

CROFTERS (SCOTLAND) ACT 1993
DIRECTION UNDER SECTIONS 24(3) AND 25(1)(b) OF THE 1993 ACT

CROFT: Burnside, Cusby, Eday
REGISTER NUMBER: O0044
FORMER PARISH: Eday
ISLANDS AREA: Orkney

We, the CROFTERS COMMISSION, have considered an application by George Joseph William and Mrs Florence Sayers for a Direction that the site of the dwellinghouse and garden ground extending to one hundred and sixty-two decimal or ten thousandth parts of a hectare (0.0162 ha) or thereby, as shown delineated in black and coloured red on the plan attached, should cease to be part of the above croft. We are now satisfied that the extent of the said garden ground is appropriate for the reasonable enjoyment of the dwellinghouse as a residence, and do so DIRECT that the said subjects shall cease to be land to which the Crofters Act applies.

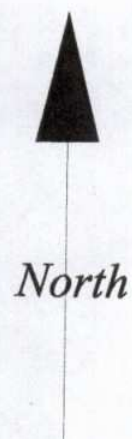
Given under the Seal of the Commission at Inverness this tenth day of August Two thousand and four.



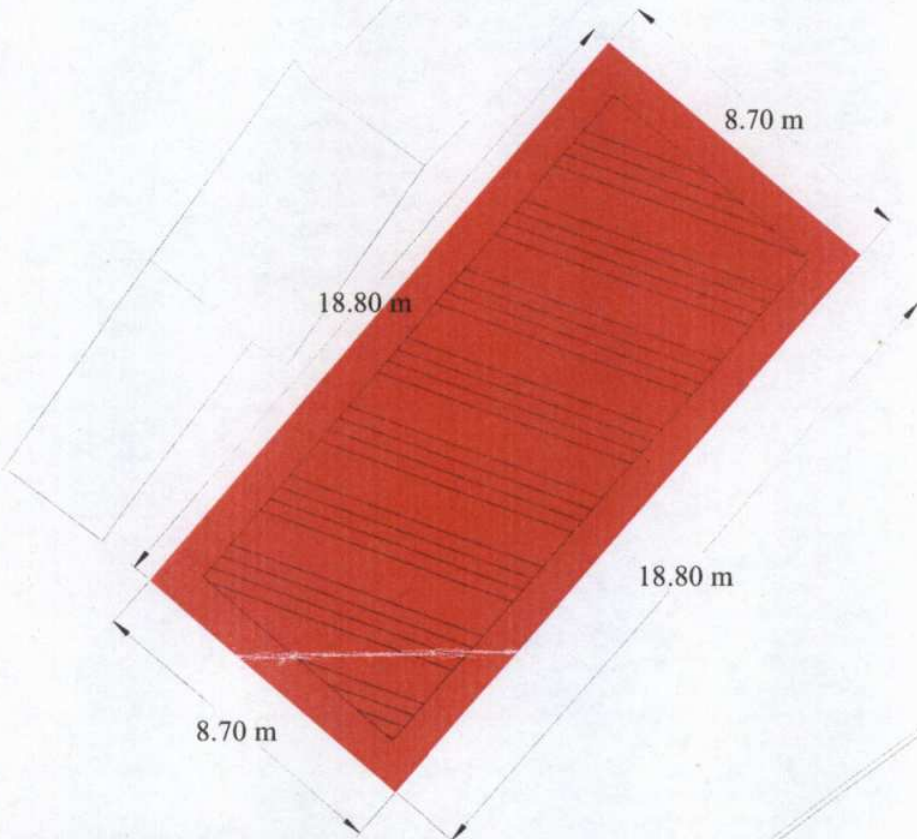
John P. [Signature]

