



Request Number	<b>6340637NRN</b>
Report Number	<b>PRR0601340637NRN</b>
Previous Report Number	<b>N/A</b>
Subjects	<b>1 MORAY PLACE, NAIRN, IV12 4BZ</b>

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**Part 1 Suitability of Submitted Plan and/or Bounding Description for Registration**

The submitted plan and/or bounding description meets the Keepers requirements for registration

The information provided in this report, together with any information the Keeper holds for other properties in the block of which your subjects form part, can be used by the Keeper to create or amend a Tenement Cadastral Unit.

If the plan submitted is a new plan prepared for use with the deed inducing registration, you should satisfy yourself that the subjects depicted thereon accurately reflect the legal title to the property as narrated in the prior title deeds.

**Part 2 Comparison with the Ordnance Survey (OS) Map**

Not Requested

**Part 3 Exclusive Registered Areas Which Compete with the Subjects**

The subjects are not affected by any existing exclusive registered Areas

**Part 4 Shared Registered Areas Which Affect the Subjects**

The subjects are not affected by any existing shared registered areas

**Part 5 Additional Registered Interests Which Affect the Subjects**

Registered Titles in Steading

No Cadastral Unit Number exists for the block of which the subjects form part.

NRN4268 have been registered as part of the block of which the subjects form part. These Titles identify a tenement steading which encompasses the subjects.

The following Cadastral Units affect the subjects: NRN840 (burdens)

Please consult ScotLIS or contact Customer Services if you require further information regarding these Titles.

**PLANNING PERMISSION**

Reference No: 20/02653/FUL

To:  
Mr F Milne  
45 Manse Road  
Nairn  
IV12 4RT

Per:  
CM Design  
Per: Craig Mackay  
St Brendans  
69 South Guildry Street  
Elgin  
IV30 1QN

**Town and Country Planning (Scotland) Act 1997 (As Amended)  
Planning Etc. (Scotland) Act 2006**

**DECISION NOTICE**

**Change-of-use from office (Class 4) to residential (formation of 2 flats: Class - Sui generis)  
and rear extension  
1 Moray Place Nairn IV12 4BZ**

The Highland Council in exercise of its powers under the above Acts **grants planning permission** for the above development in accordance with the particulars given in the application and the following documents:

<b>Document Type</b>	<b>Document No.</b>	<b>Version No.</b>	<b>Date Received</b>
Site Layout Plan	190090.MILNE.03PP		17.07.2020
General Plan	190090.MILNE.05 PP		12.10.2020
Elevations	190090.MILNE/04(A)PP		12.10.2020

**CONDITIONS AND REASONS**

This permission is granted subject to the following conditions and reasons:

1. No development shall commence on site until a Construction Method Statement and Traffic Management Plan (including a routing plan for construction vehicles) has been submitted to, and approved in writing by, the Planning Authority [in consultation with the Roads Operations Manager]. The approved traffic management plan shall be implemented prior to development commencing and remain in place until the development is complete.

No works within or alongside any public road shall commence until appropriate permission (and Permits) have been granted by the Roads Authority.

**Reason:** In the interests of road safety, and that the works involved comply with applicable standards.

**Dated: 18th December 2020**

*David Mudie*  
.....  
**Area Planning Manager**

## PLANNING PERMISSION

Reference No: 20/02653/FUL

2. No development shall commence until a scheme for the storage of refuse and recycling wheelie-bins within the application site has been submitted to, and approved in writing by, the Planning Authority. The approved scheme shall thereafter be implemented prior to the first use of the development and thereafter maintained in perpetuity.

**Reason:** To ensure that suitable provision is made for the storage of waste and recycling bins.

### Variations

During the processing of the application the following variations were made to the proposal:

1. Further detail added for the bathroom floor/ceiling detail, with black-out of the upper window-sash. Notation added to re-use the existing staircase in the new extension. Amended drawings received 12.10.2020.

### Section 75 Obligation

None.

### IMPORTANT INFORMATIVES

Please read the following informatives and, where necessary, act upon the requirements specified:

#### REASON FOR DECISION

The proposals accord with the provisions of the Development Plan and there are no material considerations which would warrant refusal of the application.

#### TIME LIMIT FOR THE IMPLEMENTATION OF THIS PLANNING PERMISSION

In accordance with Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended), the development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice. If development has not commenced within this period, then this planning permission shall lapse.

#### FOOTNOTE TO APPLICANT

##### Listed Buildings

Both planning permission and listed building consent are required for these works. You are not authorised to commence development until you have both consents in place. Furthermore, both consents and any respective conditions must be read, and complied with, in tandem.

##### Initiation and Completion Notices

The Town and Country Planning (Scotland) Act 1997 (as amended) requires all developers to submit notices to the Planning Authority prior to, and upon completion of, development. These are in addition to any other similar requirements (such as Building Warrant completion notices) and failure to comply represents a breach of planning control and may result in formal enforcement action.

1. The developer must submit a Notice of Initiation of Development in accordance with Section 27A of the Act to the Planning Authority prior to work commencing on site.
2. On completion of the development, the developer must submit a Notice of Completion in accordance with Section 27B of the Act to the Planning Authority.

**Dated: 18th December 2020**

*David Mudie*

.....  
**Area Planning Manager**

Copies of the notices referred to are attached to this decision notice for your convenience.

**Scottish Water**

You are advised that a supply and connection to Scottish Water infrastructure is dependent on sufficient spare capacity at the time of the application for connection to Scottish Water. The granting of planning permission does not guarantee a connection. Any enquiries with regards to sewerage connection and/or water supply should be directed to Scottish Water on 0845 601 8855.

**Local Roads Authority Consent**

In addition to planning permission, you may require one or more separate consents (such as road construction consent, dropped kerb consent, a road openings permit, occupation of the road permit etc.) from the Area Roads Team prior to work commencing. These consents may require additional work and/or introduce additional specifications and you are therefore advised to contact your local Area Roads office for further guidance at the earliest opportunity.

Failure to comply with access, parking and drainage infrastructure requirements may endanger road users, affect the safety and free-flow of traffic and is likely to result in enforcement action being taken against you under both the Town and Country Planning (Scotland) Act 1997 and the Roads (Scotland) Act 1984.

Further information on the Council's roads standards can be found at: <http://www.highland.gov.uk/yourenvironment/roadsandtransport>

Application forms and guidance notes for access-related consents can be downloaded from: [http://www.highland.gov.uk/info/20005/roads\\_and\\_pavements/101/permits\\_for\\_working\\_on\\_public\\_roads/2](http://www.highland.gov.uk/info/20005/roads_and_pavements/101/permits_for_working_on_public_roads/2)

**Mud & Debris on Road**

Please note that it is an offence under Section 95 of the Roads (Scotland) Act 1984 to allow mud or any other material to be deposited, and thereafter remain, on a public road from any vehicle or development site. You must, therefore, put in place a strategy for dealing with any material deposited on the public road network and maintain this until development is complete.

