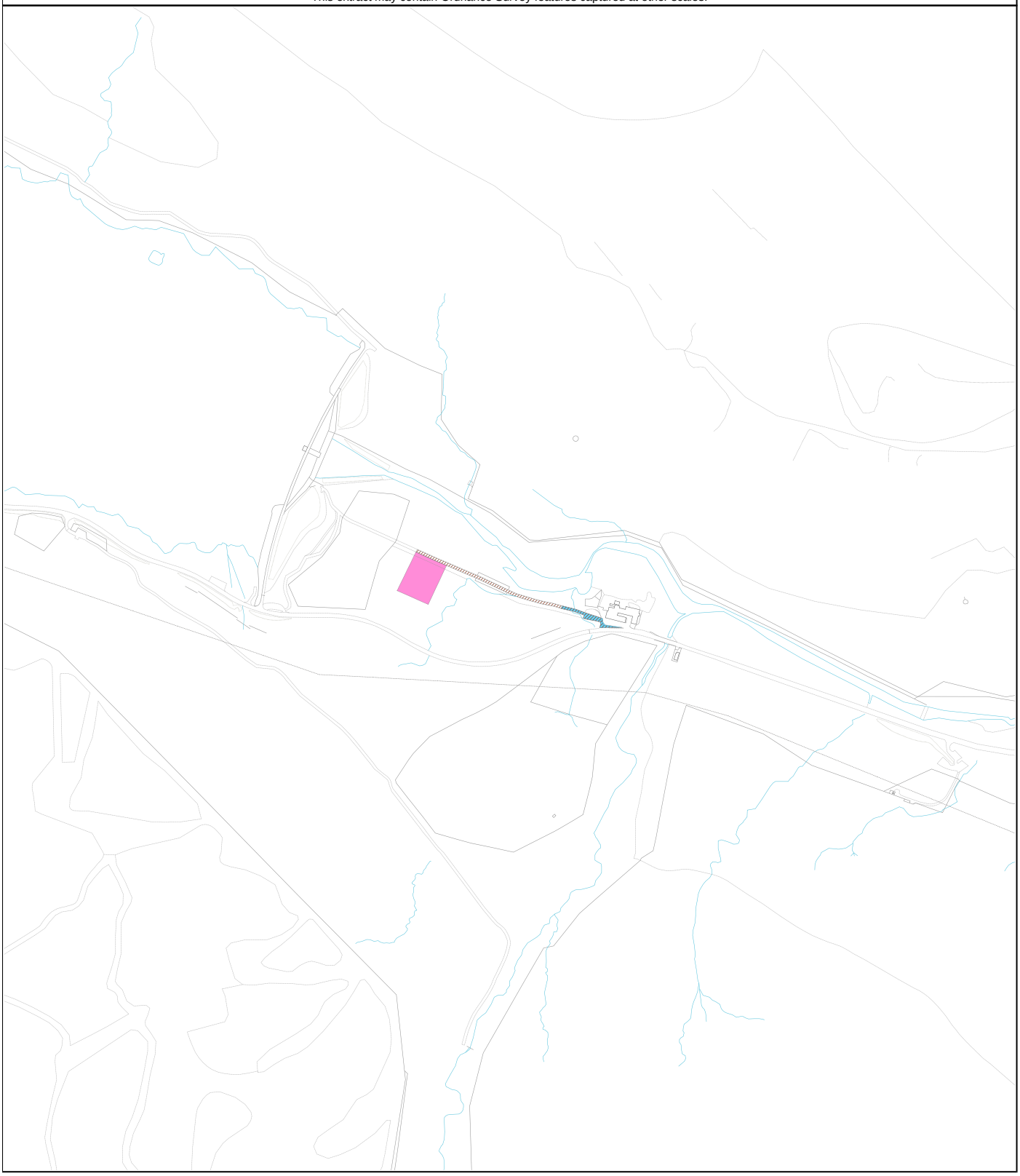
LAND REGISTER OF SCOTLAND	Version date	TITLE NUMBER
	07/07/2026	**ROS31879**
N	BRITISH NATIONAL GRID EASTING/NORTHING	500m
234789, 870497	Survey Scale	Print Scale
	1:10000	1:10000 @ A4

CROWN COPYRIGHT © This copy has been produced on 14/07/2026 with the authority of Ordnance Survey under Section 47 of the Copyright and Patents Act 1988. Unless there is a relevant exception to copyright, the copy must not be copied without prior permission of the copyright owner. OS Licence no AC0000820447.
This extract may contain Ordnance Survey features captured at other scales.