Authorised
Signatory

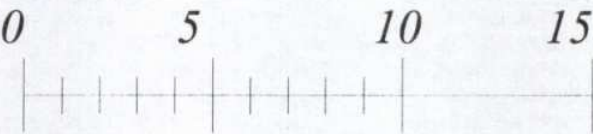
Decrofting Plan of Burnside, Eday



Urban Tile Name: HY5538NW
Easting: 355,161m
Northing: 1038,521m



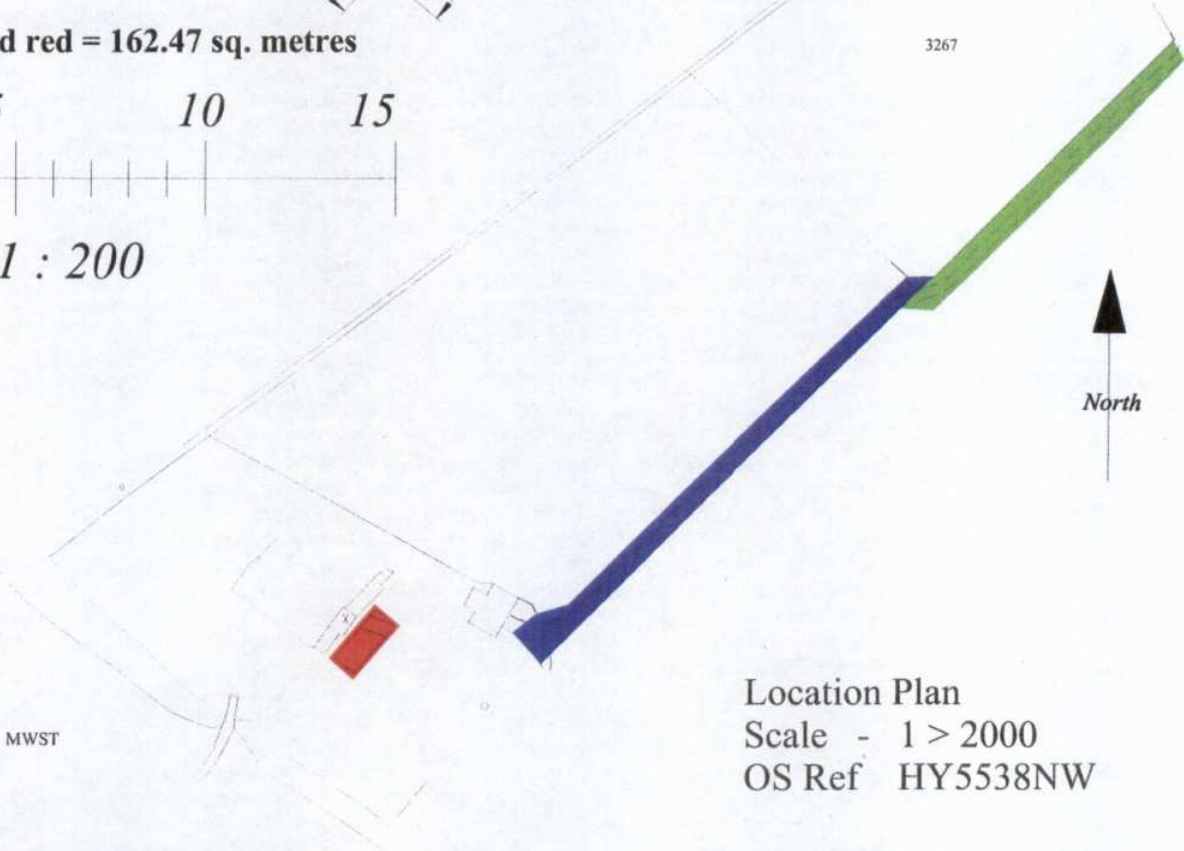
Area coloured red = 162.47 sq. metres



Scale - 1 : 200

This is the plan referred to in the Commission's
Direction issued under Register No 00044 dated
10 August 2004

Authorised
Signatory



Location Plan
Scale - 1 > 2000
OS Ref HY5538NW

ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the subjects known as 'The Islander', Burnside, Eday, Orkney, KW17 2AB being the subjects registered in the Land Register of Scotland under Title Number OAZ683 (hereinafter referred to as "the Lot");

which subjects are exposed for sale by public Roup by

MacGregor Land Group Ltd, a Company incorporated under the Companies Acts (SC813922) and having their Registered Office at Office 333, 8 Church Street, Inverness, IV1 1EA (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. In addition to the Price, the Purchaser will also have an obligation to pay the sum of £750 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 their agents. These additional costs shall be subject to the same conditions as payment of the Price as per the auction conditions.
4. The Seller's Solicitors are Peterkins, 100 Union Street, Aberdeen, AB10 1QR
5. The Auctioneers are **Braveheart Auctions Ltd.**