**Construction Hours and Noise-Generating Activities**

You are advised that construction work associated with the approved development (incl. the loading/unloading of delivery vehicles, plant or other machinery), for which noise is audible at the boundary of the application site, should not normally take place outwith the hours of 08:00 and 19:00 Monday to Friday, 08:00 and 13:00 on Saturdays or at any time on a Sunday or Bank Holiday in Scotland, as prescribed in Schedule 1 of the Banking and Financial Dealings Act 1971 (as amended).

Work falling outwith these hours which gives rise to amenity concerns, or noise at any time which exceeds acceptable levels, may result in the service of a notice under Section 60 of the Control of Pollution Act 1974 (as amended). Breaching a Section 60 notice constitutes an offence and is likely to result in court action.

If you wish formal consent to work at specific times or on specific days, you may apply to the Council's Environmental Health Officer under Section 61 of the 1974 Act. Any such application should be submitted after you have obtained your Building Warrant, if required, and will be considered on its merits. Any decision taken will reflect the nature of the development, the site's location and the proximity of noise sensitive premises. Please contact [env.health@highland.gov.uk](mailto:env.health@highland.gov.uk) for more information.

**Dated: 18th December 2020**

*David Mudie*

.....  
**Area Planning Manager**

**Protected Species - Halting of Work**

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: [www.snh.gov.uk/protecting-scotlands-nature/protected-species](http://www.snh.gov.uk/protecting-scotlands-nature/protected-species)

**Building Regulations**

Please note that Building Regulations and/or a Building Warrant may be applicable to some or all of the works described in this decision notice. You must check with the Council's Building Standards service prior to work commencing to establish what compliance or approval is necessary. If a warrant is required, you must not commence work until one has been applied for and issued. For more information, please contact Building Standards at [BuildingStandards@highland.gov.uk](mailto:BuildingStandards@highland.gov.uk) or on 01349 886608.

**Land Ownership/Planning Permission**

For the avoidance of doubt, the existence of planning permission does not affect or supersede an individual's ownership or other legal rights. Please be advised that this permission does not entitle you to build on, under or over ground outwith your ownership or to enter private ground to demolish, construct or maintain your property.

**Accordance with Approved Plans & Conditions**

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

**Dated: 18th December 2020**

*David Mudie*

.....  
**Area Planning Manager**

**RIGHT OF APPEAL, REVIEW ETC**

1. If the applicant is aggrieved by the decision of the planning authority: to refuse planning permission for the proposed development; to refuse approval, consent or agreement required by a condition imposed on a grant of planning permission; to grant planning permission or any approval, consent or agreement subject to conditions; the applicant may require the planning authority to review the case under section 43A of the Town and Country Planning (Scotland) Act 1997 (as amended) **within three months** beginning with the date of this notice.

A Notice of Review Form can be downloaded at [https://www.highland.gov.uk/downloads/file/6396/notice\\_of\\_review\\_form](https://www.highland.gov.uk/downloads/file/6396/notice_of_review_form) and any supporting documents can be submitted by email to [Review.Body@highland.gov.uk](mailto:Review.Body@highland.gov.uk) or sent by post addressed to:

Highland Council Review Body  
eProcessing Centre  
Council Headquarters  
Glenurquhart Road  
Inverness  
IV3 5NX

Please quote the relevant application reference number with any submission.

**Please note** that a completed Notice of Review Form (and any supporting documents) **MUST** be received by the Review Body **within three months** beginning with the date of this decision notice otherwise the decision cannot be reviewed

2. If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

**Dated: 18th December 2020**

*David Mudie*  
.....  
**Area Planning Manager**



# Title Information: NRN4268

## Search summary

<b>Date/Time of search</b>	05-09-2023 10:08:26
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<b>Transaction number</b>	SCO-15455133
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<b>User Reference</b>	BK/MCCO0069/0001
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# Section A

# NRN4268

## Property

**Date of first registration** 13-11-2020

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**Date title sheet updated to** 13-11-2020

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**Hectarage Code** 0

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**Real Right** OWNERSHIP

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## Map Reference

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**Title Number** NRN4268

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**Cadastral Unit** NRN4268

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**Sasine Search** 536 / 752

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**Property address** 75-77 HIGH STREET, NAIRN

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## Description

Subjects part of cadastral unit NRN4268 tinted pink on the cadastral map being 75-77, HIGH STREET, NAIRN being the shop premises tinted blue and yellow on the supplementary data to the title sheet of the tenement 75, 75A-D, 77, and 77A HIGH STREET. Together with (One) right of access to the roof of the said tenement for the purpose of cleaning vents and repairing the chimney heads and roof and all other necessary purposes and (Two) a right in common with the other proprietors to the drains, soil pipes and rhones and other pipes of said tenement and of access thereto when required.

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**Section B****NRN4268**

## Proprietorship

JAMES HAY PENSION TRUSTEES LIMITED incorporated under the Companies Acts, (Company Number 01435887), having their Registered Office at Dunn's House, St. Pauls Road, Salisbury, Wiltshire SP2 7BF.

<b>Entry number</b>	1
<b>Date of registration</b>	13-11-2020
<b>Date of Entry</b>	11-11-2020
<b>Consideration</b>	£49,460.00

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**Section C****NRN4268**

## Securities

<b>Entry number</b>	1
<b>Specification</b>	Standard Security by said JAMES HAY PENSION TRUSTEES LIMITED as the Trustee of The James Hay Personal Pension Plan for Mr Malcolm Lewis Macleman (12185) to BARCLAYS SECURITY TRUSTEE LIMITED incorporated in England under the Companies Acts (Company Number 10825314) whose address for service is Business Lending Services, PO Box 16276, One Snowhill, Snowhill Queensway, Birmingham B2 2XE.
<b>Date of registration</b>	13-11-2020

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## Section D

**NRN4268**

### Burdens

Number of Burdens: 3

#### **Burden 1**

Instrument of Sasine in favour of John MacKenzie, recorded P.R.S (Nairn) 20 Feb. 1819 is incorporated into this title sheet in terms of section 10(3)(b) of the Land Registration etc. (Scotland) Act 2012.

#### **Burden 2**

Disposition by John MacMahon to William McIntosh, recorded P.R.S (Nairn) 24 May. 1935, over the part of the subjects in this Title tinted yellow on the supplementary data to the title sheet is incorporated into this title sheet in terms of section 10(3)(b) of the Land Registration etc. (Scotland) Act 2012.

#### **Burden 3**

Disposition by John MacMahon to William McIntosh, recorded P.R.S. (Nairn) 7 Jun. 1935, of that part of the subjects in this Title tinted blue on the supplementary data, contains the following burden:

Under burden of paying a share corresponding to rental of the expense of upholding the roof, rhones, down pipes, chimney heads and drains so far as the same are mutual between my Disponee and the other proprietors of the tenement.