LAND REGISTER OF SCOTLAND

TITLE NUMBER ROS31879 **A 1**

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
18 DEC 2003

DATE TITLE SHEET UPDATED TO
23 JUN 2026

REAL RIGHT
OWNERSHIP

DESCRIPTION

Subjects cadastral unit ROS31879 at AULTGUISH INN, GARVE tinted pink on the cadastral map; Together with servitude rights contained in the Feu Disposition in Entry 1, the Deed of Servitude in Entry 2, the Disposition in Entry 3 and the Disposition in Entry 4 of the Burdens Section; Together also with the subsisting rights to real burdens specified in the Schedule below.

SCHEDULE OF PARTICULARS RELATIVE TO SUBSISTING RIGHTS TO REAL BURDENS

Entry No	Benefited Property	Real Burdens	Burdened Property
1	subjects in this Title	Disposition to Dario Romano Negri and Lesley Jean Negri, registered 4 Mar. 2026, in Entry 5 of the Burdens Section.	Subjects area of land at the west side of Aultguish Inn, Garve, registered under Title Number ROS31471.
2	subjects in this Title	Disposition to Iain Duncan Mackenzie, registered 21 May 2026, in Entry 6 of the Burdens Section.	Area of land at Aultguish Inn, Garve, registered under Title Number ROS31775.

Note 1 The description of the burdened property in each entry of the Schedule of Particulars relative to Subsisting Rights to Real Burdens above should be

© Crown Copyright and Crown Database Rights: Registers of Scotland 2026

A. PROPERTY SECTION

read in conjunction with the Explanatory Note in the Burdens Section.

Note 2 The minerals are excepted. The conditions under which the minerals are held are set out in the Feu Disposition in Entry 1 of the Burdens Section and the Disposition in Entry 3 of the Burdens Section.

© Crown Copyright and Crown Database Rights: Registers of Scotland 2026

LAND REGISTER OF SCOTLAND

TITLE NUMBER ROS31879 **B 1**

B. PROPRIETORSHIP SECTION

ENTRY NO	PROPRIETOR	DATE OF REGISTRATION	CONSIDERATION
1	GEORGIA NELSON 15 Anderson Road, Liverpool, L21 7NF.	23 JUN 2026	£15,000

DATE OF ENTRY
19 JUN 2026

© Crown Copyright and Crown Database Rights: Registers of Scotland 2026

LAND REGISTER OF SCOTLAND

TITLE NUMBER ROS31879 **C 1**

C. SECURITIES SECTION

ENTRY NO	SPECIFICATION	DATE OF REGISTRATION
No Entry		

© Crown Copyright and Crown Database Rights: Registers of Scotland 2026

LAND REGISTER OF SCOTLAND

TITLE NUMBER ROS31879 **D 1**

D. BURDENS SECTION

ENTRY NO	SPECIFICATION
1	Feu Disposition by Governor & Company of Bank of Scotland with consent to Allan Anthony Durant and his executors and assignees recorded G.R.S. (Ross & Cromarty) 26 Nov. 1970 of area of ground with Aultguish Hotel thereon, bounded on north by Glascarnoch River, of which the subjects in this Title form part, contains the following rights and burdens: A servitude right to the existing water supply from the manhole situated on the Estate of Lochluichart to the south-east of the subjects in this Title along the service pipe, the track of which is coloured blue on the plan annexed and subscribed as relative hereto, with right of access to the proprietor of the subjects in this Title on all necessary occasions for the purpose of repairing and renewing said pipe and water supply installation upon payment of surface damage only: Declaring however that the quality and quantity of such water supply to said hotel is in no way warranted or guaranteed as to quality and quantity. (First) Reserving to us and our successors in the lands of which the said area of ground forms part all coal and mines of coal together with such rights as became annexed thereto and which were vested in the National Coal Board on First January 1947 in virtue of the provisions of the Coal Industry Nationalisation Act 1946; and (Second) A servitude right of access in favour of the North of Scotland Hydro Electric Board from the Glascarnoch Dam to its junction with the Public Road leading from Ullapool to Garve at a point to the south of the Aultguish Hotel; Declaring that should the feuar desire to enclose the area of the feu by suitable walls or stockproof fences he shall erect the same at his own expense and shall be bound to maintain the same in good repair in all time coming and free of expense to the superior.