Solicitors
Firm's Signature



Adhibited by

Alastair MacDonald

Witness



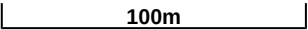
Full Name

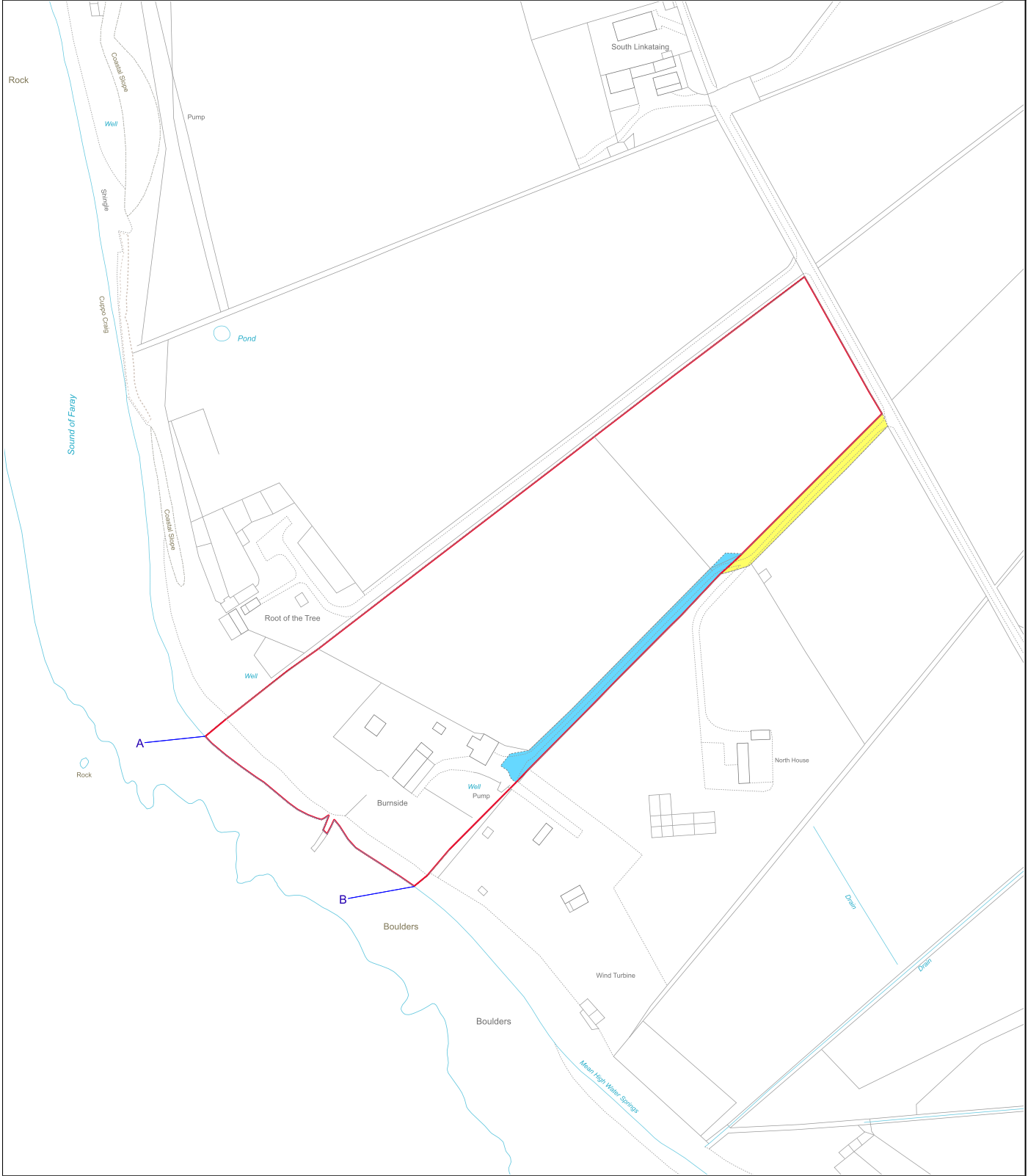
RHIANON WIDAEK

Address

100 UNION STREET

ABERDEEN AB10 1QR

	Version date	TITLE NUMBER	
	10/02/2021	OAZ683	
	BRITISH NATIONAL GRID EASTING/NORTHING		
355157, 1038518		Survey Scale	Print Scale
		1:2500	1:2500 @ A4
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TITLE NUMBER OAZ683

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
30 DEC 2003

DATE TITLE SHEET UPDATED TO
06 JUL 2026

REAL RIGHT
OWNERSHIP

DESCRIPTION

Subjects BURNSIDE, EDAY, ORKNEY KW17 2AB edged red on the Title Plan, together with a servitude right of pedestrian and vehicular access over that part of the access road tinted yellow on the Title Plan, subject to the proprietors of the subjects in this Title being liable for a one-half share of the cost of maintaining and repairing that part of the said access road over which access exists.

Note 1 The subjects in this Title include foreshore. While the Title Plan shows the extent of the foreshore as being bounded by the mean low water mark of ordinary spring tides, the subjects extend to the lowest ebb.

Note 2 The foreshore between the points lettered A - B in blue on the Title Plan is included in this Title. Indemnity is excluded in terms of Section 12(2) of the Land Registration (Scotland) Act 1979 in respect of any loss arising as a result of the relevant boundary being declared or found to follow a different line from that shown on the Title Plan at any time.



LAND REGISTER OF SCOTLAND



TITLE NUMBER OAZ683

B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

1 MACGREGOR LAND GROUP LTD a company incorporated under the Companies Acts (company number SC813933) and having their registered office at Office 333, 8 Church Street, Inverness, IV1 1EA.

