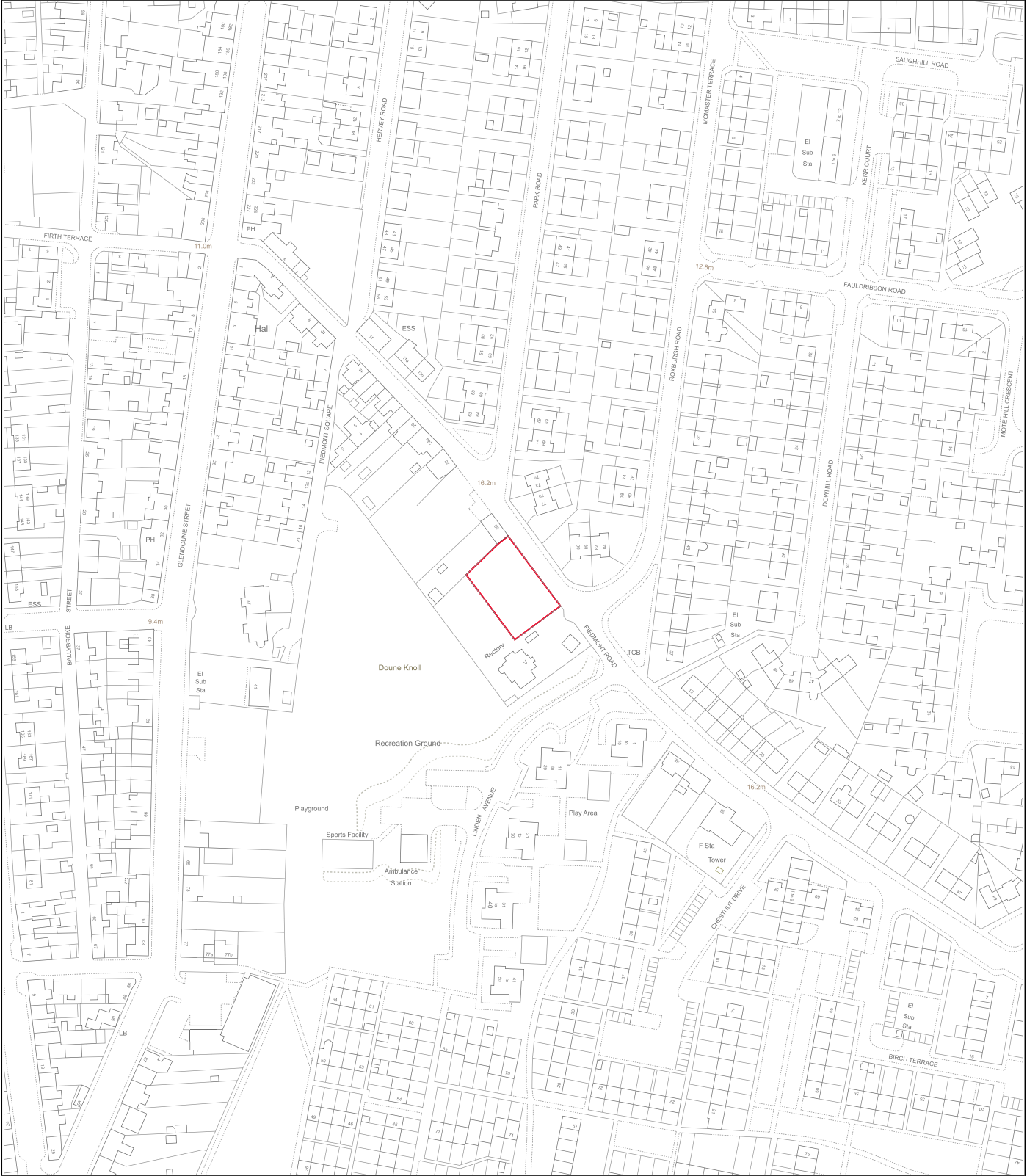


 LAND REGISTER OF SCOTLAND	Version date	TITLE NUMBER	
	05/11/2025	AYR139950	
	BRITISH NATIONAL GRID EASTING/NORTHING	100m	
218637, 597175		Survey Scale	Print Scale
		1:2500	1:2500 @ A4
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LAND REGISTER OF SCOTLAND



TITLE NUMBER AYR139950

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION

31 OCT 2025

DATE TITLE SHEET UPDATED TO

10 MAR 2026

REAL RIGHT

OWNERSHIP

DESCRIPTION

Subjects cadastral unit AYR139950 40 PIEDMONT ROAD, GIRVAN KA26 ODR edged red on the cadastral map.

Note

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



LAND REGISTER OF SCOTLAND



TITLE NUMBER AYR139950

B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

1

JOHN ALLAN TODD 7
Guiltreehill, Ayr, KA7 4XG
and LAURENCE TIMOTHY TODD 1
Finnick Glen, Ayr, KA7 4RF
equally between them.

DATE OF
REGISTRATION
10 MAR 2026

CONSIDERATION
£20,000

DATE OF ENTRY
06 MAR 2026



LAND REGISTER OF SCOTLAND



TITLE NUMBER AYR139950

C 1

C. SECURITIES SECTION

ENTRY
NO

SPECIFICATION

DATE OF
REGISTRATION

No Entry



LAND REGISTER OF SCOTLAND



TITLE NUMBER AYR139950

D 1

D. BURDENS SECTION

ENTRY NO

SPECIFICATION

- 1 Lease between George Kirkpatrick Young and the Right Reverend William Scot Wilson, Bishop of the Scottish Episcopal Church in the Diocese of Glasgow and Galloway, and others as Trustees for the Members of the Congregation of the Scottish Episcopal Church at Girvan in the Diocese of Glasgow and Galloway recorded G.R.S. (Ayr) 13 Feb. 1862, is incorporated into this title sheet in terms of section 10(3)(b) of the Land Registration etc. (Scotland) Act 2012.

ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the subjects known as and forming
Forty Piedmont Road, Girvan, KA26 0DR

_____ (hereinafter referred to as "the Lot");

which subjects are exposed for sale by public Roup by John Todd and Laurence Todd

_____ (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 _A C White Solicitors LLP, 23 Wellington Square, Ayr, KA7 1HG

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

Solicitors
Firm's Signature

Adhibited by

Witness

Full Name

Address

THESE ARE THE SPECIAL CONDITIONS OF SALE REFERRED TO IN THE FOREGOING ARTICLES OF ROUP
RELATING TO THE SUBJECTS AT 40 PIEDMONT ROAD, GIRVAN, KA26 0DR

SPECIAL CONDITIONS OF SALE

1. Date of Entry

The date of entry shall be twenty-one days from the date of auction.

2. Seller's Costs

The purchaser shall be liable for the seller's costs in relation to the sale, being £1,800.00. Payment of said costs shall be made to the seller's solicitor on the date of entry together with the balance of purchase price.

3. Delayed Settlement

In the event the purchaser fails to settle the transaction timeously on the date of entry, the purchaser shall be liable for the seller's costs of £500.00 to serve notice on the purchaser or their solicitor.

4. Seller's Title

The seller's title may be in the form of an unrecorded Disposition in their favour. If so, the sellers will apply for said deed to be registered in the Land Register. That application process might not be complete by the date of entry. The Purchaser shall be held to have accepted the position.

The Property is sold under burdens of the servitudes, wayleaves and the whole other burdens, conditions, restrictions, reservations and others specified or referred to in the title deeds or otherwise affecting the same including all encumbrances (as defined in Section 9 of the Land Registration etc. (Scotland) Act 2012 and caveats (as defined in Part 6 of the Land Registration etc. (Scotland) Act 2012) and no warranty of any kind is given or will be given expressly or impliedly as to the compliance of any occupants or proposed occupants of the property with the terms and conditions of such burdens, conditions, restrictions, reservations and others.

The property is exposed for sale not according to the advertisement or the auctioneer's catalogue or with reference to any information, plans or documents which may be communicated to the purchaser before or at the auction, but tantum et tale as it exists and as the seller has right to it and the purchaser admits that he has inquired and otherwise takes all risk in relation to it and that he does not rely on any actual or deemed warranty by or on behalf of the seller. If any mis-statement, error or omission is found regarding the property or plans of it or in respect of the inventory of writs or on any matter affecting the property whatever, the same will not annul the purchase or entitle the purchaser to be relieved of it nor to claim any deduction or abatement from the price offered by him or to retain the same or any part of it.

The purchaser acknowledges that:-

- (a) The purchaser buys the property with full knowledge of the state and condition of the property (whether he has inspected it or not or caused it to be inspected on his behalf) and takes the property as it stands at settlement.
- (b) The purchaser enters into the contract solely on the basis of his own inspection, survey, searches, enquiries and professional advice and not in reliance upon any representation or warranty (whether oral or written, express or implied) made by or on behalf of the seller or any person, firm or company acting on their behalf.
- (c) All representations, warranties, covenants and conditions whether express or implied, statutory or otherwise in respect of the property are expressly excluded including without limitation warranties as to title, description, permitted use and possible development thereof.

5. Property

The seller gives no warranty as to the physical state of the property or the soil, ground and groundwater underlying it or any building or structure on it. The purchaser acknowledges that the purchaser has carried out detailed inspections and investigations of the property (or has had the opportunity of doing so) in order to ascertain the presence in or under or emanating from the property or any polluting or contaminative material and the seller shall not have any liability in this respect and the property is being sold in its existing state and condition and any remediation costs will be the responsibility of the purchaser.

6. Searches

No searches or Legal Reports will be exhibited or delivered to the purchaser by the seller.

All bidders will be held to have satisfied themselves before bidding as to whether the property and the current use of it complies with all relevant statutes, orders and statutory requirements and as to the existence of any notices, orders or requisitions affecting the same issues by any public or competent body.

7. Advance Notices

The seller shall not apply to the Land Register of Scotland for an Advance Notice for the Disposition and no Letter of Obligation or Letter of Undertaking will be granted by the seller's solicitors. The seller consents to the purchaser applying to the Land Register of Scotland for an Advance Notice for the Disposition in their favour, at the purchaser's own expense.

8. Payment of Price

Payment of the balance of purchase price, together with the Seller's Costs, shall be made by CHAPS to A C White Solicitors Client Account on or prior to the date of entry.

9. Indemnity Insurance

In the event the purchaser's solicitor considers that there is a need for indemnity insurance to be obtained, it shall be arranged and paid for at the purchaser's expense. The purchaser shall raise no objection or requisition in respect of any issues concerning indemnity insurance or the lack thereof.

10. Proprietorship

The seller shall be under no obligation to transfer the property to any person save for the purchaser.

11. Purchaser's Indemnity

The purchaser confirms that with effect from the conclusion of contract, the purchaser is and will be responsible for and shall keep the seller fully and effectively indemnified against all damages, losses, costs, expenses, actions, demands, proceedings, claims and liabilities made against or suffered or incurred by the seller arising directly or indirectly out of any claim arising out of the seller's ownership of the property whether existing at the date hereof or not.

Within the foregoing Special Conditions, a reference to one gender includes all other genders, and words in the singular include the plural (and vice versa).