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GAVIN BAIN & CO  
DX AB40  
ABERDEEN

**Date:** 26 March 2024  
**Your Ref:** SG.SM  
**Our Reference:** I02234582

## LEGAL REPORT - REGISTERED PROPERTY

### PROPERTY:

(Please note if no full conveyancing description was provided, additional titles to the subjects may not be traced)

18F NORTHFIELD PLACE, ABERDEEN

### TITLE NO:

ABN39743

### TITLE SHEET RECORD UPDATED TO:

08-05-2013

### CURRENT TITLE SHEET ENTRIES AFFECTING THE SUBJECTS IN THIS TITLE:

(To disclose: proprietors, charges and any relevant entries registered on or after the proprietors title)

Title To JAMIE ALISTAIR CHEYNE - 24-04-2013

Standard Security by JAMIE ALISTAIR CHEYNE to NATIONWIDE BUILDING SOCIETY - 24-04-2013

### APPLICATIONS IN THE COURSE OF REGISTRATION AGAINST THIS TITLE:

(Until registration is complete any application is subject to withdrawal, cancellation or amendment. In respect of a report over "part of" a Title number, no Transfers of Part will be disclosed)

None

### EXTANT ADVANCE NOTICES:

None

### CORRECT TO:

25/03/2024

**FIRST SCOTTISH SEARCHING SERVICES LIMITED**  
**SEARCH IN THE REGISTER OF INHIBITIONS**

102234582

AGAINST

**JAMIE ALISTAIR CHEYNE**

**From 25 Mar 2019 to 25 Mar 2024**

**NO DEED**

SEARCH IN THE REGISTER OF INHIBITIONS  
AND FOUND AS ABOVE

For Searches in The Register of Inhibitions our liability is restricted to exact name and address matches, however there may be occasions where other entries will be shown for your information. Source acknowledgement: Contains data compiled by Registers of Scotland.  
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## **INSOLVENCIES**

### **REGISTER OF INSOLVENCIES (Sequestrations and Protected Trust Deeds)**

A Search carried out in the Register held by The Accountant in Bankruptcy has disclosed the following result:

**Against:**

**JAMIE ALISTAIR CHEYNE**

**NO DEED**

**Correct to: 25<sup>th</sup> March 2024**

### **SEARCHED IN THE ABOVE REGISTER AND FOUND AS ABOVE**

The current practice of the Accountant in Bankruptcy is to remove entries from the Register of Insolvencies in respect of both Sequestration and Protected Trust Deed cases one year after Discharge of the Trustee.

For searches in the Register of Insolvencies, our liability is restricted to exact name and address matches as shown on the instructions received, however there may be occasions where other entries will be shown for your information. Searches are not undertaken against incorporated bodies, Executors as individuals or addresses outwith Scotland.



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GAVIN BAIN & CO  
DX AB40  
ABERDEEN

**Date of Certificate:** 28 March 2024  
**Certificate No:** I02234582  
**Your Ref:** SG.SM

### PROPERTY ENQUIRY CERTIFICATE

<b>PROPERTY</b>	
18F (FLAT 6) NORTHFIELD PLACE, ABERDEEN	
<b>PLANNING</b>	
Local Authority Area	Aberdeen City
Adopted Local Plan/Local Development Plan	Aberdeen Local Development Plan 2023
Zoning	Residential Area (Policy H1)
Applications	None
Other Matters	See Schedule Over
<b>BUILDING STANDARDS</b>	
Applications	None
Notices	None
Other Matters	None
<b>ENVIRONMENTAL HEALTH</b>	None
<b>HOUSING</b>	None
<b>CONTAMINATED LAND</b>	None
<b>CARRIAGEWAY AND ADJOINING FOOTWAY</b>	
Status	Adopted
Road Proposals	None
<b>WATER</b>	Mains Water
<b>DRAINAGE</b>	Mains Drainage

## SCHEDULE OF DETAILS

### PLANNING MATTERS

#### Applications

Reference	Details (if any)
None	

#### Applications Registered Against Adjacent Property

Reference	Details (if any)	Address
None		

#### Other Matters

The property is located within a Conservation Area.

