point marked A on the Map annexed hereto to the point marked B thereon and by the footpath commencing at the said point marked B and leading to Achintraid from said road locally known as "The Drive"; all as the said road and footpath over which the said right of way is hereby constituted are (so far as included within the boundaries of the subjects hereby disposed) delineated and coloured violet on said Map; declaring that I and my successors in the ownership of the Lands and Estate of Kishorn shall be under no obligation to my said donee or his foresaids to keep that section (outwith the boundaries of the subjects hereby disposed, and delineated and coloured green on said Map) of the said road known as "The Drive" extending from the said point A to the point marked B on the said Map in repair, nor to contribute anything towards the cost of maintenance thereof;

(Second) It is hereby declared that where any wall, fence, hedge or ditch separates the subjects and others hereby disposed from other subjects belonging to me, such wall, fence, hedge or ditch shall be maintained at the mutual expense of my said donee or his foresaids and of myself and my successors in the ownership of said other subjects.

Note: Only a monochrome copy of the plan annexed to the foregoing deed has been submitted to the Keeper, therefore the various colour references thereon cannot be determined in relation to the subjects in this Title.

Burden 2

Feu Disposition by Nigel Laidlay (who and whose successors are hereinafter referred to as "the Superior") to the Secretary of State for Scotland and his successors in office and assignees (hereinafter referred to as "the Feuar"), recorded G.R.S. (Ross and Cromarty) 8 Nov. 1966, of 2 areas of ground at Kishorn forming part of the Lands and Estate of Ardoch, contains the following rights and burdens:

Together with (One) (a) a servitude right of way including the right to construct roads, bridges and culverts or to improve existing roads, bridges and culverts as the Feuar may consider necessary over the paths or roadways shown coloured brown on the plan annexed hereto; and (b) a servitude right of way including the right to construct such roads and culverts as the Feuar may consider necessary over the area of land shown hatched in red on the said plan annexed hereto; (Two) the whole rights of water supply and drainage pertaining to the said two areas of ground hereby disposed as at present existing with a servitude right to enter on the remaining subjects belonging to the Superior for the purpose of inspection, maintenance or improvement of the access roads, water supplies and drainage systems;

But always with and under the reservations, real burdens, conditions, provisions, restrictions and qualifications following, videlicet:

(Primo) Excepting and reserving always

(First) to the National Coal Board constituted by the Coal Industry Nationalisation Act 1946 the whole coal, mines of coal and other minerals if any in or under the areas of ground hereby disposed and interests therein now vested in the said Board by virtue of the said Act;

(Second) a public right of way and free passage by and over the roadway leading to Ardoch from the public road from Lochcarron to Sheildaig and shown coloured brown between the points marked A and B on the said plan annexed hereto;

(Third) to the North of Scotland Hydro Electric Board a wayleave in respect of an overhead transmission line the route of which is indicated approximately by a black line marked "H.E. Line" on the said plan annexed hereto;

(Fourth) to the Postmaster General wayleaves in respect of telephone lines through or over the areas of ground hereby disposed; and

(Fifth) to the Superior all water supply rights and drainage rights in favour of the subjects retained by the Superior as at present existing with a servitude right to enter on the said two areas of ground hereby disposed for the purpose of inspection, maintenance or improvement of the same;

(Secundo) All existing fences, dykes, walls, ditches or drains which separate the areas of ground hereby disposed from the remainder of the subjects belonging to the Superior shall be mutual and shall be maintained at the joint equal expense of the Superior and the Feuar, such fences, dykes and walls being so maintained in stockproof condition; Declaring, however, that the Feuar shall at his own expense carry out the first repair which shall be necessary to any such fences; Declaring further that where any part of the mutual marches are at present unfenced such fencing as is required by the Feuar shall be erected at his sole expense and shall thereafter be maintained at the joint equal expense of the Superior and the Feuar, either party having the right at his own expense to hang and maintain wire netting on any mutual fence or to make it deerproof;

(Tertio) The said paths and roadways shown coloured brown on the said plan annexed hereto and also the said roads to be constructed as aforesaid over the area of land hatched in red on the said plan annexed hereto shall be maintained at the joint expense of the parties using the same according to the use they make of them as the same shall, failing agreement, be determined by a single arbiter mutually appointed whom failing by an arbiter to be nominated by the Sheriff of Inverness, and Moray, Nairn Ross and Cromarty or his substitute.

Note: Only a poor quality monochrome copy of the plan annexed to the foregoing deed has been submitted to the Keeper, therefore the various references thereon cannot be determined in relation to the subjects in this Title.

