



LAND REGISTER
OF SCOTLAND

Officer's ID / Date

3135
10/4/2013

TITLE NUMBER

AYR17033



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

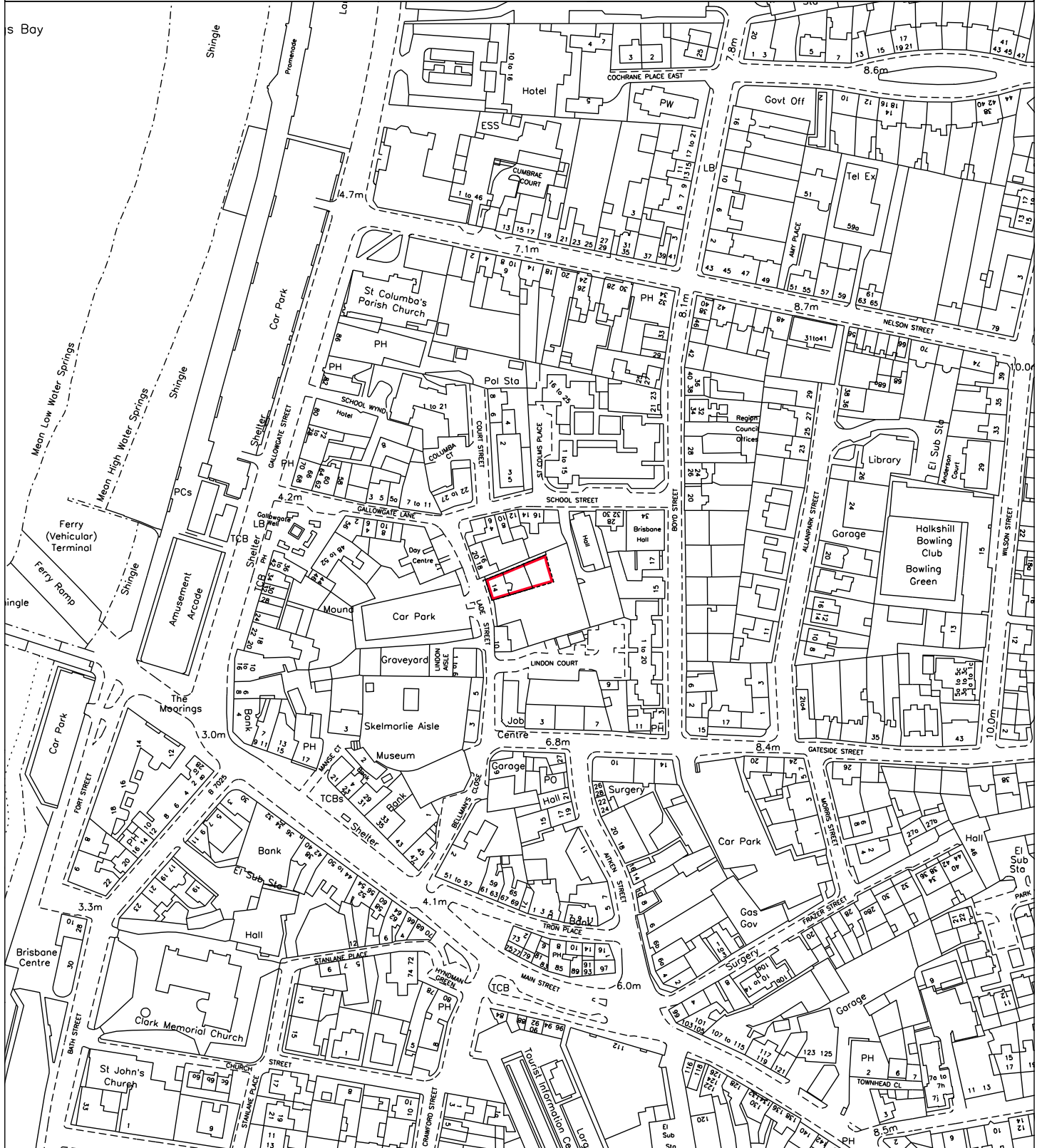
140m

NS2059 NS25NW

Survey Scale

1/2500

CROWN COPYRIGHT © – This copy has been produced from the ROS Digital Mapping System on 11/04/2013 with the authority of Ordnance Survey under Section 47 of the Copyright, Designs and Patents Act 1988. Unless there is a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner. OS Licence no 100041182.





TITLE NUMBER AYR17033

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION

17 FEB 1999

DATE TITLE SHEET UPDATED TO

16 FEB 2024

REAL RIGHT

OWNERSHIP

DESCRIPTION

Subjects within the land edged red on the Title Plan being the southmost or right hand house on the first floor above the ground floor of the tenement 14 LADE STREET, LARGS KA30 8AZ with the coal cellar pertaining thereto, together with (First) a right in common with the proprietor of the dwellinghouse entering by the common passage and close 14 Lade Street, aforesaid being the northmost house on the first floor above the ground floor of the said tenement Number 14 Lade Street, Largs aforesaid to the use of the lavatory situated on the first floor landing; and (Second) a right in common with the proprietors of the remainder of the said tenement in and to (One) the solum on which the said tenement is erected, the ground in front of and behind the said tenement so far as pertaining thereto and the walls or railings enclosing said ground; (Two) the foundations, front and back walls, gables, the roof and chimney heads with access to said roof and chimney heads on all necessary occasions for the purpose of cleaning vents and for all other necessary purposes; (Three) the common passage and close, the stairways leading therefrom to the upper flats, stair landings and railings, the walls enclosing the said stairways and landings and the hatchways leading to the roof of said tenement; and (Four) the drains, soil, main water supply and other pipes, rhones, conductors, cisterns, electric mains, cables and pipes, gas and other pipes of every description so far as these are common to the said tenement and the dwelling houses therein including the subjects hereby disposed in this Title and of access thereto on all necessary occasions; All of which are hereinafter referred to as "the common subjects".