© Crown Copyright and Crown Database Rights: Registers of Scotland 2026

D. BURDENS SECTION

ENTRY NO	SPECIFICATION
	Note: The said servitude right of to the existing water supply along the track coloured blue on the plan annexed to the above Disposition lie outwith the subjects in this Title, therefore no reference has been made on the cadastral map in respect thereof.
2	Deed of Servitude containing Disposition by Lochluichart Estate Company to Partners and Trustees for the Firm of Aultguish Inn and their assignees recorded G.R.S. (Ross & Cromarty) 20 Jun. 2000 of servitude right to the existing water supply from the dam situated on Lochluichart Estate along the service pipe the track of which is coloured blue on plan One and also on plan Two annexed and signed as relative hereto contains the following declaration: Responsibility for the upkeep and maintenance of said pipe and water supply installation shall be borne by the Partners and Trustees for the said Firm of Aultguish Inn and their foresaids. Note: The said servitude right along the track coloured blue on the Plans annexed to the above Deed of Servitude lie outwith the subjects in this Title, therefore no reference has been made on the cadastral map in respect thereof.
3	Disposition by Guernroy Limited to Trustees for the partnership of Aultguish Inn and their assignees recorded G.R.S. (Ross & Cromarty) 21 Jun. 2000, of those subjects at Aultguish extending to 8.4 hectares, Garve, of which the subjects in this Title form part, contains the following rights and burdens: All necessary servitude rights for the use and maintenance of the existing water supply to the subjects hereby disponed and the buildings thereon (without prejudice to the generality) the rights more particularly described in the Feu Disposition in Entry 1 of the Burdens Section.

© Crown Copyright and Crown Database Rights: Registers of Scotland 2026

LAND REGISTER OF SCOTLAND

D. BURDENS SECTION

ENTRY NO	SPECIFICATION

Reserving to us and our successors:

(One) the whole mines metals minerals fossils and others within and under the subjects with full power and liberty to search for, work, win, raise and carry away the same and to do everything necessary for all or any of these purposes sit being declared that in working said minerals, Guernroy shall have no right to enter upon or break the surface of the subjects and shall pay compensation for all damage which the surface of the subjects or any building or buildings to be erected thereon may sustain in and through the operations necessary for the exercise of said reserved right and power;

(Two) all rights to game with right to Guernroy and those authorised by Guernroy to enter upon the subjects for the purpose of retrieving dead or wounded game on making good any damage occasioned thereby;

(Three) the right to use all, if any, existing roads, tracks, pathways and others forming part of the subjects for all purposes;

(Four) the right to continue to use and maintain in, on, over or under the subjects the existing water supply pipes, with right of access thereto on all necessary occasions for the purposes of inspection, cleaning, repairing, renewing and altering the levels and/or the alignment of the same on payment of any surface damage occasioned and the right to continue to use and maintain, in, on, over or under the Property all if any existing drains, sewers and mains electricity supply and telephone cables and transmitters so far as passing through, under or over the subjects in so far as serving any adjoining properties or adjoining ground belonging to us;

© Crown Copyright and Crown Database Rights: Registers of Scotland 2026

D. BURDENS SECTION

ENTRY NO	SPECIFICATION
	(Five) a right and wayleave to lead new, additional and/ or increased water, electricity, gas and telephone services and any other mains services on, under, over or through the subjects along such routes as may be approved by our said disponees and their foresaids (such approval not to be unreasonably withheld) with all necessary rights of access thereto on all necessary occasions for the purposes of inspection, cleaning, repairing, renewing and alerting the levels of the same subject to making good all damage caused to the subjects and causing as little inconvenience as possible.
4	Disposition by Alastair Charles Dowson-Pak and Anne Dowson-Park to Stephen Sharkey and Sandra Sharkey as Trustees for their Firm of Altguish Inn, registered 17 Aug. 2006, of the subjects The Altguish Inn, by Garve, registered under Title Number ROS6820, contains inter alia the following servitudes; Part II "the Servitudes". In this part of the Schedule:- "the Benefited Property" means the subjects disponed by this Disposition. "the Burdened Property" means the Retained Subjects being the subjects registered under Title Number ROS1262 and forming The Aultguish Inn, by Garve; of which the subjects in this Title form part. The following servitudes are granted in favour of the Benefited Property over the Burdened Property:- 1. A heritable and irredeemable servitude right of wayleave for the siting of the existing septic tank, relative soakaway,

© Crown Copyright and Crown Database Rights: Registers of Scotland 2026

ENTRY NO	SPECIFICATION

pipes and other necessary apparatus within the Burdened Property together with access thereto on all necessary occasions for the purposes of the maintenance, repair and renewal of same subjects , in each case, to making good all surface damage caused thereby.