### BUILDING STANDARDS MATTERS

#### Building Standards Applications

Reference	Details (if any)
None	

#### Notices

Reference	Date served	Details (if any)
None		

#### Other Matters

None

### ENVIRONMENTAL HEALTH MATTERS

#### Notices

Reference	Date served	Details (if any)
None		

#### Other Matters

None

## HOUSING MATTERS

### Notices

Reference	Date served	Details (if any)
None		

### Other Matters

None
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## CONTAMINATED LAND

### Notices & Resolutions

Reference No.	Date served	Details (if any)
None		

Unless details of any entries appear above the answer to each of the questions listed in para 5.3.6 of the UK Finance mortgage lenders Handbook for Scotland is in the negative.

## CARRIAGEWAY AND ADJOINING FOOTWAY

Status	Northfield Place carriageway and adjoining footway are adopted.
Road Proposals	None

<b>WATER STATUS</b>	The property is connected to the mains water supply.
<b>DRAINAGE STATUS</b>	The property is connected to a public sewer.

**FIRST SCOTTISH  
IMPORTANT INFORMATION**

- Searches have been carried out by our Enquiry Team of all available Public Records in respect of all relevant matters covered by the undernoted legislation and designations insofar as applicable to the subject address referred to on the Property Enquiry Certificate, unless otherwise stated.
- The Planning and Building Standards application search covers the period for 5 years to the date 48 hours prior to the date of issue of this certificate for all Scottish Local Authorities with the exception of Aberdeen City, Aberdeenshire and Moray. Our search of Planning and Building Standards Applications for the Aberdeen City and Aberdeenshire Local Authority areas extends for 10 years to the date 48 hours prior to the date of issue of this certificate. Our search of Planning and Building Standards Applications for the Moray Local Authority area extends for 20 years to the date 48 hours prior to the date of issue of this certificate.
- A search of Planning applications registered against properties (where their address is identifiable) immediately adjacent to the subject address has been carried out to cover the period for five years to the date 48 hours prior to the date of issue of this certificate.
- The details of the current status of any applications disclosed on the certificate are included when the information is readily available.
- Road proposals are disclosed to within a 250m radius from the property address when noted on the adopted Development Plan. On occasions where further information is available to us additional comment may be included on the certificate.
- This search is covered by Professional Indemnity Insurance. A summary of our cover can be provided on request

**PUBLIC RECORDS UNDER THE FOLLOWING LEGISLATION HAVE BEEN SEARCHED–**

- Town & Country Planning (Scotland) Act 1997
- Planning etc. (Scotland) Act 2006
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- Ancient Monuments and Archaeological Areas Act 1979
- Town & Country Planning (General Permitted Development) (Scotland) Order 1992
- Building (Scotland) Acts 1959/1970/2003
- Civic Government (Scotland) Act 1982
- Edinburgh District Council Order of Confirmation Act 1991
- City of Glasgow Council Order Confirmation Act 1988
- Housing (Scotland) Acts 1969/1987/2006
- Roads (Scotland) Act 1984
- Environmental Protection Act 1990
- Environment Act 1995
- Sites of Special Scientific Interest as designated under the Nature Conservation (Scotland) Act 2004
- Special Areas of Conservation as designated under the EC Habitats Directive (Council Directive 92/43/EEC)
- Special Protection Areas as designated under the EC Birds Directive (Council Directive 79/409/EEC)
- Ramsar Sites as designated under the Convention of Wetlands of International Importance
- National Scenic Areas as designated by the Country Side Commission for Scotland (now Scottish Natural Heritage)
- National Nature Reserves as designated under the National Parks and Access to the Countryside Act 1949 or the Wildlife and Countryside Act 1981.



LAND REGISTER  
OF SCOTLAND

Officer's ID / Date

3654  
22/5/2000

TITLE NUMBER

**ABN39743**



ORDNANCE SURVEY  
NATIONAL GRID REFERENCE

70m

NJ9306SW NJ9306NW

Survey Scale

1/1250

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# Title Information: ABN39743

## Search summary

<b>Date/Time of search</b>	26-03-2024 11:46:40
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<b>Transaction number</b>	SCO-17590331
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<b>User Reference</b>	
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# Section A

# ABN39743

## Property

<b>Date of first registration</b>	06-04-2000
<b>Date title sheet updated to</b>	08-05-2013
<b>Hectarage Code</b>	0
<b>Interest</b>	PROPRIETOR
<b>Map Reference</b>	NJ9306SW
<b>Title Number</b>	ABN39743
<b>Cadastral Unit</b>	ABN39743
<b>Sasine Search</b>	<u>98503</u>
<b>Property address</b>	18 NORTHFIELD PLACE, ABERDEEN AB251SD

