DISPOSITION

by

SHAARON GRAHAM

in favour of

MACGREGOR LAND GROUP LTD

Property: The Plot at Woodhouse, Minard, Inveraray, PA32 8YB

1 Definitions

In this disposition:

"Date of Entry"	means 2026;
"Larger Property"	means the property known as and forming Woodhouse, Minard, Inveraray, PA32 8YB being the whole subjects registered in the Land Register of Scotland under Title Number ARG28800;
"New Burdens"	means the real burdens imposed on the Property set out in Part 1 of the Schedule;
"New Servitudes"	means the servitudes benefiting the Property set out in Part 2 of the Schedule;
"Plan"	means the Plan of the Property annexed and signed as relative to this disposition;
"Price"	means EIGHTY THOUSAND POUNDS (£80,000) Sterling;
"Property"	means ALL and WHOLE the property known as The Plot at Woodhouse, Minard, Inveraray, PA32 8YB being the subjects shown tinted brown and hatched black on the Plan and forming part and portion of the Larger Property; TOGETHER WITH (One) the parts, privileges and pertinents; and (Two) the Seller's whole right, title and interest present and future in and to the property disponed;
"Purchaser"	means MACGREGOR LAND GROUP LTD a company registered under the Companies Acts (Company Number SC813933) and having their registered office at Office 333 8 Church St, Inverness, United Kingdom, IV1 1EA;
"Retained Property"	means the Larger Property under exception of the Property;
"Schedule"	means the schedule annexed and signed as relative to this disposition;
"Seller"	means SHAARON GRAHAM residing formerly at 17 Keith Street, Kincardine, Alla FK10 4ND and now at Woodhouse, Minard, Inverary, PA32 8YB;

2 Narrative

2.1 The Seller is the proprietor of the Property and the Retained Property.

2.2 The Seller has sold the Property to the Purchaser for the Price.

2.3 The Seller acknowledges receipt of the Price.

3 Disposition

3.1 The Seller DISPONES the Property to the Purchaser.

3.2 The Schedule forms part of this disposition.

3.3 The Property is disponed with the benefit of the New Servitudes.

4 Matrimonial Homes/Civil Partnership Declaration

The Seller declares that the Property is neither a matrimonial home in relation to which a spouse of the Seller has occupancy rights, the expressions "matrimonial home" and "occupancy rights" having the meanings respectively ascribed to them by the Matrimonial Homes (Family Protection) (Scotland) Act

1981, as amended, nor a family home in relation to which a civil partner of the Seller has occupancy rights under the Civil Partnership Act 2004.

5 Burdens

The Property is disponed ALWAYS WITH AND UNDER the New Burdens.

6 No application to the Lands Tribunal

No application may be made to the Lands Tribunal for Scotland under section 90(1)(a)(i) of the Title Conditions (Scotland) Act 2003 in respect of the New Burdens or New Servitudes for a period of [five] years after the date of registration of this disposition in the Land Register of Scotland.

7 Entry

The Property is sold WITH ENTRY and VACANT POSSESSION on the Date of Entry.

8 Warrandice

The Seller grants warrandice: IN WITNESS WHEREOF this disposition consisting of this and the preceding page together with the Plan and Schedule annexed is executed by me at the place and on the date undernoted in the presence of the undernoted witness:

SHARON GRAHAM (Seller) X

ELIZABETH VALERIE O'NEIL (witness) X

(name of witness)

26 NEW STREET (address of witness)
PAISLEY

PAISLEY (place of signing)

27/08/2016 (date of signing)

This is the Schedule referred to in the foregoing Disposition by SHAARON GRAHAM in favour of MACGREGOR LAND GROUP LTD

Part 1

New Burdens affecting the Property

The following real burdens are imposed on the Property in favour of the Retained Property:

1 The Proprietor of the Property shall erect a stockproof fence at their sole expense upon the boundary of the Property and Retained Property