2. A heritable and irredeemable servitude right of wayleave for siting of all necessary electric, telephone and other utility services, cables and apparatus within the Burdened Property together with access thereto on all necessary occasions for the purposes of the maintenance, repair and renewal of the same subject, in each case, to making good all surface damage caused thereby.

Part III

"the Reservations"

In this part of the Schedule:-

"the Benefited Property" means the Retained Subjects being the subjects registered under Title Number ROS1262 and forming The Aultguish Inn, by Garve; of which the subjects in this Title form part.

"the Burdened Property" means the subjects disponed by this Disposition.

The following servitudes are reserved in favour of the Benefited Property over the Burdened Property:-

1. A heritable and irredeemable servitude right of pedestrian and vehicular (but excluding construction traffic) access and egress to and from the benefited Property by means of the car-park on the Burdened Property and otherwise by means of such reasonable route over the Burdened Property as the Disponees

© Crown Copyright and Crown Database Rights: Registers of Scotland 2026

ENTRY NO | SPECIFICATION

or their successors in ownership of the Burdened Property shall specify, acting reasonably, subject to the Disponers and their successors in ownership of the Benefited Property being obliged to contribute to the costs of maintenance, repair and renewal of the said car-park and any other part of the Burdened Property over which such access is taken along with the Disponees and their foresaids, the amount of such contribution to be a proportion of such costs based on relative user.

2. A heritable and irredeemable servitude right of wayleave for the connection into all necessary electric, telephone and other utility services, cables and apparatus and sewerage apparatus within the Burdened Property together with access thereto on all necessary occasions for the purposes of the maintenance, repair and renewal of the same subject, in each case, to making good all surface damage caused thereby subject to the Disponers and their successors in ownership of the Benefited Property being obliged (1) to free and relieve the Disponees and their foresaids against the costs of all consumption by them as proprietors of the Burdened Property of such utility services and (2) to contribute to the costs of maintenance, repair and renewal of all such electric, telephone and other utility services, cables and apparatus, the amount of such contribution to be a proportion of such costs based on relative user.

PART IV. Servitude Conditions

In this part of the Schedule:-

"the Benefited Property" means the Retained Subjects being the subjects registered under Title Number ROS1262 and forming The Aultguish Inn, by Garve; of which the subjects in this Title form part.

© Crown Copyright and Crown Database Rights: Registers of Scotland 2026

D. BURDENS SECTION

ENTRY NO	SPECIFICATION
	"the Burdened Property" means the subjects disponed by this Disposition. The Burdened Property shall be subject to the following servitude conditions which are imposed on the Burdened Property in favour of the Benefited Property:- 1. The Disponees and their foresaids shall be obliged to proportionally indemnify the First Disponers and the Second Disponers and their respective foresaids against all costs and expenses referable to the Subjects levied in respect of the said water supply; 2. The Disponees and their foresaids shall be obliged to maintain the said septic tank and soakaway in good working order.
5	Disposition by Horse Shoe Group Ltd to Dario Romano Negri and Lesley Jean Negri and their respective executors, assignees and disponees, registered 4 Mar. 2026, of the area of land at the west side of Aultguish Inn, Garve, registered over Title Number ROS31471, contains the following servitudes and real burdens; DISPONER: The said Horse Shoe Group Ltd DISPONEE: The said Dario Romano Negri and Lesley Jean Negri and to their respective executors, assignees and disponees whomsoever heritably and irredeemably SUBJECTS: The subjects disponed by this Disposition. RETAINED PROPERTY: The area of land at Aultguish Inn, Garve being the Subjects registered under Title Number ROS1262 and that UNDER EXCEPTION always of the Subjects hereby disponed

© Crown Copyright and Crown Database Rights: Registers of Scotland 2026

ENTRY NO	SPECIFICATION

and all other parts previously disponed; of which the subjects in this Title form part.

Interpretation

In this Entry -

"Access Route" means the access route tinted blue on the cadastral map.