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Version date

TITLE NUMBER

22/12/2020

**NRN4268**



BRITISH NATIONAL GRID  
EASTING/NORTHING

50m

**288431, 856540**

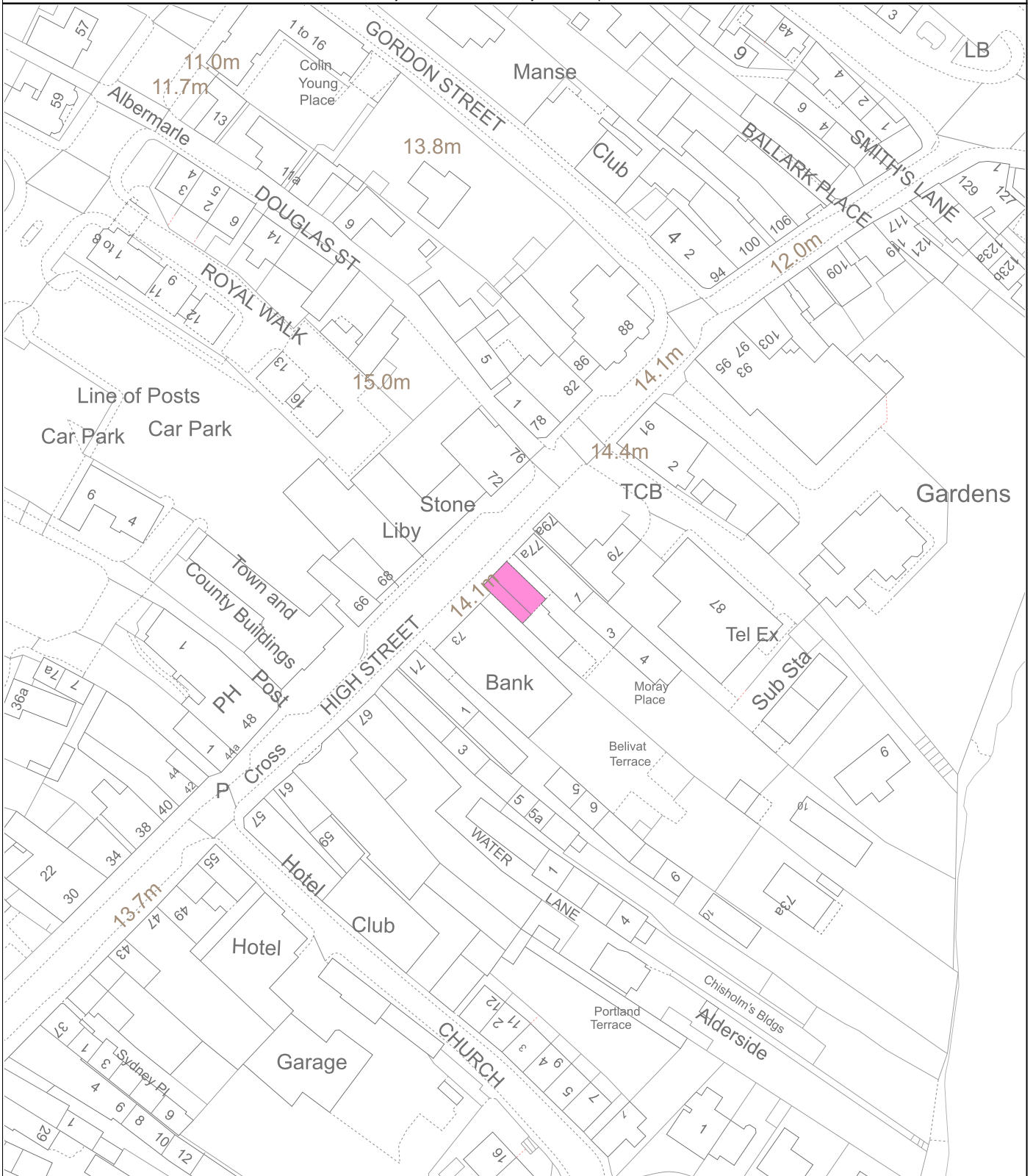
Survey Scale

Print Scale

1:1250

1:1250 @ A4

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BRITISH NATIONAL GRID  
EASTING/NORTHING

50m

288431, 856540

Survey Scale

1:1250

Print Scale

1:1250 @ A4

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# Title Information: NRN840

## Search summary

<b>Date/Time of search</b>	05-09-2023 10:09:15
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<b>Transaction number</b>	SCO-15455154
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<b>User Reference</b>	BK/MCCO0069/0001
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# Section A

# NRN840

## Property

<b>Date of first registration</b>	29-03-2004
<b>Date title sheet updated to</b>	08-12-2022
<b>Hectarage Code</b>	0
<b>Real Right</b>	OWNERSHIP
<b>Map Reference</b>	NH8856
<b>Title Number</b>	NRN840
<b>Cadastral Unit</b>	NRN840
<b>Sasine Search</b>	3516, 765
<b>Property address</b>	4 MORAY PLACE, NAIRN IV124BZ
<b>Description</b>	Subjects cadastral unit NRN840 4 MORAY PLACE, NAIRN IV12 4BZ edged red on the cadastral map. Together with all rights of access and egress by the common lane tinted brown on the cadastral map.

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**Section B****NRN840**

Proprietorship

PAUL JOHNSON 1 Victoria Street, Portknockie, Buckie, AB56 4LQ.

<b>Entry number</b>	1
<b>Date of registration</b>	08-12-2022
<b>Date of Entry</b>	30-09-2022
<b>Consideration</b>	£225,000

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## Section C

**NRN840**

### Securities

There are no entries.

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## Section D

**NRN840**

Burdens

Number of Burdens: 0

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w [www.firstscottish.com](http://www.firstscottish.com)

LINDSAYS LLP  
CANNING STREET  
DX ED25  
EDINBURGH

**Date:** 12 July 2023  
**Your Ref:** CDC/IMH/MIL3673/1  
**Our Reference:** I02140254  
**Search Sheet No:** 3408

### LEGAL REPORT - UNREGISTERED PROPERTY

#### PROPERTY:

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

1 MORAY PLACE, NAIRN being the subjects described in Disposition in favour of Andrew Forman and Frank Tindal Milne, as Trustees and Trustee for their Firm of Donaldson and Henderson recorded 23 March 1989

#### REGISTER OF SASINES FOR:

(This report is prepared from an examination of the applicable Search Sheets and Current Presentment Book only. No examination of the deeds referred to therein is undertaken)

Nairn

#### PRESCRIPTIVE PROGRESS OF TITLES:

Disposition - To Andrew Forman and Frank Tindal Milne, and survivors and survivor, as Trustees and Trustee for their Firm of Donaldson and Henderson - 23 March 1989

Disposition - To Andrew Forman and Frank Tindal Milne, to the respective extents of 7/10 and 3/10 share - 11 July 2014

#### OUTSTANDING SECURITIES (Recorded in the last 40 years):

None

#### DISCHARGES (Recorded in the last 5 years):

None

#### MISCELLANEOUS DEEDS (Recorded in the last 40 years):

None

#### ALIENATION(S) OF PART(S) FROM APPLICATION SUBJECTS:

(In respect of a report over "part of" the conveyancing description, no Alienations will be disclosed)

None

#### EXTANT ADVANCE NOTICES:

None

#### LAND REGISTER:

THE SUBJECTS ARE NOT REGISTERED

#### RESEARCH AREA:

THE SEARCH SHEETS INDICATE THAT THE SUBJECTS ARE NOT PART OF A RESEARCH AREA

\*A RESEARCH AREA IS AN AREA IDENTIFIED BY THE KEEPER AS HAVING COMMON BURDENS. THE PRIOR WRITS RELATING TO THESE AREAS ARE NOT REQUIRED WITH THE APPLICATION FOR REGISTRATION.

