



Title Information: LAN154343

Search summary

Date/Time of search	12 Jan 2026 16:46:49
Transaction numbers	SCO-24353002
User reference	old avon rd updated

Section A
Property

LAN154343

Date of first registration	09 Nov 2001
Date title sheet updated to	07 Nov 2025
Hectarage Code	0
Real Right	OWNERSHIP
Map Reference	NS7354NW
Title Number	LAN154343
Cadastral Unit	LAN154343
Sasine Search	22240 (48 S of S)
Property address	HAMILTON TRS OLD AVON ROAD, HAMILTON
Description	Subjects HAMILTON TRS, OLD AVON ROAD, HAMILTON edged red on the Title Plan together with a servitude tolerance and wayleave to the proprietors of the subjects in this Title to enter upon adjoining ground on the north or north-east for the purposes of laying and placing therein and thereafter inspecting, repairing, renewing and maintaining Post Office ducts, cables or other apparatus.
Notes	1. The minerals are excepted. The conditions under which the minerals are held are set out in the Dispositions in Entries 1 and 2 of the Burdens Section.

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Section B
Proprietorship

LAN154343

SAFE AS HOUSES SCOT LTD a Company incorporated in Scotland under the Companies Acts, (Company Number SC684525), and having its Registered Office at 2/3 Clyde Offices, 48 West George Street, Glasgow, G2 1BP.

Entry number	1
Date of registration	07 Nov 2025
Date of Entry	31 Oct 2025
Consideration	£38,000 exclusive of any VAT

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Section C
Securities

LAN154343

There are no entries.

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Section D

Burdens

LAN154343

Number of Burdens: 2

Burden 1

Disposition by Andrew Fleming to Archibald Russell Limited and their assignees, recorded G.R.S. (Lanark) 12 Nov. 1929 of 18.172 acres of which the subjects in this Title forms part contain the following burdens:

My said disponees and their foresaids, in the event of their acquiring right to work the mines, metals and minerals in and under the subjects hereby disposed and in and under enclosure numbered 1109a on the Ordnance Survey Map for Lanarkshire 1912 edition from the proprietors thereof, shall be bound, in working the said mines, metals and minerals to leave unworked for the purpose of affording support to the buildings on said enclosure a lateral stoop in each of the seams under and around said buildings equal to one-half of the depth thereof from the surface; that if such stoop shall not be sufficient to prevent damage being caused to said buildings or to any buildings which may hereafter be erected on the same site in reasonable substitution therefor, by mineral operations in, under or around the said enclosure my said disponee and their foresaids shall, in the option of me or my successors be bound either to restore and repair any damage so caused or compensate me or them for such damage as the amount thereof, failing agreement, shall be determined by a single Arbitrator to be mutually agreed upon or appointed by the Sheriff Substitute of Lanarkshire at Hamilton for the time being, but in no circumstances shall this condition be construed as conferring on my said disponees or their foresaids right to cause damage to said buildings by failing to leave said stoop or otherwise; and that my said disponees and their foresaids shall be bound to allow to me or my successors or any Mining Engineer appointed by me or them, access at all reasonable times to the plans shewing the underground workings in, under and around the said enclosure for the purpose of inspecting the same or taking a copy thereof, if desired, and access to the underground workings for the purpose of surveying and measuring the same; but nothing herein contained shall prevent my said disponees or their foresaids from driving two roadways through each seam in the said stoop provided always that such roadways shall not be more than twelve feet in width and not less than sixty feet apart and that any connections made for the purpose of ventilation shall not be more than ten feet in width and not less than one hundred feet apart, that the connections for air shall be thoroughly stowed from floor to roof when no longer required for ventilation purposes, that the roadways shall be well and thoroughly timbered and that where roadways are driven through previous workings the ends of any old roads where found open shall be stowed for a distance of twenty feet in.

Burden 2

Disposition by National Coal Board to Her Majesty's Postmaster General and his successors in office and his and their disponees and assignees, recorded G.R.S. (Lanark) 30 Apr. 1954 of area of ground of which the subjects in this Title form part, contains the following reservation and burdens:

There are reserved the whole mines, metals and minerals (including without prejudice to said generality the whole coal, shale, blaes, fireclay and other clay, ironstone, freestone, limestone, slate, sand, gravel, stone and all petroleum) now or hereafter vested in or belonging to us within the said area of ground (all hereinafter referred to as "the minerals") with full power to us by ourselves and/or our licensees, tenants, assignees or others having our authority, to do everything necessary for the purpose of searching for, winning, working, cleaning, calcining, treating, manufacturing, storing carrying away and disposing of the same and also minerals from adjoining or neighbouring lands (including without prejudice to said generality all rights competent to us under Section 15 of the Coal Act 1938) but so as not to enter upon the surface of the said plot or area of ground; And with power to us and our foresaids to lower the surface of the said plot or area of ground by the working of the minerals or of adjoining or neighbouring minerals, and that by any system or systems of working whether or not involving total excavation; And our said disponee and his foresaids shall not be entitled to any right of support for the whole or any part of the said plot or area of ground nor shall he or they be entitled to require that any part or portion of the minerals or of the adjoining or neighbouring minerals be left unwrought; And our said disponee and his foresaids shall be held to have undertaken all risk of damage to the surface of the said plot or area of ground and/or to the buildings, walls, fences, sewers, pipes, cables, pylons, poles, roads, drains, reservoirs, tanks and whole others of any nature whatsoever thereon or therein erected, constructed or laid or to be erected, constructed or laid which has arisen or which may arise from subsidence or otherwise in any way by through or in consequence of or in connection with the working past or future of the minerals or adjoining or

neighbouring minerals; nor shall our said disponent or his foresaids have any claim whatsoever for compensation for any injury caused or to be caused or for any loss or expense which has been or may be incurred as a result of or in respect of such damage and all or any such claims shall be held by acceptance hereof to be renounced and discharged by our said disponent and his foresaids subject only to the provisions of the Coal Mining (Subsidence) Act 1950; And also

(ONE) Our said disponent and his foresaids shall fence the said plot or area on all sides and shall maintain the same in all time coming;

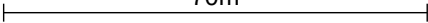
(TWO) Our said disponent and his foresaids shall be responsible for the maintenance of the part of the private road ex adverso the said plot or area of ground;

(THREE) Our said disponent and his foresaids shall be responsible for restoration of the ground or payment of surface damages caused by his or their operations in laying and maintaining said ducts or other apparatus; and

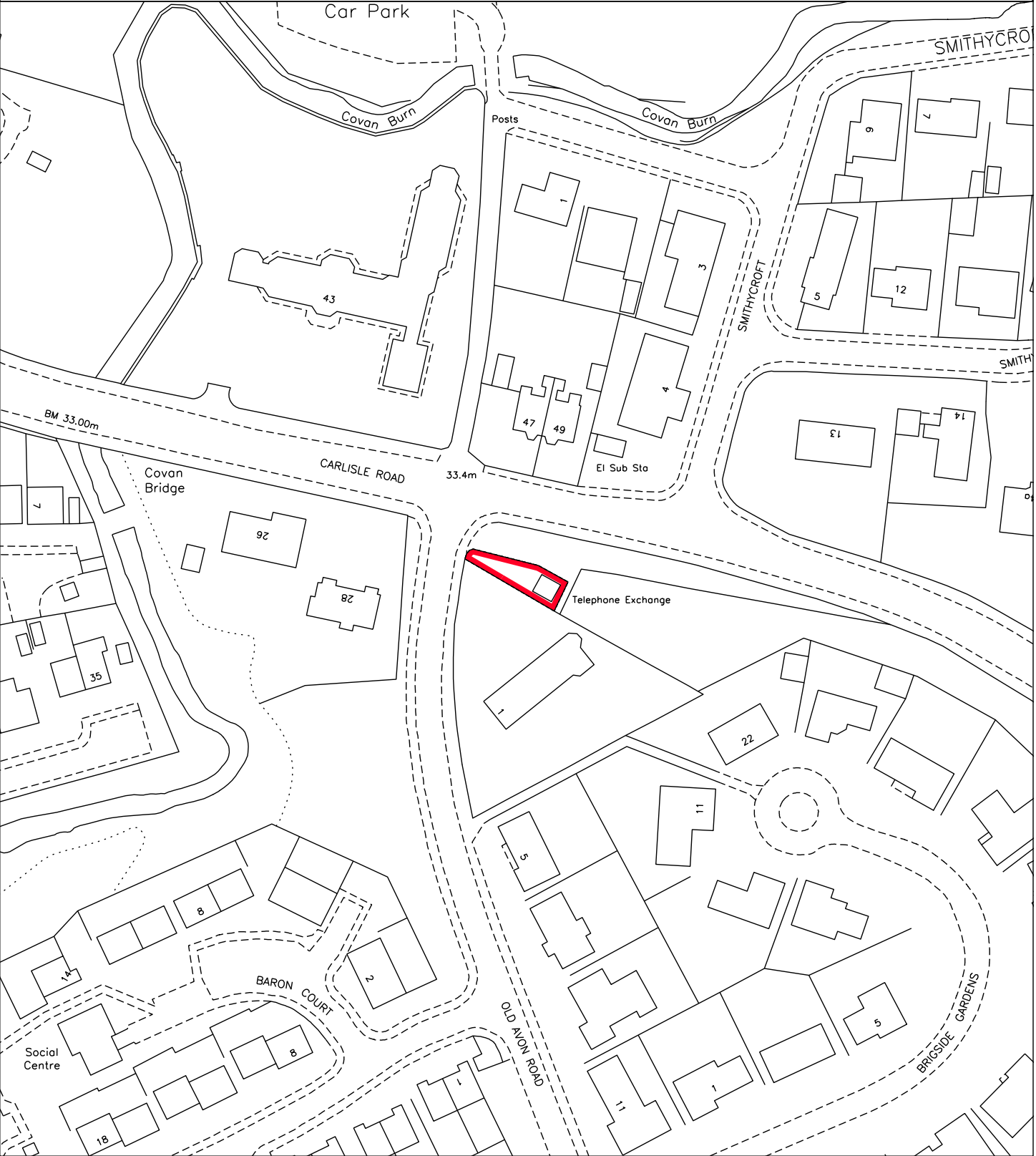
(FOUR) Our said disponent and his foresaids shall relieve us of all claims against us at the instance of the tenant of the ground adjoining the plot or area of ground hereby disposed other than for abatement of rent.