"the Retained Property" means the retained property more particularly described as the "RETAINED PROPERTY" above and any parts thereof;

"the Subjects" means the subjects more particularly described as the "SUBJECTS" above and any parts thereof;

"the Disponer" means the said Horse Shoe Group Ltd and their successors as owners of the retained property and any part or parts subsequently disponed or conveyed;

"the Disponee" means the said Dario Romano Negri and Lesley Jean Negri and their successors as owners of the subjects and any part or parts subsequently disponed or conveyed;

Part 1: Servitude Right affecting the Retained Property

The following servitude right is imposed on the retained property in favour of the Subjects:-

1. A non-exclusive heritable and irredeemable servitude right of free ish and access for vehicular and pedestrian traffic (including construction traffic where required) over the Access Route.

© Crown Copyright and Crown Database Rights: Registers of Scotland 2026

LAND REGISTER OF SCOTLAND

TITLE NUMBER ROS31879 **D 9**

D. BURDENS SECTION

ENTRY NO	SPECIFICATION

Part 2: Real Burdens affecting the Subjects in favour of the Retained Property

The following real burdens are imposed on the Subjects in favour of the retained property:-

1. The Disponee together with any tenants, agents, employees, workmen or others authorised by the Disponee may only use the Access Route as a means of accessing the Subjects and for no other purpose.

2. An obligation to share in the costs of repair, maintenance and renewal of the Access Route, such share to be according to the Disponee and their tenants, agents, employees, workmen or others authorised by the Disponee's use of the same and shared with all other users.

3. The Disponee shall have the option to develop or improve the Access Route at the Disponee's expense (subject to having first obtained the prior consent of the relevant local authority and all other relevant authorities and agencies).

4. The Disponee shall be responsible for the whole costs of repair, maintenance and renewal of the said Access Route where such repair, maintenance and renewal is required as a direct result of damage caused in the exercise of the servitude rights by the Disponee over the Access Route.

5. A prohibition on erecting a dwellinghouse or agricultural shed on the Subjects without the prior written consent of the proprietor of the Retained Property. The Disponee will be allowed to construct only one of the following on the Subjects: a pod or a chalet or a yurt or a lodge or a static caravan, subject to obtaining relevant planning consent from the relevant local authority.

© Crown Copyright and Crown Database Rights: Registers of Scotland 2026

ENTRY NO	SPECIFICATION
	6. It shall not be in the power of the Disponee (or any party who has power of sale of the Subjects) to sell, dispose or otherwise alienate the Subjects in parts. Part 3: Disputes In the event of there being any dispute in relation to these presents where there is either a failure to reach agreement on a matter specifically provided for reaching agreement on or a party claims the other is not acting reasonably where there is an obligation to do so, then same shall be referred to an independent surveyor (who shall act as an expert) agreed upon between the parties or in default of agreement appointed at the request of either party by or on behalf of the Chairman for the time being of the Royal Institution of Chartered Surveyors, Scottish branch or if unavailable any other professional body regulating the Chartered Surveyors' profession and which expert shall be instructed to issue his determination within twenty eight days from the date of instruction or such other period as agreed by both parties. Each party shall be entitled to make representations to the expert and the expert's decision shall be final and binding. Any such reference to such expert shall be or be deemed to be a reference to an expert and not to an arbiter. The fees and costs incurred by such expert shall be borne as the expert directs or otherwise shall be borne equally.
6	Disposition by Horse Shoe Group Ltd to Iain Duncan Mackenzie and his executors and assignees, registered 21 May 2026, of that area of land extending 1424 square metres forming "Plot 1 Skyfall", registered under Title Number ROS31775, contains the following servitudes and real burdens: Interpretation In this schedule -

© Crown Copyright and Crown Database Rights: Registers of Scotland 2026

LAND REGISTER OF SCOTLAND

TITLE NUMBER ROS31879 **D 11**

D. BURDENS SECTION

ENTRY NO	SPECIFICATION

"Access Route" means the access route hatched brown on the cadastral map.

"the Retained Property" means the area of land at Aultguish Inn, Garve, IV23 2PQ being the Subjects registered in the Land Register of Scotland under Title Number ROS1262 and that UNDER EXCEPTION always of the Subjects hereby disponed and all other parts previously disponed; of which the subjects in this Title form part.

"the Subjects" means the subjects disponed by this Disposition.

"the Disponer" means the said HORSE SHOE GROUP LTD incorporated under the Companies Acts (Registered Number SC859444) and having their Registered Office at 272 Bath Street, Glasgow, G2 4JR and their successors as owners of the retained property and any part or parts subsequently disponed or conveyed;

"the Disponee" means the said lain Duncan Mackenzie of 64 Crown Drive, Inverness, Highland, IV2 3QG and their successors as owners of the subjects and any part or parts subsequently disponed or conveyed.