#### CORRECT TO:

10 July 2023

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

102140254

**AGAINST**

**EXECUTORS NOMINATE OF ANDREW FORMAN**

**From 11 Jul 2018 to 11 Jul 2023**

**NO DEED**

**ANDREW FORMAN**

**From 11 Jul 2018 to 11 Jul 2023**

**NO DEED**

**FRANK TINDAL MILNE**

**From 11 Jul 2018 to 11 Jul 2023**

**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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LINDSAYS LLP  
CANNING STREET  
DX ED25  
EDINBURGH

**Date:** 12 July 2023  
**Your Ref:** CDC/IMH/MIL3673/1  
**Our Reference:** I02140254

## **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:**

**ANDREW FORMAN  
FRANK TINDAL MILNE**

**NO DEED**

**Correct to: 11<sup>th</sup> Jul 2023**

### **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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t 01383 826777  
f 01383 826778  
e [customerservices@firstscottish.com](mailto:customerservices@firstscottish.com)  
w [www.firstscottish.com](http://www.firstscottish.com)

LINDSAYS LLP  
CANNING STREET  
DX ED25  
EDINBURGH

**Date of Certificate:** 13 July 2023  
**Certificate No:** I02140254  
**Your Ref:** CDC/IMH/MIL3673/1

### PROPERTY ENQUIRY CERTIFICATE

<b>PROPERTY</b>	
1 MORAY PLACE, NAIRN	
<b>PLANNING</b>	
Local Authority Area	Highland
Adopted Local Plan/Local Development Plan	Inner Moray Firth & Highland-wide Local Development Plans
Zoning	Town Centre
Applications	See Schedule Over
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

#### Planning Applications

Reference	Details (if any)
20/02658/LBC	Rear extension and alterations to form 2 flats Application approved 17 Dec 2020
20/02653/FUL	Change-of-use from office (Class 4) to residential (formation of 2 flats: Class - Sui generis) and rear extension Application approved 18 Dec 2020

#### Other Matters

The property is part of a Category C Listed Building.

### 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	High Street carriageway and adjoining footway are adopted. Castle Lane carriageway is 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.
- 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.

**LISTED BUILDING CONSENT**

Reference No: 20/02658/LBC

To:  
Mr F Milne  
45 Manse Road  
Nairn  
Scotland  
IV12 4RT

Per:  
CM Design  
Per: Craig Mackay  
St Brendans  
69 South Guildry Street  
Elgin  
United Kingdom  
IV30 1QN

**Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (As Amended)**  
**Planning Etc. (Scotland) Act 2006**  
**Historic Environment (Amendment) (Scotland) Act 2011**

**DECISION NOTICE**

**Rear extension and alterations to form 2 flats  
1 Moray Place Nairn IV12 4BZ**

The Highland Council in exercise of its powers under the above Acts **grants listed building consent** for the above development in accordance with the particulars given in the application and the following documents:

<b>Document Type</b>	<b>Document No.</b>	<b>Version No.</b>	<b>Date Received</b>
Site Layout Plan	190090.MILNE.03PP		17.07.2020
General Plan	190090.MILNE.04 (A) PP		12.10.2020
General Plan	190090.MILNE.05PP		12.10.2020

**CONDITIONS AND REASONS**

This consent is granted subject to the following conditions and reasons:

1. For the avoidance of doubt, the existing staircase from first-second floors shall be re-used in the rear stairwell extension, which itself shall be faced in stonework to match the existing building. Samples of the proposed stonework and slate shall be presented on-site and approved in writing by the Planning Authority prior to the commencement of development. Thereafter, work shall progress in accordance with these approved details.

**Reason:** In order to safeguard the character and qualities of the listed building.

2. All works, materials and finishes shall be as noted on the approved drawings. Any internal or external works and finishes, or works for making-good as required, shall be to match original/adjacent materials and finishes. All external vents and rainwater-goods shall be in cast-iron/cast-aluminium to match original profiles and painted black.

**Dated: 17th December 2020**

*David Mudie*

.....  
**Area Planning Manager**

**Reason:** In order to safeguard the character and qualities of the listed building.

**IMPORTANT INFORMATIVES**

Please read the following informatives and, where necessary, act upon the requirements specified:

**REASON FOR DECISION**

The proposals accord with the provisions of the Development Plan and will not adversely affect the building's character as a building of special architectural or historic interest.

**TIME LIMIT FOR THE IMPLEMENTATION OF THIS LISTED BUILDING CONSENT**

In accordance with Section 16(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (as amended), the works to which this listed building consent relates must commence within THREE YEARS of the date of this decision notice. If work has not commenced within this period, then this listed building consent shall lapse.

**FOOTNOTE TO APPLICANT**

**Listed Buildings**

Both planning permission and listed building consent are required for these works. You are not authorised to commence development until you have both consents in place. Furthermore, both consents and any respective conditions must be read, and complied with, in tandem.

**Cement Mortar**

Excessive cement-based pointing/repairs have been applied to the gable and rear elevation stonework, which will be adversely affecting the original soft sandstone underneath; this should be inspected by a conservation-experienced stone-mason with regard to the careful removal of the cement and the re-pointing with lime-mortar.

**Protected Species - Halting of Work**

You are advised that work on site must stop immediately, and Scottish Natural Heritage must be contacted, if evidence of any protected species or nesting/breeding sites, not previously detected during the course of the application and provided for in this permission, are found on site. For the avoidance of doubt, it is an offence to deliberately or recklessly kill, injure or disturb protected species or to damage or destroy the breeding site of a protected species. These sites are protected even if the animal is not there at the time of discovery. Further information regarding protected species and developer responsibilities is available from SNH: [www.snh.gov.uk/protecting-scotlands-nature/protected-species](http://www.snh.gov.uk/protecting-scotlands-nature/protected-species)

**Building Regulations**

Please note that Building Regulations and/or a Building Warrant may be applicable to some or all of the works described in this decision notice. You must check with the Council's Building Standards service prior to work commencing to establish what compliance or approval is necessary. If a warrant is required, you must not commence work until one has been applied for and issued. For more information, please contact Building Standards at [BuildingStandards@highland.gov.uk](mailto:BuildingStandards@highland.gov.uk) or on 01349 886608.