## Description

Subjects within the land edged red on the Title Plan being the southwestmost dwellinghouse on the second floor of the Tenement 18 NORTHFIELD PLACE, ABERDEEN AB25 1SD Together with (One) the piece of garden ground pertaining to the said dwellinghouse lying to the rear of the tenement; (Two) the coal cellar with the solum thereof pertaining to the said dwellinghouse; (Three) a joint right in common with the proprietors of the northwestmost dwellinghouse on the said second floor of the tenement in and to the water closet situated on the half landing between first and second floors of the tenement; (Four) a right in common with the proprietors of the seven remaining dwellinghouses in the tenement in and to (a) the solum on which the tenement is erected; (b) the mutual area, washhouse drying green wooden fences and garden paths all lying to the rear of the tenement; (c) the common passage leading from Northfield Place to the ground at the rear of the tenement and the inside stairways and landings leading from the said passage to the top floor of the tenement; (d) the front and back doors of the tenement and the rear vestibule of the tenement; (e) the stairway leading to the basement of the tenement and the basement area itself of the tenement; (f) the boundary and division walls; (g) the outside supporting walls and gables of the tenement; and (h) the roof of the tenement, chimney heads (but excluding the chimney cans which shall be the sole property and responsibility of the parties using the same) the rhones, rainwater conductors, soil, water, gas and other pipes, sewers, electricity cables and connections and all others common or mutual to the subjects in this Title and the remainder of the tenement.

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## Section B

**ABN39743**

Proprietorship

JAMIE ALISTAIR CHEYNE 116 Brighton Place, Aberdeen.

<b>Entry number</b>	1
<b>Date of registration</b>	24-04-2013
<b>Date of Entry</b>	19-04-2013
<b>Consideration</b>	109,000

**Notes**

1. There are in respect of the subjects in this Title no subsisting occupancy rights, in terms of the Matrimonial Homes (Family Protection) (Scotland) Act 1981, of spouses of persons who were formerly entitled to the said subjects.

2. There are in respect of the subjects in this Title no subsisting occupancy rights, in terms of the Civil Partnership Act 2004, of partners of persons who were formerly entitled to the said subjects.

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# Section C

**ABN39743**

## Securities

<b>Entry number</b>	1
<b>Specification</b>	Standard Security by said JAMIE ALISTAIR CHEYNE to NATIONWIDE BUILDING SOCIETY incorporated under the Building Societies Act 1986, Head Office Nationwide House, Pipers Way, Swindon SN38 1NW.
<b>Date of registration</b>	24-04-2013

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## Section D

**ABN39743**

### Burdens

Number of Burdens: 2

#### **Burden 1 Preamble**

Feu Charter by Lord Provost, Magistrates and Town Council of Royal Burgh and City of Aberdeen (the Town Council) with consent to Peter Murray and his heirs and assignees, recorded G.R.S. (Aberdeen) 11 Feb. 1886, of piece of ground with tenement 18 Northfield Place, Aberdeen, contains the following burdens:

#### **Burden 2 Preamble**

Disposition by Gilcomston Property Company Limited to Alan Ferguson and his executors and assignees, recorded G.R.S. (Aberdeen) 22 Jul. 1986 of the subjects in this Title contains the following burdens;

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## Full Burdens

#### **Burden 1**

Feu Charter by Lord Provost, Magistrates and Town Council of Royal Burgh and City of Aberdeen (the Town Council) with consent to Peter Murray and his heirs and assignees, recorded G.R.S. (Aberdeen) 11 Feb. 1886, of piece of ground with tenement 18 Northfield Place, Aberdeen, contains the following burdens:

Declaring as it is hereby expressly provided and declared that the said Disponee and his foresaids shall be bound within two years from the date of entry (1 Apr. 1884) to build upon the piece of ground hereby disposed and in all time thereafter to uphold maintain and keep in repair a good and sufficient dwellinghouse or shop and dwellinghouse of stone and lime along the whole extent of front and of the said piece of ground and in the line of said Northfield Place and in the event of failure so to do in the option of the Town Council losing all right and title to said piece of ground which in that event shall with all buildings thereon revert to and become the property of the Town Council who shall have power to use and dispose of the same at pleasure; declaring further that the roof of said house or shop and house shall be slated and the front walls built of hammer blocked ashlar work of granite stone not inferior in quality to that of the houses erected in Esslemont Avenue by George Nicol Engineer residing at number 24 Loanhead Terrace, Aberdeen; Declaring further that