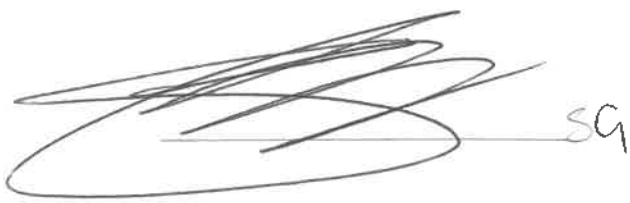
2 The Proprietor of the Property will be solely responsible for the upkeep, maintenance, repair, and replacement where appropriate of the fence and said fence must be maintained to a reasonable standard to the satisfaction of the proprietor of the Retained Property (acting reasonably)

Part 2

New Servitudes benefiting the Property

The following servitudes are imposed on the Retained Property in favour of the Property:

1 The Proprietor of the Property shall have a right of access, exercised reasonably, over the Retained Property for the purposes of constructing, upkeeping, repairing and replacing the fence subject to making good any damage caused by the exercising of said right of access.



WE, NATIONAL WESTMINSTER BANK plc having our Registered Office at One hundred and thirty five Bishopsgate, London EC2M 3UR with a Mortgage Centre at P O Box 123, Greenock PA15 1EF (Registered Number 929027) at the request of SHAARON GRAHAM, residing at Woodhouse, Minard, Inverary PA32 8YB hereby disburden of a Standard Security for all sums due and to become due by the said Shaaron Graham in our favour registered in the Land Register of Scotland under Title Number ARG28800 on Seventh January Two thousand and Twenty six in respect of ALL and WHOLE that plot or area of ground being approximately eight acres being the subjects tinted brown and hatched black on the plan annexed and executed as relative hereto:- IN WITNESS WHEREOF these presents typewritten on this page are subscribed for and on behalf of National Westminster Bank plc as follows:-

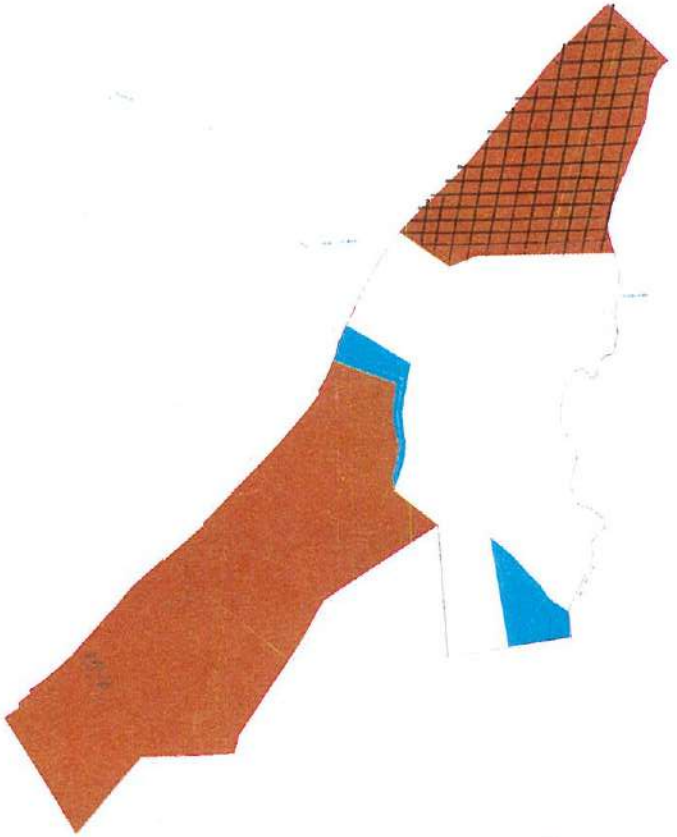
EXECUTED AS A DEED BY: Authorised Signature As the attorney for and on behalf of National Westminster Bank PLC 17/8/2026	In the Presence of: Dated: 18/8/26 Company Official National Westminster Bank PLC PO Box 12 Greenock PA15 1EF 17/8/2026