**Dated: 17th December 2020**

*David Mudie*

.....  
**Area Planning Manager**

**Land Ownership/Planning Permission**

For the avoidance of doubt, the existence of planning permission does not affect or supersede an individual's ownership or other legal rights. Please be advised that this permission does not entitle you to build on, under or over ground outwith your ownership or to enter private ground to demolish, construct or maintain your property.

**Accordance with Approved Plans & Conditions**

You are advised that development must progress in accordance with the plans approved under, and any conditions attached to, this permission. You must not deviate from this permission without consent from the Planning Authority (irrespective of any changes that may separately be requested at the Building Warrant stage or by any other Statutory Authority). Any pre-conditions (those requiring certain works, submissions etc. prior to commencement of development) must be fulfilled prior to work starting on site. Failure to adhere to this permission and meet the requirements of all conditions may invalidate your permission or result in formal enforcement action.

**Dated: 17th December 2020**

*David Mudie*

.....  
**Area Planning Manager**

**RIGHT OF APPEAL ETC**

1. If the applicant is aggrieved by the decision to refuse planning permission for, or approval required by a conditions in respect of the proposed development, or to grant permission or approval subject to conditions, the applicant may appeal to the Scottish Ministers under Section 47 of the Town and Country Planning (Scotland) Act 1997 (as amended) within three months beginning with the date of this notice. The notice of appeal should be addressed to:

Directorate for Planning and Environmental Appeals  
Scottish Government  
Ground Floor  
Hadrian House  
Callendar Business Park  
Callendar Road  
Falkirk  
FK1 1XR

Appeals can also be lodged online via the ePlanning Portal at: <https://www.eplanning.scot>

2. If permission to develop land is refused or granted subject to conditions, whether by the planning authority or by the Scottish Ministers, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by carrying out of any development which has been or would be permitted, the owner of the land may serve on the planning authority a purchase notice requiring the purchase of the owner of the land's interest in the land in accordance with Part 5 of the Town and Country Planning (Scotland) Act 1997 (as amended).

**Dated: 17th December 2020**

*David Mudie*

.....  
**Area Planning Manager**

dum diei ut praesentibus dicerentur agerentur  
 et fierent una cum praenominatis testibus  
 praesens personaliter interfui eaque omnia  
 et singula praemissa dixi fieri et dici vidi  
 scire et audire ac in notam cepi ideoque  
 hoc praesens publicum Instrumentum manu  
 aliena super hanc et sex praecedentes pa-  
 riginas pergamena debite impressa fideliter  
 scriptum exinde confeci et in hanc pub-  
 licam Instrumenti formam redigi quoque  
 nomine et cognomine meis solitis et con-  
 suetis signari et subscripsi in fidem  
 robori et testimonium veritates omnium  
 et singularium praemissorum rogatus et  
 requisitus. Fiat semper veritas John Gunn  
 N.P. George Macintosh Witness Colin Rose  
 Junior Witness. Written by Adam G. Cope  
 Collated by John Gunn Ckm. 11 11 11

X At Nairn the twentieth day of February  
 one thousand eight hundred and nineteen  
 years and betwixt the hours of one and two in  
 the afternoon Compeared George Mac-  
 Intosh Writer in Nairn and gave in the sa-  
 id sine underwritten desiring the same to be insert-  
 ed and registered in the particular Register of  
 Sasines Permissont kept within the Burgh of  
 Nairn whereof the tenor follows Vixt In the  
 name of God Amen Be it known to all  
 Men by this present public Instrument that  
 upon the eighteenth day of February in the  
 year 1819

John Gunn

Instrument of Sasine.

year of our Lord one thousand eight hundred  
and nineteen and of the Reign of our Sovereign  
King Lord George the Third by the Grace of God  
of the united Kingdom of Great Britain and  
Ireland King Defender of the Faith the fifty  
ninth year In presence of me Notary Pub-  
lic and Common Clerk of the Burgh of Nairn  
and of the Witnesses subscribing Compeared  
personally on the ground of the subjects  
after mentioned Alexander Mac Beath Alter-  
:chant in Nairn as Procurator and Attor-  
:ney for and in name of the now deceased  
Roderick Mac Kenzie sometime Tenant  
at Hildrummie by virtue of a Procuratory  
of Resignation contained in the Disposi-  
:tion after mentioned whose power of pro-  
:curatory was sufficiently known to me the  
said Notary Public and passed with us  
and an honourable man Mr. John Orr one  
of the present Bailies of the said Burgh of  
Nairn to the ground of the two tenements of  
Land and Butt of Land and others after-  
:mentioned respectively and successively  
and then and there the said Procurator  
with all due reverence and by staff and  
bush as use is resigned and surrendered  
ied All and Seill That two tenements  
of Land lying within the Burgh of Nairn  
contiguous upon the South side of the Kings High  
street thereof with the Houses Biggings Yards  
pendicles &c

JOHN GUNN

Folio cxcvii

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pendicted parts and haill pertinents of the  
same bounded at the East with the Tenement  
sometimes belonging to the Heirs of William  
Mac Phail Shoemaker Burgeff of the said  
Burgh and Bailie William Inglis and  
thereafter to Mr Alexander Inglis his son  
the Tenement and Yard belonging to the  
Heirs or Creditors of Bailie Hugh Ore. Wi:  
:chant in Tain at the West the Kings High  
Street at the North and the River of Tain at  
the South with the Butt of Land following  
the same at the West end of the Town of Tain  
haill parts privileges and pertinents thereof  
and all right title interest claime of right  
property and possession petitioner as well as pos:  
:sion which he the said Roderick Mac Ken:  
:zie his Predecessors and Authors Heirs and  
Successors had or might any ways claim  
or pretend thereto But always with and  
under the conditions provisions and decla:  
:rations specified and contained in the Dis:  
:position after mentioned in the hands of the  
said Bailie as in the hands of His Majesty  
immediate lawful Superior thereof in fa:  
:vour and for new Infeftment of the same  
to be given and granted to Mary Chislm  
formerly Spouse now Relict of the said  
Roderick Mac Kenzie in liferent during  
all the days of her lifetime if she re:  
:mained unmarried after his decease and  
to

John Gunn



to John Mac Kenzie only son of the said Ro:  
derick Mac Kenzie in fee in due and com:  
petent form and that by virtue of and  
conform to a Procuratory of Resignation  
contained in a Disposition made and is  
granted by the said deceased Roderick Mac  
Kenzie to and in favour of the said John  
Mac Kenzie and Mary Whisalm of date  
the twenty fourth day of December one  
thousand eight hundred and eleven as by  
the said Disposition produced and pub:  
licly read by me the said Notary Pub:  
lic to the Bailie and others present did  
clearly appear which resignation  
so made was received by the said Bailie  
who by virtue of his office and of the Act of  
Parliament authorizing the execution of  
Procuratories of Resignation and Precipits  
of Sasine after the death of the Grantor and  
Receiver and at the desire of the said Pro:  
curator gave granted back and deli:  
vered to the said John Mac Kenzie  
and Mary Whisalm for their respective  
rights of liferent and fee foresaid heri:  
table state and sasine actual real and  
corporeal possession of all and shall  
the two tenements of Land Yard and Butte  
of Land and pertinents before mentioned  
lying bounded and described as aforesaid  
and that by delivery to the said Pro:  
curator &