the said Disponee and his foresaids shall before beginning to build on the said piece of ground be obliged to submit plans elevations and drawings of the buildings to be erected for the approval and sanction of the Town Council which plans elevations and drawings when so approved of and sanctioned shall not be departed from or altered in any particular without the consent in writing of the Town Council and in case the said house or shop and house after being built and finished as aforesaid shall at any time happen to decay or be destroyed the proprietors thereof for the time shall be obliged within two years thereafter to rebuild the same in manner before mentioned and to submit for the approval and sanction of the Town Council the plans elevations and drawings of any such re-erection before the buildings are commenced and further declaring that the said Disponee and his foresaids shall not be entitled to erect any other buildings of any kind on the piece of ground hereby disposed without the express consent in writing of the Superiors; Declaring further that the said Disponee and his foresaids shall be bound within the period before specified to erect boundary or division walls to the said piece of ground hereby disposed and in so doing they shall be entitled to erect the same and also the gable walls of the said house or shop and house to the extent of Four and one half inches of the thickness thereof upon the adjoining ground where such adjoining ground belongs to the Town Council and which boundary or division walls shall be built of brick or stone and lime nine inches in thickness and six feet in height above ground including coping and the said disponee and his foresaids shall be entitled to receive payment of one half of the value of said boundary or division walls to an extent not exceeding six feet in height and of the said gable walls (so far as the same shall be used for mutual gables) from the Feuars of the adjoining ground as the said value if not otherwise arranged shall be ascertained by two Arbiters one to be chosen by the said disponee or his foresaids and the other by the adjoining Feuars or in any case of difference in opinion between the said Arbiters by any oversman whom they may appoint and such boundary or division walls and gable walls to the extent above specified shall thereafter be mutual and be maintained at the joint expense of the said Disponee or his foresaids and the feuars of the adjoining ground providing always that the said disponee and his foresaids shall have no claim against the Town Council or their successors in office or their assignees for any part of the value of the said boundary or division or gable walls; Declaring further that the said disponee and his foresaids are expressly prohibited and discharged from carrying on upon the premises any business of tanning of leather refining of tallow making of candles soap or glue slaughtering of cattle erecting of glassworks distilleries iron foundries smiths or yards for masons or wrights making of bricks or tiles and in general from employing the premises in any trade whatever which may be hurtful nauseous or noxious to the houses or inhabitants in the neighbourhood thereof.

## **Burden 2**

Disposition by Gilcomston Property Company Limited to Alan Ferguson and his executors and assignees, recorded G.R.S. (Aberdeen) 22 Jul. 1986 of the subjects in this Title contains the following burdens;

(Primo) the disponees and their foresaids shall be liable for one-half share of the expense of maintaining and repairing and if necessary renewing the mutual water closet, the proprietors

for the time being of the northeastmost dwellinghouse on the second floor of the tenement being liable for the other one-half share of said expense; and

(Secundo) the disponees and their foresaids shall be liable for a one-eighth share of maintaining, repairing and if necessary renewing

(a) the mutual area, washhouse, drying green, wooden fences and garden paths,

(b) the common passage, stairways and landings leading to the top floor of the tenement;

(c) the front and back doors and rear vestibule of the tenement;

(d) the stairway leading to the basement of the tenement and the basement area itself of the tenement;

(e) the boundary and division walls so far as the obligation to maintain the same is incumbent upon us;

(f) the outside supporting walls and gables of the tenement; and

(g) the roof of the tenement, the chimney heads thereof (but excepting the chimney cans as aforesaid), the rhones, rainwater conductors, drains, soil, water, gas and other pipes, sewers, electricity cables and connections and all others common or mutual to the dwellinghouse hereby disposed and the remainder of the said tenement the proprietors for the time being of the seven remaining dwellinghouses in the tenement being liable for the other seven eighths of the said expense;

DECLARING that when the proprietors of a majority of the dwellinghouses in the tenement decide that mutual repairs shall be executed the said decision shall be binding on all proprietors in the tenement and each proprietor whether a consentor or not shall be bound to pay his share of the expense of the said mutual repairs in the same way as if he had voluntarily consented thereto and

DECLARING FURTHER that in the event of the said proprietors failing to agree either on the necessity or cost of the said common repairs then the matter shall be referred to the President of the Society of Architects in Aberdeen whose decision shall be final; And we bind ourselves and our successors to insert similar burdens and conditions in all future conveyances of the remainder of the tenement or any part thereof.

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