Burden 3

Disposition by Executors of Nigel Laidlay to Fergus and Haynes (Civil Engineering) Limited and their successors and assignees, recorded G.R.S. (Ross and Cromarty) 23 Sep. 1977, of westmost or south-westmost part of the Lands and Estate of Ardoch, contains the following declaration:

Where the said westmost or south-westmost part marches with our remaining property marked "Lot 2" and "Lot 3" on the plan annexed hereto along the line of any fence wall roadway or other now existing artificial physical feature the same shall be mutual, the boundary on the north running eastwards from the point lettered C in blue on the cadastral map being the mutual post and wire fence on the south side of the roadway.

Note: As said "Lot 2" and "Lot 3" are not marked on the plan annexed to the above Disposition, they cannot be determined in relation to the subjects in this Title.

Burden 4

Disposition by Fergus and Haynes Civil Engineering Limited to John MacDonald and his executors and assignees, recorded G.R.S. (Ross & Cromarty) 16 Nov. 1981, of 2 areas of ground at Kishorn, of which the subjects in this Title form part, contains the following burden:

Under an obligation on our said disponent and his foresaids to erect a stockproof stob and wire fence within six months of 12 Dec. 1980 on the boundaries between the subjects hereby disposed and the subjects retained by us, declaring however that after erection said boundary fence shall be mutual to and shall be maintained at joint (equal) expense by our said disponent and his foresaids and us and our successors in the ownership of the said subjects retained by us.

Burden 5

Disposition by John MacDonald to Jack Reynolds and to his executors and assignees (hereinafter referred to as "the Disponee"), recorded G.R.S. (Ross and Cromarty), 10 Oct. 1985, of the subjects lying to the south of Ardoch Dell, Kishorn, being the subjects in this Title, contains the following burdens:

My said disponee and his foresaids shall on completion of the dwellinghouse which is to be erected on the subjects hereby disponed erect stock proof fences on the boundaries of the subjects hereby disponed, except that the fencing on the southern and south eastern boundaries may be erected at the top of the river bank and shall thereafter maintain, repair and renew the said fences in a stockproof condition at his or their sole expense in all time coming.

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I, BEN OLOF PRESTON residing at 14 Kirkton Avenue, Lochcarron, Strathcarron IV54 8UE, registered proprietors of the subjects hereinafter disposed (who and whose successors are hereinafter referred to as "the Disponers") CONSIDERING that I advertised the subjects and others hereinafter disposed for sale and exposed said subjects to Public Roup at Edinburgh on 30 April 2026 and that MACGREGOR LAND GROUP Ltd, a company registered under the Companies Acts (Company Number SC813933) and having our registered office at Office 333 8 Church St, Inverness, United Kingdom, IV1 1EA, (who and whose successors are hereinafter referred to as "the Disponees") being the highest offeror of the subjects hereby disposed was by the Judge of the Roup, preferred as the purchaser at the price of FORTY THOUSAND POUNDS (£40,000) STERLING, all as the Articles of Roup and relative Minute of Enactment and Preference thereon dated 3 May 2026, more fully bear and WHEREAS the Disponees have paid to the Disponers the price of which sum the Disponers hereby acknowledge receipt and discharge them HAVE SOLD and DO HEREBY Dispose to and in favour of the said MacGregor Land Group Ltd and to their executors and assignees whosoever irredeemably ALL and WHOLE the subjects known as and forming Land at Ardoch Dell, Kishorn, Strathcarron, being the subjects registered in the Land Register of Scotland under Title Number ROS27496; with Entry as at the 2026.

Signature of Grantor

Ben Preston

At

INVERNESS

Date

22/05/2026

Signature of Witness

Aidan Dean Grant

Witness Full Name

AIDAN DEAN GRANT

Address

28 QUEENS GATE

INVERNESS

IV1 1DS

Occupation

SOLICITOR

These Articles of Roup apply to the Property in Scotland being ALL and WHOLE the subjects known as and forming Plot 3 Loch Carron, being the subjects forming PART and PORTION of ALL and WHOLE the subjects registered in the Land Register of Scotland under Title Number ROS27496 and more particularly delineated and shown outlined in red 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 MACGREGOR LAND GROUP LTD, being a company registered under the Companies Acts (Company Number SC913933) and having its Registered Office at Office 333 8 Church St, Inverness, United Kingdom, IV1 1EA (hereinafter called "the Seller") and that within the office of Bravehart Auctions Ltd, 5 South Charlotte Street, Edinburgh EH2 4AN upon the 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 the Fourteenth day following the date of sale or any 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 Special Conditions of applicable to the property are as follows:

(a) 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 TWO THOUSAND POUNDS (£2,000) STERLING and any Value Added Tax payable thereon as a contribution towards the Seller's selling costs and legal fees. 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.