John Gunn

Folio cxcix

curator of earth and stone of the ground  
of the said Lands and House and Staple of  
the said Tenements of Houses after the form  
and tenor of the said Disposition and  
custom of the Burgh in all points. But al:  
ways with and under the conditions pro:  
visions and declarations specified and  
contained in the Disposition before men:  
tioned. Whereupon and upon All and  
Sundry the premises the said Procurator  
did ask and took Instruments in the  
hands of me the said Notary Public sub:  
scribing these things were so done upon  
the ground of the said two Tenements of Land  
and Buill of Land and pertinents before  
mentioned respectively and successively  
between the hours of one and three Clock  
afternoon of the day month year of God  
and King's reign respectively first above  
written before and in presence of Robert  
Forryth Mason Maister and George Macchi:  
doch residing there witnesses to the premi:  
ses specially called and required and here:  
to with me subscribing witnesses also to my  
subscribing the Marginal note. (sic sub:  
scribitur) Et ego vero Joannes Gunn clericus  
Edenburghensis Diocesis ac Notarius Publicus  
auctoritate regali ac per Dominos Conclij et  
Sepionis secundum tenorem Acti Parliamenti  
admissus hominisque clericus Burghi de  
Ayr

JOHN GUNN

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Nairn quia promissis omnibus et singulis dum sic et promissionem dicerentur sigmentur (a gerentur) et fierent una cum nominatis testibus pro se personaliter inter fui cogis omnia et singula promissa fieri et dico videri sciri et audiri ac in notam et per idemque hoc presentis publicationis instrumentum manu aliena fideliter descriptum exinde confeci et in hanc publici instrumenti formam redege digno que nomine et cognomine meis solitis et consuetis signavi et subscripsi in fidem robur et testimonium veritatis omnium et singulorum promissorum rogatus et requisitus. Stat semper veritas John Gunn et Robert Faris. 28th Witness George Macintosh Witness. Written by George Macintosh Collated by John Gunn 11 11 11 11 11 11 11

X At Nairn the seventeenth day of March one thousand eight hundred and nineteen years appeared George Macintosh Writer in Nairn and gave in the Discharge and Renunciation under written desiring the same to be recorded whereof the tenor follows Viz. Be it known to all men by these presents that We Campbell Macintosh Writer in Inverness and Robert Dempster Merchant in Nairn Considering that William Mackintosh of Millbank by his Abordable Bond of Relief and Disposition

John Gunn

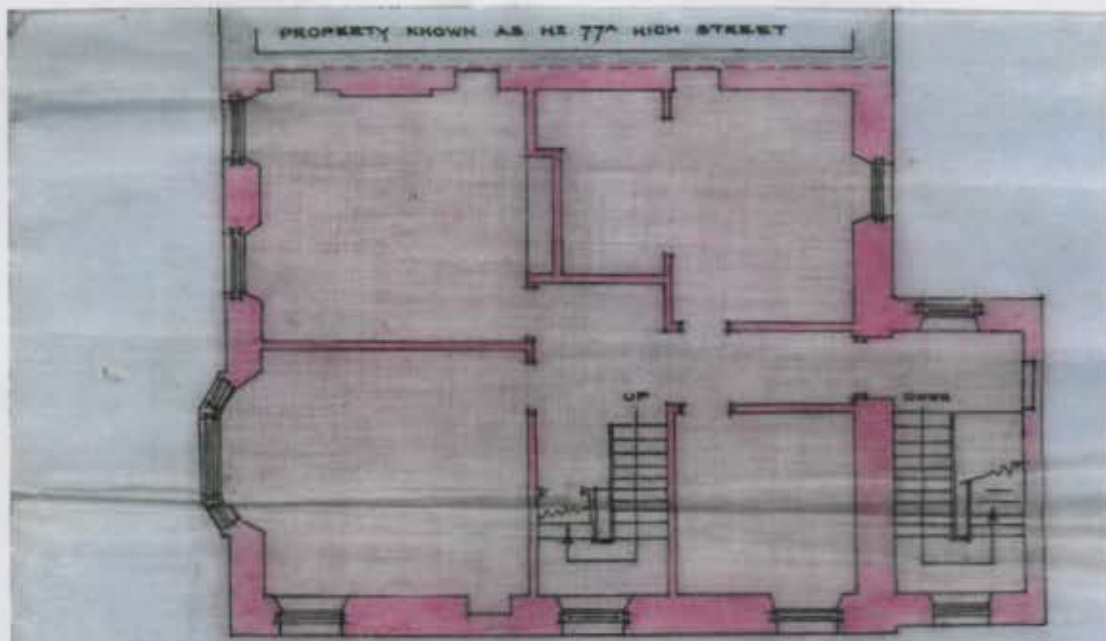
Messieurs Lamb and Company, Solicitors,  
Nairn, are, together with the  
foresaid Inventory of Writs annexed,  
subscribed by us both at  
Nairn on the seventeenth day  
of May Nineteen hundred and  
thirty five before these witnesses  
William John Cruickshank and James  
John Watson both clerks to  
said firm of Lamb and  
Company. (Signed) James Inglis, Janet  
E. Inglis, W. J. Cruickshank,  
Witness, James J. Watson, Witness  
(Hollows Warrant of Registration) Register  
on behalf of the within  
named Mrs. Janet Nairn Klein  
or Mackintosh in the Registers  
of the Burgh and County  
of Nairn. (Signed) Lamb &  
Co. Solicitors, Nairn Agents.

Collated by G. S. Thomson, Interim Keeper.