JACQUELINE MCVEY
Clerical Level Service
and Operations Analyst
Mortgage Operations

FIONA ANDREW
Clerical Level Service
and Operations Analyst
Mortgage Operations

LAND REGISTER OF SCOTLAND	Version date	TITLE NUMBER
	27/02/2025	ARG28800
BRITISH NATIONAL GRID EASTING/NORTHING		100m
197588, 695777	Survey Scale	Print Scale
	1:2500	1:2500 @ A3

This is the plan referred to in the foregoing Deed of Restriction by NatWest Bank plc IFO Shaaron Graham



Per Pro
National Westminster Bank plc
Authorised Signature:

DEED OF RESTRICTION

By

NATIONAL WESTMINSTER BANK PLC

IFO

SHAARON GRAHAM

2026

VON.CL

Subjects Land at Woodhouse, Minard

MacFarlane Young
Solicitors
26 New Street
Paisley

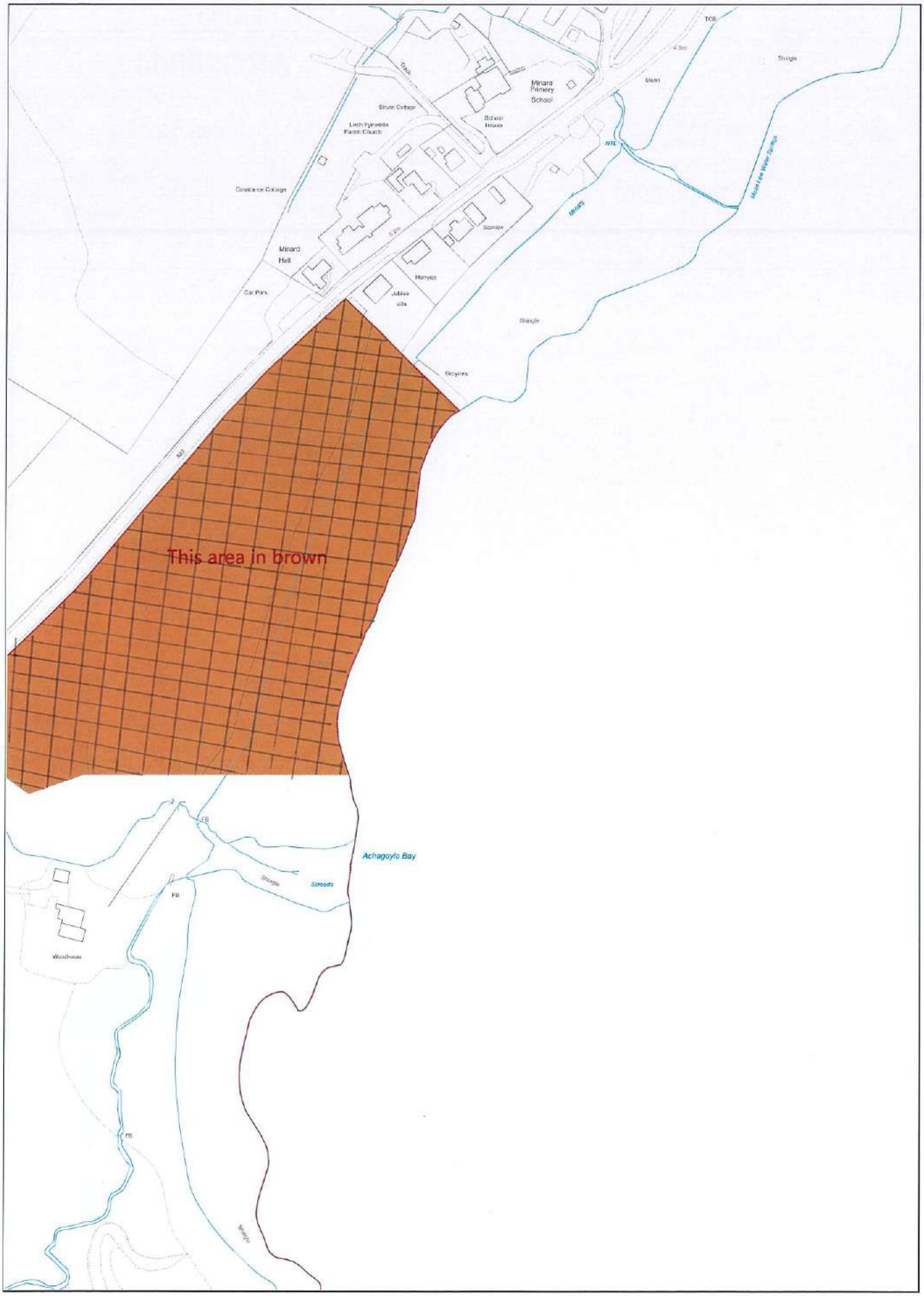
	Version date	TITLE NUMBER
LAND REGISTER OF SCOTLAND	27/02/2025	ARG28800
BRITISH NATIONAL GRID EASTING/NORTHING		100m
197566, 695777	Survey Scale 1:2500	Print Scale 1:2500 @ A1