Part 1: Servitude Right affecting the Retained Property

The following servitude right is imposed on the retained property in favour of the Subjects:-

1. A non-exclusive heritable and irredeemable servitude right of free ish and access for vehicular and pedestrian traffic (including construction traffic where required) over the Access Route.

Part 2: Real Burdens affecting the Subjects in favour of the Retained Property

© Crown Copyright and Crown Database Rights: Registers of Scotland 2026

LAND REGISTER OF SCOTLAND

TITLE NUMBER ROS31879 **D 12**

D. BURDENS SECTION

ENTRY NO	SPECIFICATION

The following real burdens are imposed on the Subjects in favour of the retained property:-

1. The Disponee together with any tenants, agents, employees, workmen or others authorised by the Disponee may only use the Access Route as a means of accessing the Subjects and for no other purpose.

2. An obligation to share in the costs of repair, maintenance and renewal of the Access Route, such share to be according to the Disponee and their tenants, agents, employees, workmen or others authorised by the Disponee's use of the same and shared with all other users.

3. The Disponee shall have the option to develop or improve the Access Route at the Disponee's expense (subject to having first obtained the prior consent of the relevant local authority and all other relevant authorities and agencies).

4. The Disponee shall be responsible for the whole costs of repair, maintenance and renewal of the said Access Route where such repair, maintenance and renewal is required as a direct result of damage caused in the exercise of the servitude rights by the Disponee over the Access Route.

5. A prohibition on erecting a dwellinghouse or agricultural shed on the Subjects without the prior written consent of the proprietor of the Retained Property. The Disponee will be allowed to construct only one of the following on the Subjects: a pod or a chalet or a yurt or a lodge or a static caravan, subject to obtaining relevant planning consent from the relevant local authority.

© Crown Copyright and Crown Database Rights: Registers of Scotland 2026

ENTRY NO	SPECIFICATION
	6. It shall not be in the power of the Disponee (or any party who has power of sale of the Subjects) to sell, dispose or otherwise alienate the Subjects in parts. Part 3: Disputes In the event of there being any dispute in relation to these presents where there is either a failure to reach agreement on a matter specifically provided for reaching agreement on or a party claims the other is not acting reasonably where there is an obligation to do so, then same shall be referred to an independent surveyor (who shall act as an expert) agreed upon between the parties or in default of agreement appointed at the request of either party by or on behalf of the Chairman for the time being of the Royal Institution of Chartered Surveyors, Scottish branch or if unavailable any other professional body regulating the Chartered Surveyors' profession and which expert shall be instructed to issue his determination within twenty eight days from the date of instruction or such other period as agreed by both parties. Each party shall be entitled to make representations to the expert and the expert's decision shall be final and binding. Any such reference to such expert shall be or be deemed to be a reference to an expert and not to an arbiter. The fees and costs incurred by such expert shall be borne as the expert directs or otherwise shall be borne equally.
7	Explanatory Note: The descriptions of the burdened and benefited properties in any deed registered in terms of sections 4 and 75 of the Title Conditions (Scotland) Act 2003 in this Title Sheet are correct as at the stated date of registration of such deed. This is notwithstanding any additional information that may have been disclosed by the Keeper in respect of those properties.

© Crown Copyright and Crown Database Rights: Registers of Scotland 2026

ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the dwellinghouse known as and forming, Plot A & B, Ben Wyvis being the whole subjects registered in the Land Register of Scotland under Title Number ROS31879 (hereinafter referred to as "the Lot");

which subjects are exposed for sale by public Roup by Georgia Nelson (hereinafter called "the Seller")

and that within the

5 South Charlotte Street, Edinburgh, EH2 4AN

._____.

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

._____.

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 Assignation 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 Assignation in their favour containing all usual and necessary clauses including warrandice from the Seller's facts and deeds only.

3. On or prior to the Date of Entry, in addition to the Price, the Purchaser will also have an obligation to pay the sum of £950 + VAT as a contribution towards the Seller's selling costs. No breakdown of these costs and fees shall be exhibited to the Purchaser or his/her/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 Freelands Solicitors Motherwell, ML1 1BW

5. The Auctioneers are **Braveheart Auction Ltd**.

Solicitors
Firm's Signature

Adhibited by
James Anderson Cowan MacDonald

Witness C. Lafferty

Full Name
Courtney Lafferty

Address
36 Muir Street, Motherwell, ML1 1BW