

ARTICLES OF ROUP

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

3 Seafeld Place, Portsoy, Banff, AB45 2RA being the subjects registered in the Land Register of Scotland under title number BNF8217 (hereinafter referred to as "the Lot");

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

Steven Wilson residing at 92 Kessock Avenue, Inverness, IV3 8BA (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

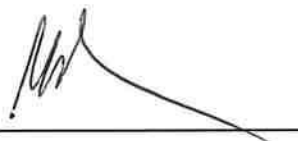
Two Thousand and

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 Middleton Ross at Mansfield House, 7 High Street, Dingwall, IV15 9HJ

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

Solicitors
Firm's Signature



Witness



Adhibited by

Full Name

John Alexander Maxwell

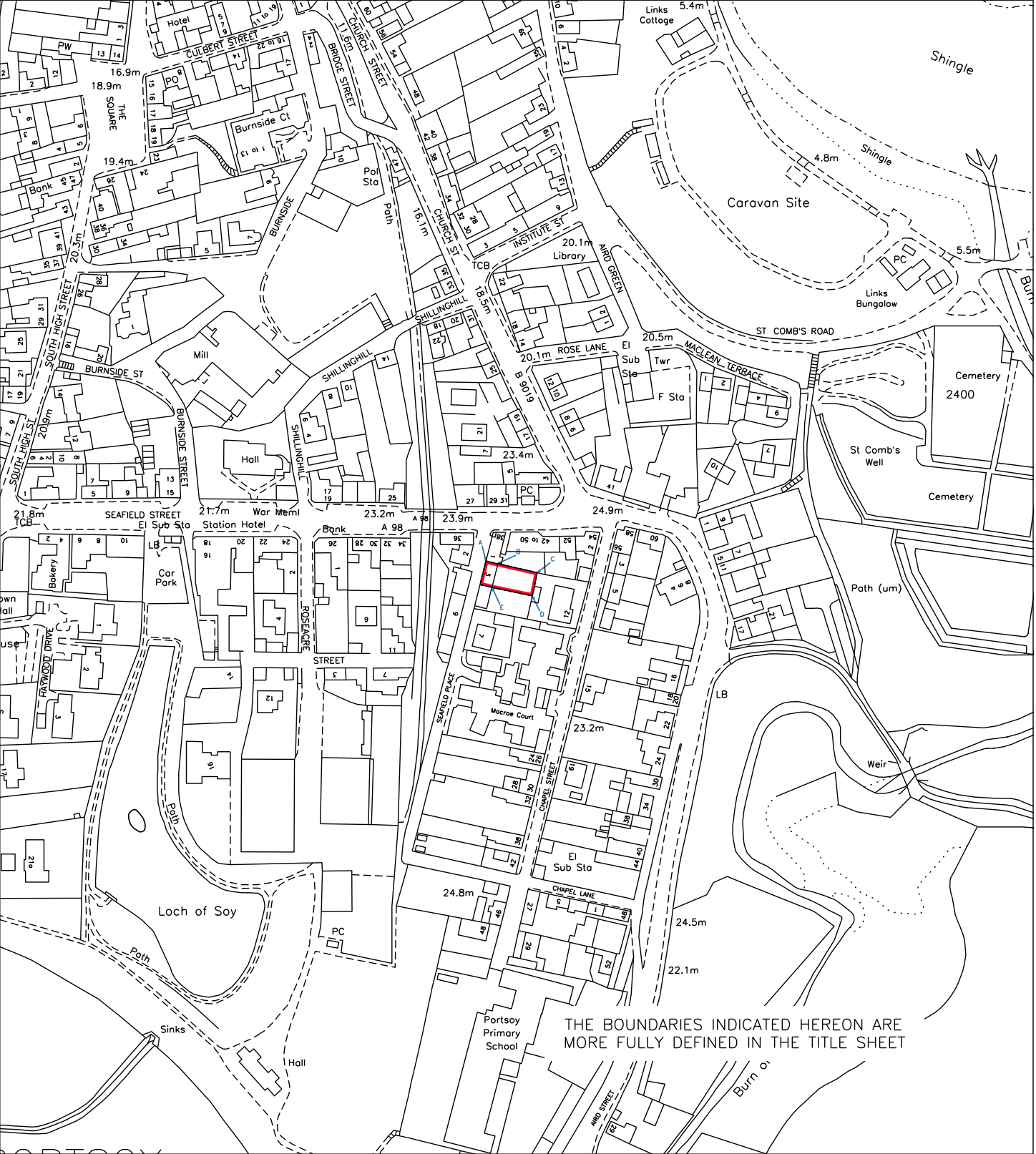
Isla Macdonald

Address

Mansfield House, 7 High Street, Dingwall, IV15 9HJ

 LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	5397 22/7/2015	BNF8217
	ORDNANCE SURVEY NATIONAL GRID REFERENCE	140m
		Survey Scale 1/2500

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LAND REGISTER OF SCOTLAND



TITLE NUMBER BNF8217

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
06 MAR 2012

DATE TITLE SHEET UPDATED TO
14 AUG 2025

REAL RIGHT
OWNERSHIP

DESCRIPTION

Subjects 3 SEAFIELD PLACE, PORTSOY, BANFF AB45 2RA edged red on the Title Plan.

Note 1 The minerals are excepted. The conditions under which the minerals are held are set out in the Disposition in Entry 1 of the Burdens Section.

Note 2 The boundaries on the Title Plan is/are as follows:

A-B	North boundary Centre line
C-D	East boundary Outer Face
D-E	South boundary Centre line



LAND REGISTER OF SCOTLAND



TITLE NUMBER BNF8217

B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

1 STEVEN WILSON 93 Kessock
Avenue, Inverness, IV3 8BA.

DATE OF
REGISTRATION
12 MAY 2017

CONSIDERATION
£45,000

DATE OF ENTRY
04 MAY 2017



LAND REGISTER OF SCOTLAND



TITLE NUMBER BNF8217

C 1

C. SECURITIES SECTION

ENTRY NO	SPECIFICATION	DATE OF REGISTRATION
1	Standard Security for £40000 and further sums by said STEVEN WILSON to Jocelyn Innes Cowie and Robert Geddes Both of 50 Milton Drive, Buckie, Banffshire.	12 MAY 2017
	Note The above Standard Security is affected by ranking provisions contained in the Standard Security in Entry 2.	
2	Standard Security for £30000 by said STEVEN WILSON to ANNE PHYLIS PIERACCINI 12 Overton Avenue, Inverness IV3 8RR.	02 JUL 2018
	Note The above Standard Security contains ranking provisions affecting the Standard Security in Entry 1.	



TITLE NUMBER BNF8217

D 1

D. BURDENS SECTION

ENTRY NO

SPECIFICATION

- 1 Disposition by Mary Ann Milne to William Taylor and his heirs and assignees, recorded G.R.S. (Banff) 30 Jan. 1919, of subjects in Seafield Place, Portsoy, of which the subjects in this Title form part, contains the following reservation:

Under reservation to the Earl of Seafield his heirs and successors of all coals and other minerals of whatever kind or denomination within the bounds of the feu or tenement hereby disposed with full power to work the same and with free ish and entry for that purpose they always paying the possessor for the time all damage he may happen to sustain thereby as the same should be determined by two neutral men to be mutually chosen by the parties.