3. The Seller's Solicitors are **McEwan Fraser Legal**.

4. The Auctioneers are **Braveheart Auctions Ltd**.

Solicitors

Firm's Signature

G Hayward

Witness

C. Shaw

Adhibited by

Gemma Louise Hayward



Full Name

Chloe Shaw

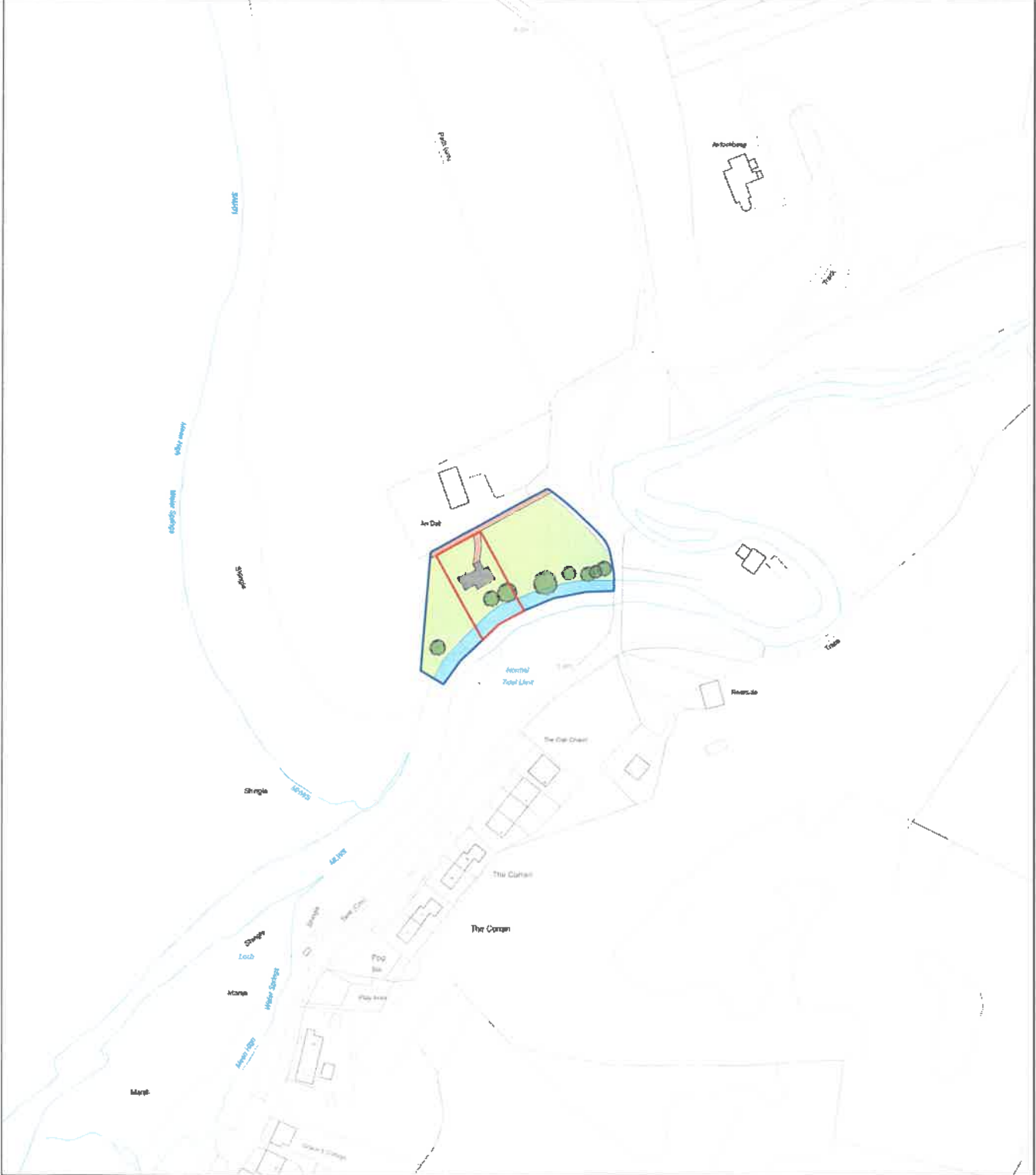
Address

*130 East Claremont
Street, Edinburgh*

This is the plan referred to in the forgoing Articles of roup by McEwan Fraser legal in relation to Plot 2 Loch Carron

	Version date	TITLE NUMBER				
	14/09/2022	ROS27496				
	BRITISH NATIONAL GRID EASTING/NORTHING		100m			
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G. Hayman