DATE OF
REGISTRATION
06 JUL 2026

CONSIDERATION
£39,999

DATE OF ENTRY
03 JUL 2026



LAND REGISTER OF SCOTLAND



TITLE NUMBER OAZ683

C 1

C. SECURITIES SECTION

ENTRY NO	SPECIFICATION	DATE OF REGISTRATION
1	Standard Security for £25001 and further sums by GEORGE JOSEPH WILLIAM SAYERS and FLORENCE SAYERS both Smiddybrae House, Vetquoy Road, Dounby, Orkney, KW17 2HH to DUNFERMLINE BUILDING SOCIETY, (in Building Society Special Administration), registered under the Building Societies Acts, Head Office Caledonia House, Carnegie Avenue, Dunfermline KY11 8PJ.	23 NOV 2004
2	Notice of Payment of Grant in accordance with the provisions of section 84 (1) of the Housing (Scotland) Act 2006 of £5441.92 by ORKNEY ISLANDS COUNCIL incorporated under the Local Government etc. (Scotland) Act 1994, Council Offices, Kirkwall, Orkney to FLORENCE SAYERS, in respect of the subjects in this Title, containing conditions to be observed for 10 years from 20 Jul. 2018.	31 OCT 2018



TITLE NUMBER OAZ683

D 1

D. BURDENS SECTION

ENTRY NO

SPECIFICATION

- 1 Disposition by Thomas Derek Hawksworth and another to George Joseph William Sayers and another and their executors and assignees, registered 30 Dec. 2003, of the subjects in this Title, contains the following burdens:

Reservation in favour of the proprietors of the adjoining subjects on the south east known as Northhouse, Eday, of a servitude right of pedestrian and vehicular access over that part of the subjects herein disposed tinted blue on the Title Plan, which subjects tinted blue comprise part of the access road serving the said subjects herein disposed and the said adjoining subjects known as Northhouse, but that subjects to the proprietors of Northhouse being liable for a one-half share of the cost of maintaining and repairing said part of the access roadway over which access is hereby reserved.