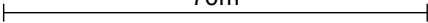
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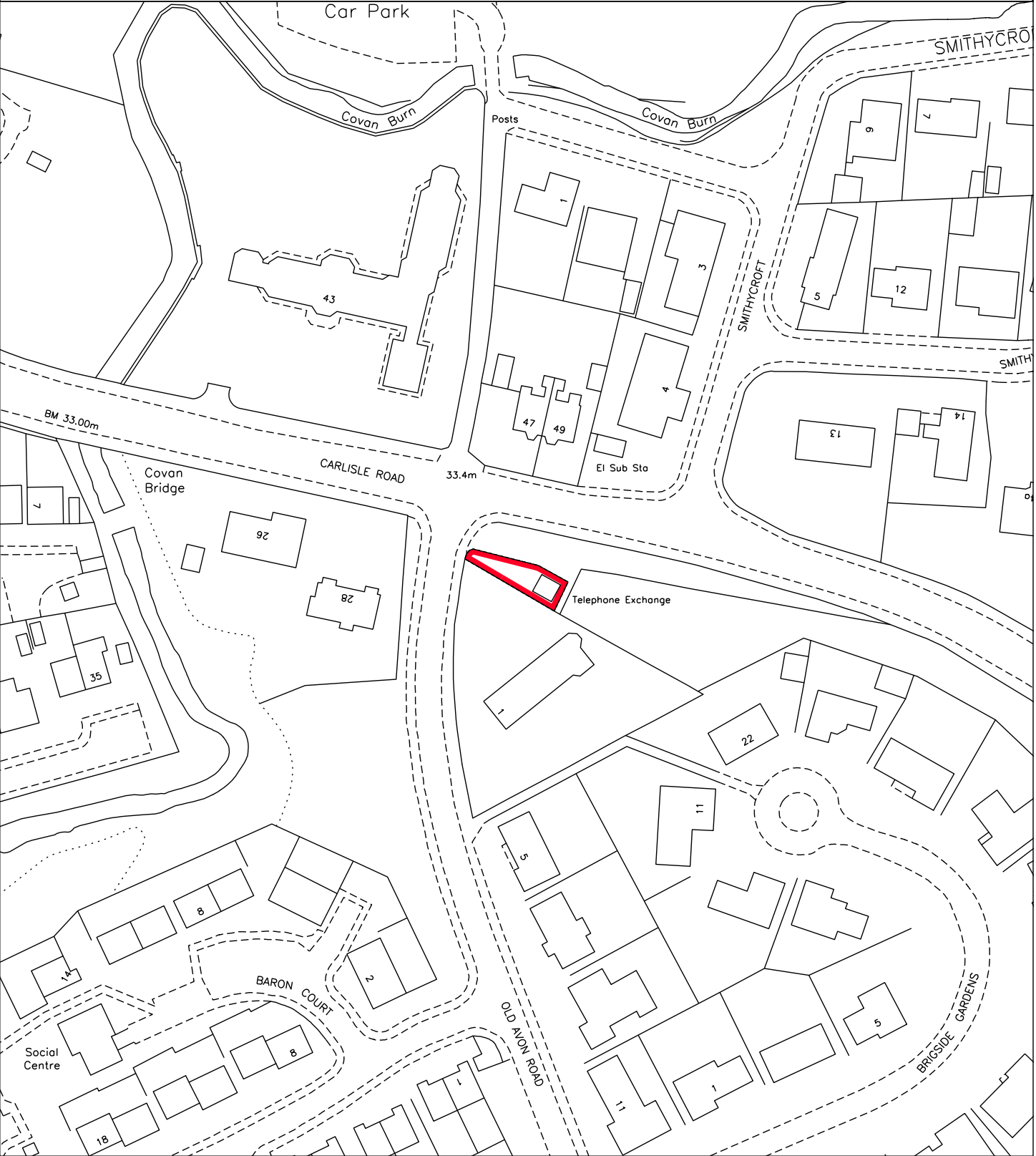
 LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	3150 9/9/2003	LAN154343
	ORDNANCE SURVEY NATIONAL GRID REFERENCE	70m 
NS7354NW NS7355		Survey Scale
		1/1250