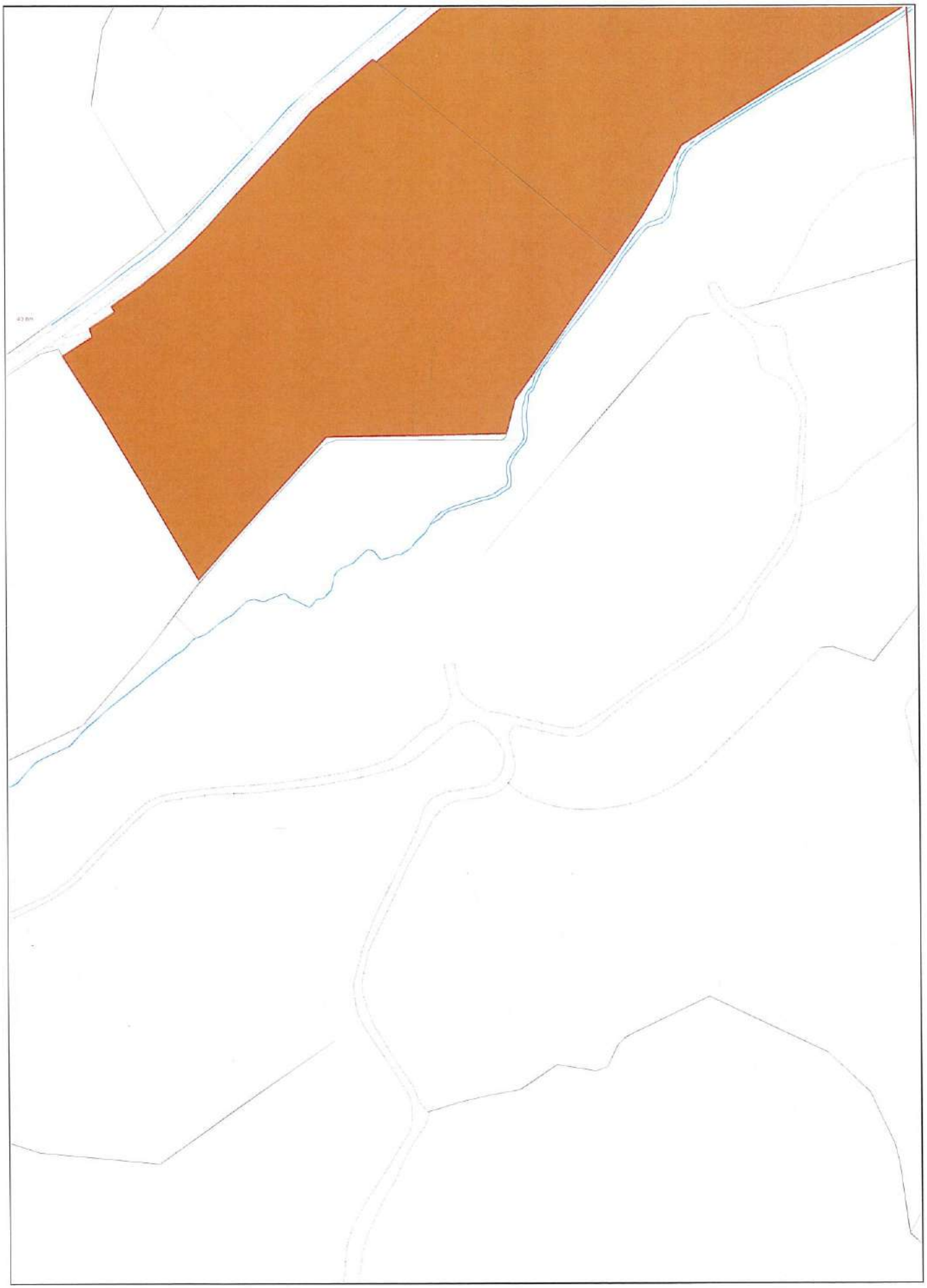


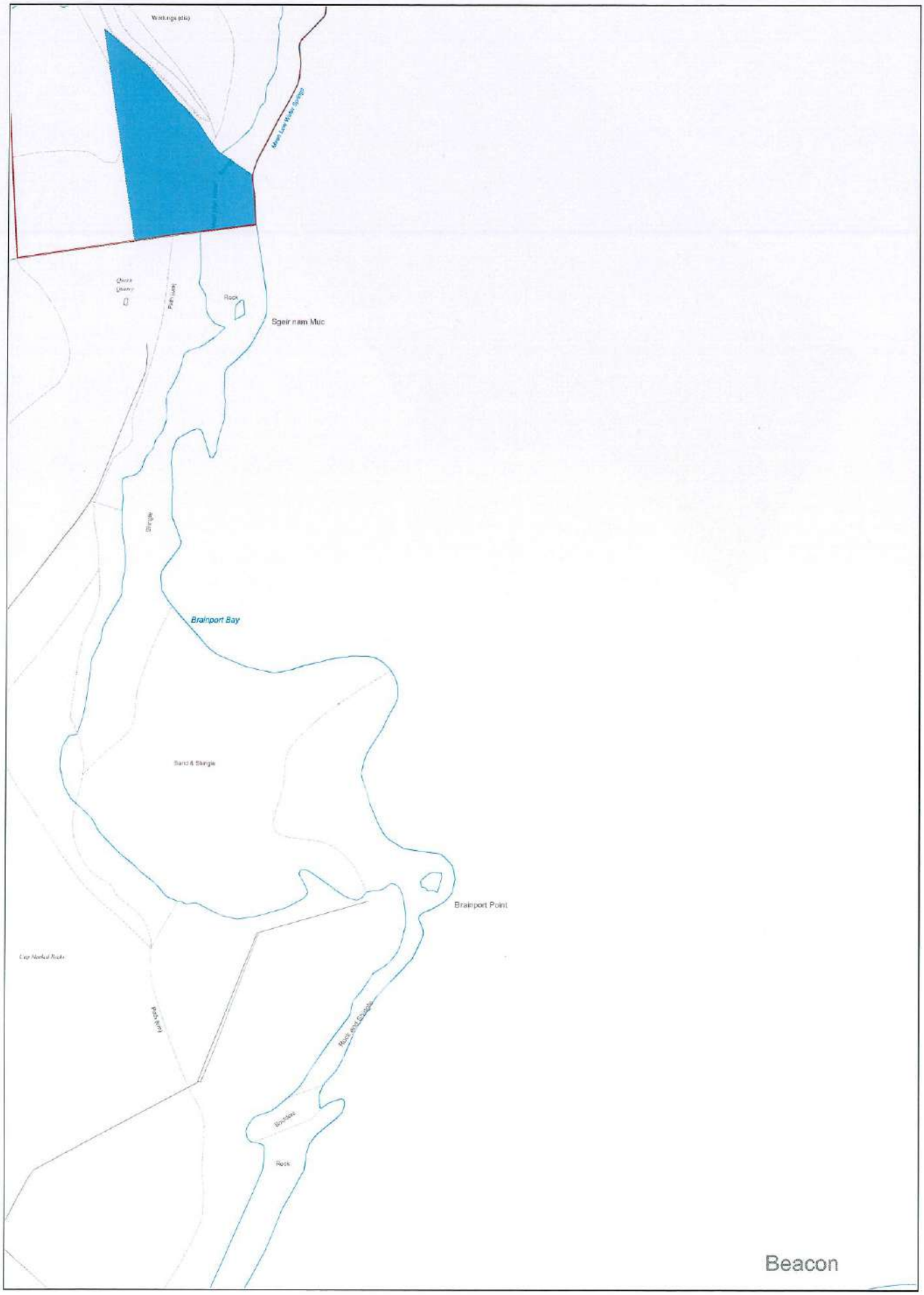
LAND REGISTER OF SCOTLAND	Version date	TITLE NUMBER
	27/02/2025	**ARG28800**
BRITISH NATIONAL GRID EASTING/NORTHING		100m
197588, 695777	Survey Scale	Print Scale
	1:2500	1:2500 @ A4