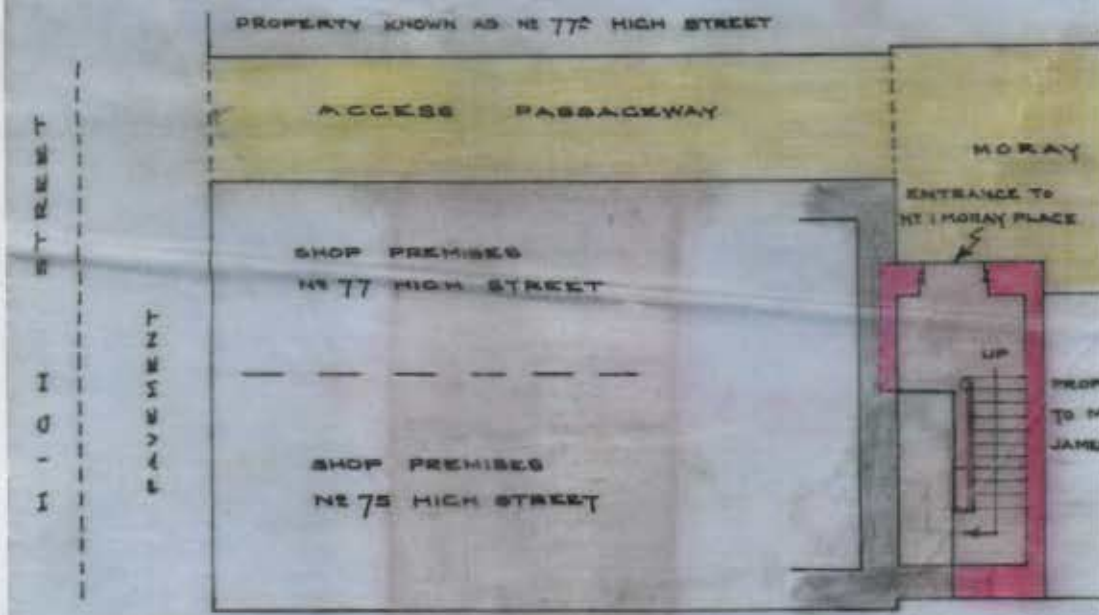
Written by J. Macdonald

At Nairn the Seventh day of June Nineteen  
hundred and thirty five between the hours of  
two and three o'clock afternoon the Disposition  
underwritten with Warrant of Registration  
thereon was presented by William Dick Laing,  
Solicitor, Nairn, and is with said Warrant of  
Registration recorded as follows videlicet :-

I, John Macdonald, Property Agent,  
Nairn  
G. S. Thomson



FIRST FLOOR PLAN ~ NO 1 MORAY PLACE



GROUND FLOOR PLAN





St Davids House  
St Davids Drive  
Dalgety Bay KY11 9NB  
DX 558300 DALGETY BAY  
t 01383 826777  
f 01383 826778  
e [customerservices@firstscottish.com](mailto:customerservices@firstscottish.com)  
w [www.firstscottish.com](http://www.firstscottish.com)

LINDSAYS LLP  
CANNING STREET  
DX ED25  
EDINBURGH

Date: 31 August 2023

Your Ref: CC  
Our Ref: 102158727

Dear Sirs

**Clients:** No Client Quoted  
**Subjects:** 1 MORAY PLACE, NAIRN

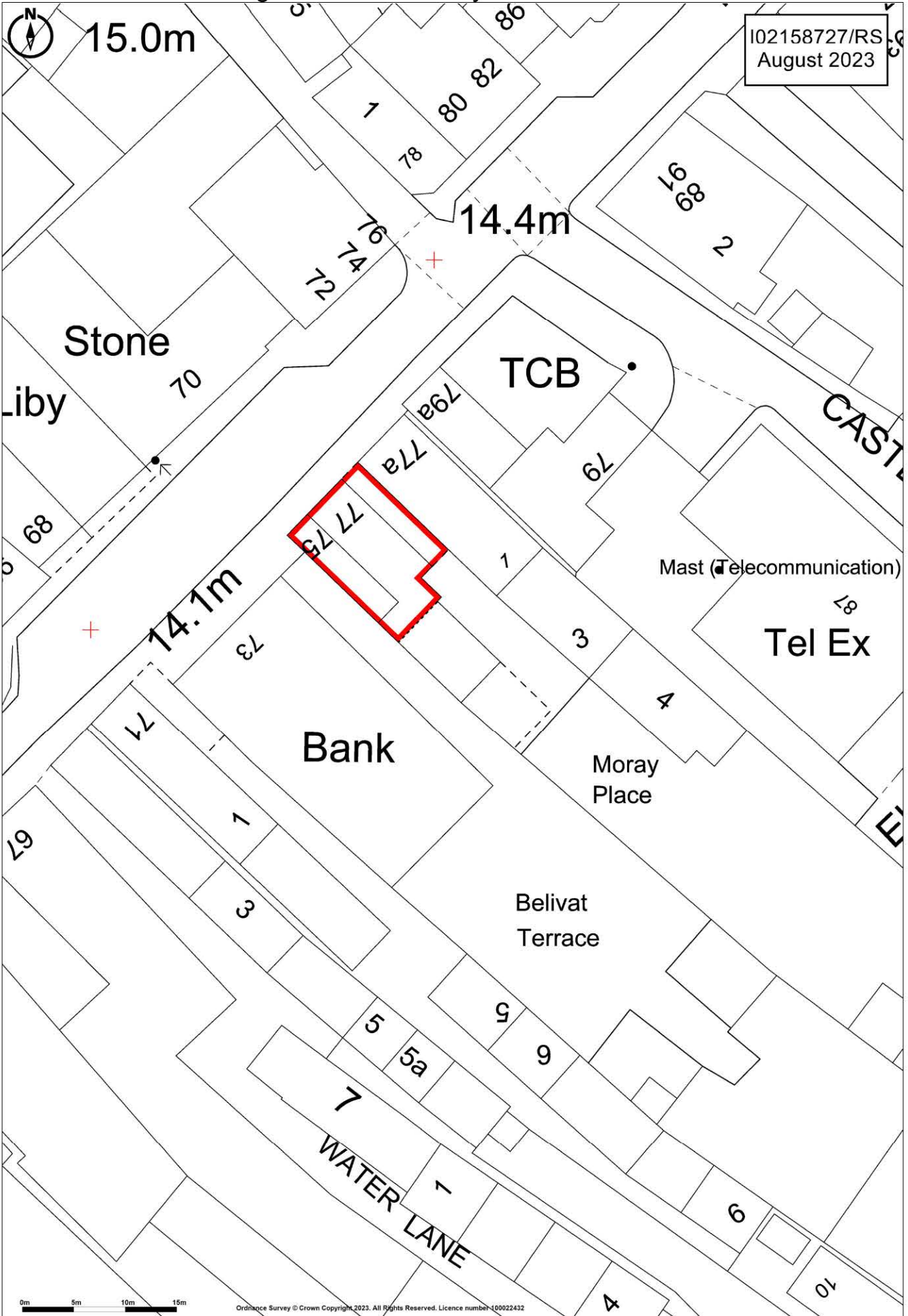
We refer to your instructions of earlier today and attach the *Principal Deed Plan* over the above subjects as requested.

We trust this meets with your requirements.

