



Title Information: ANG33328

Search summary

Date/Time of search	15-06-2026 22:46:49
Payment reference number	XGNP-7ZW3-W663-XFN3

Section A

ANG33328

Property

Date of first registration	18-08-2004
Date title sheet updated to	26-10-2020
Hectarage Code	0
Real Right	OWNERSHIP
Map Reference	NO4031SW
Title Number	ANG33328
Cadastral Unit	ANG33328
Sasine Search	71242
Property address	MAIN STREET, DUNDEE
Description	Subjects on the south side of MAIN STREET, DUNDEE edged red on the Title Plan; together with the whole rights, servitude rights and others effeiring thereto specified and contained in the Disposition in Entry 2 of the Burdens Section.

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Section B

ANG33328

Proprietorship

ZEHN RASHID 1 East Station Place, Newport-on-Tay, to the extent of a 95% pro indiviso share and ABDUL RASHID 208 Broughty Ferry Road, Dundee, to the extent of a further 5% pro indiviso share.

Entry number	1
Date of registration	26-10-2020
Date of Entry	04-09-2020
Consideration	No Consideration

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Section C

ANG33328

Securities

There are no entries.

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Section D

ANG33328

Burdens

Number of Burdens: 3

Burden 1

Feu Contract containing Feu Disposition by William Neish to Allan Inglis Storrier and his heirs and assignees, recorded G.R.S. (Forfar) 13 Jun. 1878, of 16 poles 22 1/2 yards of ground on south side of Main Street, in Parish of Dundee, contains the following declaration:

Declaring that the said Allan Inglis Storrier and his foresaids shall be bound to give and allow to the proprietor of the subjects on the south boundary of the lands and others hereby disposed any right of eavesdrop which it may be competent for such proprietor to claim and to pay the cost of march stones and of the putting of them in if such stones shall be deemed necessary by the said William Neish.

Burden 2

Disposition by Lawrence Kidd to Wilhelmina Auchterlonie Walton Kidd and her heirs and assignees, recorded G.R.S. (Angus) 19 Sep. 1959, of 37 falls of ground at the head of Hilltown of Dundee (under exception of (1) Shop 309 Hilltown, Dundee, (2) Shop 311 Hilltown Dundee and (3) Shop 315 Hilltown, Dundee, together with Shop 313 Hilltown, Dundee & c. thereon, contains the following rights and burdens:

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The subjects hereby disposed are so disposed together with (1) a joint right along with the proprietors of the shops 309, 311 and 315 Hilltown, Dundee (hereinafter referred to as "the said three shops") in and to the solum on which said shops are built; (2) a servitude right along with the proprietors of the shops 311 and 315 Hilltown aforesaid for the water supply pipe (from the Corporation Main) which supplies the subjects hereby disposed and said three shops and also the main drain which carries off the rainwater and sewerage and which pass partly through or underneath said shop 309 Hilltown aforesaid and a right of access through shop 309 Hilltown aforesaid for all necessary purposes; (3) the right and power to my said disponent and her foresaids to build over and above and also to the rear or east of said three shops and on so building over and above said three shops or any of them my said disponent and her foresaids shall have right to one half of the thickness of the reinforced concrete, flat roofs of said three shops or any of them, provided that any building to be erected to the rear or east of said three shops shall not be erected nearer than eight feet from the east wall of said three shops and provided further that my said disponent and her foresaids shall make provision for the adequate support of said three shops or any of them and shall undertake and oblige herself and them prior to any such building to make provision for the support of the said three shops or any of them, all to the satisfaction of the

proprietors of said three shops or any of them and in the event of any damage being caused to said three shops or any of them or the contents thereof in the course of any such building operations then my said disponent and her foresaids shall be bound to make good such damage to the proprietors of said three shops or their tenants and (4) the right to my said disponent and her foresaids to make any further connections to the said water supply pipe and main drain which she or they may consider necessary; But always with and under the following burdens, reservations, rights, declarations, conditions and others, videlicet:-

(First) the burden of a right of access in favour of the proprietors of said three shops or any of them, to said water supply pipe and main drain so far as these are situate in that part of the subjects hereby disposed lying to the rear or east of said three shops;

(Second) the declaration that the said water supply pipe for its full length from the street named Hilltown aforesaid to its termination at the shop 315 Hilltown aforesaid and the said main drain for its full length shall be mutual to the subjects hereby disposed and to said three shops and my said disponent and her foresaids as proprietors of the shop 313 Hilltown aforesaid shall be liable in a one-fourth share of the cost of maintaining, upholding and renewing the same, but all connections to and from said water supply pipe and all branch pipes to said main drain from water closets and waste pipes of sinks shall be the mutual property only of the subjects served by the same and shall be maintained, upheld and renewed by the proprietors of these subjects and

(Third) my said disponent and her foresaids shall also be liable for a share corresponding to the proportion which the assessed rental of the shop 313 Hilltown aforesaid hereby disposed bears to the assessed rental of the said four shops of the expense of maintaining and keeping in proper repair any other subjects common or mutual to the subjects hereby disposed and those adjoining and, on any building being erected over and above said three shops, of the expense of maintaining and keeping in proper repair the roof, chimney heads, rain water pipes, conductors and all others mutual to said three shops and the remainder of the buildings as they may ultimately be completed.

Burden 3

Disposition by James Maxwell Jackson to Wilhelmina Auchterlonie Walton Kidd and her heirs and assignees, recorded G.R.S. (Angus) 20 Apr. 1960, of 2.71 poles of ground, on south side of Main Street, Dundee, being part of the subjects in this Title, contains the following burdens:

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(1) the burden of a right of access in favour of me and my successors in the proprietorship of the subjects adjoining on the west of the subjects hereby disposed over and across the subjects hereby disposed subject to me and my foresaids being bound to bear one half of the cost of upkeeping, maintaining and if necessary renewing the access road formed on the subjects hereby disposed and the gateway thereof and

(2) the servitude in favour of me and my foresaids of a right to have part of a petrol tank belonging to me under the subjects hereby disposed in so far as such exists at present with a right of access thereto for the purpose of repairing, maintaining and if necessary renewing said tank subject to the obligation on me and my foresaids to make good all damage occasioned by the existence of such tank so far as extending into the subjects hereby disposed and by the exercise of such right of access.

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ARTICLES OF ROUP

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

_Land At 15 Main Street, Dundee, City Of Dundee, DD3 7EY (hereinafter referred to as "the Lot");

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

_Mr Zehn Rashid_____ (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 such date as to be agreed between seller and buyer

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 _Lamonts Solicitors, 7 South Tay Street, Dundee, DD1 1NU

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

**Solicitors
Firm's Signature**



Adhibited by

S. LAMONT

Witness



Full Name

VICTORIA MURRAY

Address

7 SOUTH TAY STREET

DUNDEE DD1 1NU.

LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	6467 23/3/2015	ANG33328
ORDNANCE SURVEY NATIONAL GRID REFERENCE	70m	
	Survey Scale	
NO3931SE NO4031SW NO3931NE NO4031NW		1/1250

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