CROWN COPYRIGHT © This copy has been produced on 15/01/2026 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.




TCB
Shingle
Meal
Minard Primary School
Track
Shunt Cottage
Loch Fyneside Parish Church
School House
NTL
Constance Cottage
Mean Low Water Springs
MHWS
Scoraye
Minard Hall
Car Park
Marrylee
Jubilee Villa
Shingle
Groynes
This area in brown
FB
Achagoyle Bay
Shingle
Spreads
FB
Woodhouse
FB
Shingle




Workings (old)
Mean Low Water Springs
Rock
Sgeir nam Muc
Path (um)
Shingle
Brainport Bay
Sand & Shingle
Brainport Point
Path (um)
Rock and Shingle
Boulders
Rock
Beacon

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the subjects known as Loch Fyne Plot 5, being the subjects forming PART AND PORTION of ALL AND WHOLE, the subjects registered in the Land Register of Scotland under Title Number ARG34881 and being the subjects outlined in red and labelled "Loch Fyne Plot 5" on the Plan annexed and executed as relative hereto.

(hereinafter referred to as "the Lot");

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

MacGregor Land Group, a company registered under the Companies Acts (Company Number **SC813933) and having their registered office at Office 333 8 Church St, Inverness, United Kingdom, 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

Fourteen days from the date of auction.

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. The Seller's Solicitors are McEwan Fraser Legal, 130 East Claremont Street, Edinburgh EH7 4LB

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

5. 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 ONE THOUSAND POUNDS (£1,000) STERLING 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 his/her/their agents. These additional costs shall be subject to the same conditions as payment of the Price as per the auction conditions.

Solicitors
Firm's Signature G Hayward

Adhibited by
GEMMA LOUISE HAYWARD

Witness
C Shaw

Full Name Chloe Christine Anne Shaw

Address 130 East Claremont Street, Edinburgh EH7 4LB



This is the plan referred to in the foregoing

10 0 50

Scale 1:1250 @ A3

G Hayward

This is the plan referred to in the foregoing Articles of Roup by McEwan Fraser Legal in relation to Plot 5 Loch Fyne

All coordinates to OS grid (OSGB36). ** All levels to OS datum

Boundary Coordinates

Point	Easting	Northing
1	197609.6	695957.5
2	197635.4	695988.0
3	197746.0	695940.9
4	197738.3	695922.0

Plot 5 Loch Fyne

106301.5

1:1250

11th Nov 2020