LAND REGISTER OF SCOTLAND



TITLE NUMBER AYR17033

B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

1 AMPG LIMITED, incorporated under the Companies Acts, (Company Number 07135556) and having its Registered Office at 2 Fen View, Doddington, March.

**DATE OF
REGISTRATION**
16 FEB 2024

CONSIDERATION
£23,500

DATE OF ENTRY
15 FEB 2024



LAND REGISTER OF SCOTLAND



TITLE NUMBER AYR17033

C 1

C. SECURITIES SECTION

**ENTRY
NO**

SPECIFICATION

**DATE OF
REGISTRATION**

No Entry



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

- 1 Disposition by Trustees of James Allison Colquhoun to William Kirkpatrick and Helen Anderson McKeeman or Kirkpatrick and their assignees and disponees recorded G.R.S. (Ayr) 1st August 1968 of the subjects in this Title, contains the following burdens;

(Primo)

Our said disponees and their foresaids as proprietors of the subjects and others hereby disposed in common with us and our successors and the proprietors of the remainder of said subjects and the tenement erected thereon and each of the dwellinghouses therein shall be bound to maintain the common subjects in good order and repair in all time coming and that at the joint expense of all such proprietors, declaring that the proportion of the cost of such common repairs to be borne by our said disponees and their foresaids in respect of the subjects hereby disposed shall be one eighth of the total cost of such repairs:

(Secundo)

Our said disponees and their foresaids as proprietors of the subjects and others hereby disposed shall be bound along with the said proprietor of the northmost dwellinghouse on the first floor of said tenement to maintain the said lavatory situated on the said first floor landing and the cost of such maintenance shall be borne by them equally;

(Tertio)

Our said disponees and their foresaids as proprietors of the subjects hereby disposed shall be bound to maintain the subjects hereby disposed so far as not forming part of the common subjects in good order and repair in all time coming and that all at their own expense:



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

(Quarto)

The said tenement shall be kept constantly insured against loss by fire with an established Insurance Company for such amount as may from time to time be fixed by the proprietors of the several dwellinghouses therein and that by a common Policy covering the whole of said tenement and outbuildings pertaining thereto; the said insurance shall be in joint names of the proprietors of the several dwellinghouses in the said tenement who may be infest in their respective subjects for their respective rights and interests and in the event of the said tenement or any part thereof being destroyed or damaged by fire the whole sums received from the Insurance Company in respect of buildings or so much thereof as may be necessary shall be expended forthwith in re-erecting said tenement or repairing the damage done thereto and the tenement shall be re-erected or restored in conformity with the present design and dimensions thereof and such re-erection, restoration or repairs shall be carried out by such person or persons as may be determined by the proprietors for the time; Declaring that any deficiency shall be assessed on and borne by all the proprietors of the respective dwellinghouses in said tenement and the proportion to be borne by our said disponee and their foresaids as proprietors of the subjects hereby disposed shall be one eighth of the total deficiency: Declaring that the proportion of the premiums for such insurance to be borne by our said disponees and their foresaids as proprietors of the subjects hereby disposed shall be one eighth of the total premium or premiums for said insurance; Declaring that the said proprietors shall also be bound to concur in maintaining an insurance in respect of the said tenements against property owners' liability and such other risks as they may determine: Declaring that no operations shall be carried on and no articles deposited in the subjects hereby disposed which will prevent or invalidate the insurance of the buildings as aforesaid:



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

(Quinto)

The proprietors of the several dwellinghouses in said tenement may appoint any one of themselves or any other fit person to be the common factor to see to the due execution of such necessary repairs to the common subjects and instruct tradesmen for that purpose and pay the accounts of said tradesmen also to pay the premiums of insurance and other annual charges to the Superior, Insurance Company or Companies and others entitled thereto and to recover the appropriate proportions of the cost of such repairs and annual charges from the various proprietors including our said disponees and their foresaids: and

(Sexto)

In the event of the proprietors for the time of the said dwellinghouses in said tenement failing to agree on any question affecting the common subjects or the insurance of said tenement or the appointment of the common factor as aforesaid the decision of the proprietors of the major number of houses (counting one vote for each house) shall be final and binding upon all the proprietors of the said dwellinghouses in said tenement including the subjects hereby disposed:

And we bind ourselves as Trustees foresaid and our successors to insert the like conditions mutatis mutandis in any Disposition or other conveyance which may be granted by us or them of the remainder of said tenement or any part thereof.