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neighbouring minerals; nor shall our said disponent or his foresaids have any claim whatsoever for compensation for any injury caused or to be caused or for any loss or expense which has been or may be incurred as a result of or in respect of such damage and all or any such claims shall be held by acceptance hereof to be renounced and discharged by our said disponent and his foresaids subject only to the provisions of the Coal Mining (Subsidence) Act 1950; And also

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SPECIAL CONDITIONS OF SALE

TRS Building, 0 Old Avon Rd, Hamilton, ML3 7DN

Incorporation of Conditions

These Special Conditions of Sale are declared and accepted by the Purchaser and shall be incorporated into and form part of the Articles of Roup and the Contract of Sale relating to **TRS Building, 0 Old Avon Rd, Hamilton, ML3 7DN.**

1. In the event of any conflict between these Special Conditions and the Articles of Roup or General Conditions of Sale, these Special Conditions shall prevail.

2. **Date of Entry**

The Date of Entry shall be 28 days from the date of successful auction bid, or such other date as may be agreed in writing between the Seller and the Purchaser.

3. **Seller's Solicitors**

The Seller's Solicitors A1 Property Law Ltd, Trading as Amy Law.
13 Granville Street, Glasgow, G3 7EE.

Amy@amylaw.co.uk

4. **Auctioneers**

The Auctioneers are **Braveheart Auctions Ltd.**

5. **Delivery of Disposition and Title**

The sale is by way of auction and **without warrandice.**

The Seller's sole obligation is to deliver a valid Disposition in favour of the Purchaser containing usual and necessary clauses, with warrandice limited to the Seller's own facts and deeds only.

6. **No Reports or Certificates**

The Seller shall not be bound to produce or deliver a Home Report, Survey, Property Questionnaire, Energy Performance Certificate, Asbestos Survey, Site Investigation Report, or any other reports or certificates.

The Purchaser shall be deemed to have accepted the subjects in their entirety and present condition.

Title and Searches

The Purchaser confirms that they have satisfied themselves as to the title conditions, burdens, servitudes, access rights, planning position, services, and physical condition of **TRS Building, 0 Old Avon Rd, Hamilton, ML3 7DN**

7. and shall raise no requisitions thereon.

8. **Planning and Use**

No warranty is given by the Seller regarding planning status, development potential, or permitted use of the subjects.

The Purchaser accepts full responsibility for all planning matters, investigations, consents, and compliance.

9. Access and Services

The Purchaser acknowledges that access and services (if any) are as existing at the Date of Entry and subject to all title conditions, servitudes, wayleaves, and reservations affecting the subjects.

No guarantee is given as to adequacy, capacity, or availability of services.

10. Risk and Insurance

The subjects shall be at the Purchaser's risk from the Date of Entry. The Seller shall have no responsibility for loss or damage thereafter.

11. Arrears and Outgoings

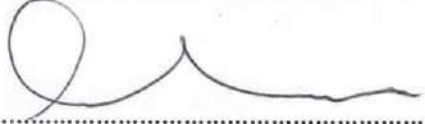
The Purchaser shall be liable for all rates, charges, and outgoings affecting the subjects from the Date of Entry onwards.

12. Priority of Conditions

In the event of any inconsistency between these Special Conditions and any other sale documentation, these Special Conditions shall take precedence.

13. Sellers' Costs

The Buyer shall pay £2500 as a contribution towards the seller's legal and sale costs.

Firms Signature.....

ARTICLES OF ROUP

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

TRS Building, 0 Old Avon Rd, Hamilton, ML3 7DN

(hereinafter referred to as "the Lot");

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

Safe as Houses Scot Ltd (hereinafter called "the Seller")

and that within the

5 South Charlotte Street, Edinburgh EH2 4AN upon

Twenty third of December Two Thousand and Twenty Five

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

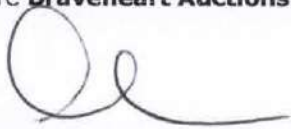
Two Thousand and

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 _____

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

**Solicitors
Firm's Signature**



Witness



Adhibited by

AMY IERODOUIS

Full Name

Harriet Shephard

Address

13 Granville Street

G3 7EE