Yours faithfully

First Scottish Searching Services

Steading Extent for 1 Moray Place Nairn IV12 4BZ



I02158727/RS  
August 2023

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

1 MORAY PLACE, NAIRN, IV12 4BZ

**Dwelling type:** Top-floor maisonette  
**Date of assessment:** 12 January 2021  
**Date of certificate:** 21 January 2021  
**Total floor area:** 270 m<sup>2</sup>  
**Primary Energy Indicator:** 474 kWh/m<sup>2</sup>/year

**Reference number:** 9324-1057-5239-0519-1220  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Boiler and radiators, mains gas

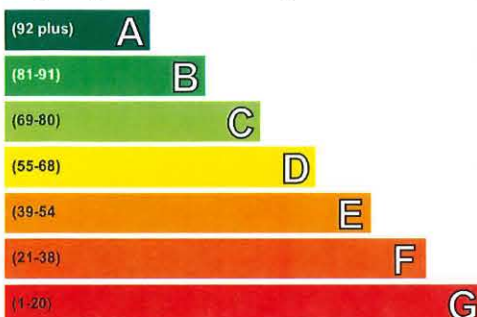
## You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

<b>Estimated energy costs for your home for 3 years*</b>	<b>£14,739</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£10,293</b>	

\* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
	80
38	

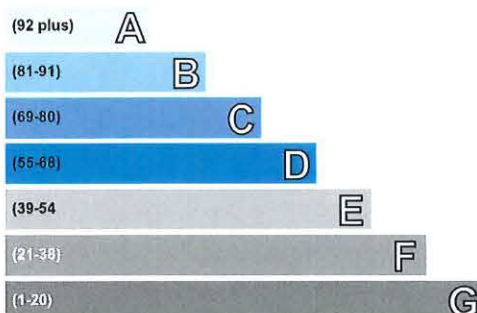
## Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band F (38)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

Very environmentally friendly - lower CO<sub>2</sub> emissions



Not environmentally friendly - higher CO<sub>2</sub> emissions

Current	Potential
	76
33	

## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band F (33)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£1293.00
2 Room-in-roof insulation	£1,500 - £2,700	£2706.00
3 Internal or external wall insulation	£4,000 - £14,000	£2058.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit [greenerscotland.org](http://greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

**THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE**



## Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology, based on age and type of construction.

Element	Description	Energy Efficiency	Environmental
Walls	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, no insulation Roof room(s), no insulation (assumed)	★☆☆☆☆ ★☆☆☆☆	★☆☆☆☆ ★☆☆☆☆
Floor	(other premises below) Solid, no insulation (assumed)	— —	— —
Windows	Some double glazing	★☆☆☆☆	★☆☆☆☆
Main heating	Boiler and radiators, mains gas	★★★★★	★★★★★
Main heating controls	Programmer, TRVs and bypass	★★★★☆	★★★★☆
Secondary heating	Portable electric heaters (assumed)	—	—
Hot water	Electric instantaneous at point of use	★☆☆☆☆	★★☆☆☆
Lighting	Low energy lighting in 72% of fixed outlets	★★★★★	★★★★★

## The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> emissions, running costs and the savings possible from making improvements.

## The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 83 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 22 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 14.9 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

### Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£13,326 over 3 years	£3,555 over 3 years	
Hot water	£858 over 3 years	£321 over 3 years	
Lighting	£555 over 3 years	£570 over 3 years	
<b>Totals</b>	<b>£14,739</b>	<b>£4,446</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

### Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Increase loft insulation to 270 mm	£100 - £350	£431		
2 Room-in-roof insulation	£1,500 - £2,700	£902		
3 Internal or external wall insulation	£4,000 - £14,000	£686		
4 Draughtproofing	£80 - £120	£132		
5 Upgrade heating controls	£350 - £450	£130		
6 Replace boiler with new condensing boiler	£2,200 - £3,000	£1006		
7 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£145		

#### Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump
- Micro CHP

### Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to [www.greenerscotland.org](http://www.greenerscotland.org).

## About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

### 1 Loft insulation

Loft insulation laid in the loft space or between roof rafters to a depth of at least 270 mm will significantly reduce heat loss through the roof; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulation should not be placed below any cold water storage tank, any such tank should also be insulated on its sides and top, and there should be boarding on battens over the insulation to provide safe access between the loft hatch and the cold water tank. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. The loft space must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about loft insulation and details of local contractors can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)).

### 2 Room-in-roof insulation

Insulating roof rooms will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. If it has a flat ceiling insulation can usually be added above the ceiling, and sloping ceilings and walls of roof rooms can be insulated using an internal lining board. Roof voids must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about roof room insulation and details of local contractors can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

### 3 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

### 4 Draughtproofing

Fitting draughtproofing, strips of insulation around windows and doors, will improve the comfort in the home. A contractor can be employed but draughtproofing can be installed by a competent DIY enthusiast.

### 5 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

### 6 Condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, however there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

## 7 Double glazed windows

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double-glazed windows will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building regulations apply to this work and planning permission may also be required, so it is best to check with your local authority on what standards need to be met. A building warrant is not required if the windows comply with the current requirements.

## Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

**LZC energy sources present:** There are none provided for this home

## Your home's heat demand

You could receive Renewable Heat Incentive (RHI) payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated and cavity walls filled. The estimated energy required for space and water heating will form the basis of the payments. For more information go to [www.energysavingtrust.org.uk/scotland/rhi](http://www.energysavingtrust.org.uk/scotland/rhi).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	56,839	(5,669)	N/A	(7,997)
Water heating (kWh per year)	1,515			

## Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

## About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst ([www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk)), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. Colin MacGregor
Assessor membership number:	EES/007937
Company name/trading name:	D M Hall Chartered Surveyors LLP
Address:	Ardross House 3 Ardross Terrace Inverness IV3 5NQ
Phone number:	01463241077
Email address:	<a href="mailto:enquiries@dmhall.co.uk">enquiries@dmhall.co.uk</a>
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

### Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk), with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at [www.gov.scot/epc](http://www.gov.scot/epc).

### Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greenerscotland.org](http://greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

**HOMEENERGYSCOTLAND.ORG**  
**0808 808 2282**  
FUNDED BY THE SCOTTISH GOVERNMENT



Descriptives 2nd Burda writ

FOLIO [redacted]



No.1 November 18, 1946. 10-10.30 a.m.  
Transmitted by Post, and presented by R.S. McKenzie, Register of Sasines.  
Disp. by John MacMahon - To Jean A Roberts.

I, JOHN MACMAHON, Property Agent, 215a Huntly Street, Inverness, heritable proprietor of the subjects hereinafter disposed IN CONSIDERATION of the price of THREE THOUSAND, THREE HUNDRED AND THIRTY-FIVE POUNDS STERLING, paid to me by MRS. JEAN ADAS ROBERTS, Dumfries Park, Conon-hedge, Ross-shire, of which I hereby acknowledge the receipt, HAVE SOLD and HEREBY TRANSFERRED to the said Mrs. Jean Adas Roberts and her heirs and assigns whatsoever heritably and irreversibly, ALL and WHOLE the dwelling-house number seventy five A High Street, Nairn, being the dwelling-house situated partly over the shop number seventy five High Street, Nairn and partly over the entrance to Yaxay Place, Nairn, and forming part of the tenement consisting of numbers seventy five, seventy five A, seventy five B, seventy five C, seventy five D, seventy seven and seventy seven A High Street, Nairn, and which dwelling-house hereby disposed in becomes on the first floor (being the floor above the ground floor) and messuages as follows, videlicet:- On the north-west by High Street, Nairn, along which it extends thirty-three feet or thereby; On the north-east by other subjects belonging to me known as seventy five B High Street, Nairn, along which it extends thirty nine feet ten inches or thereby; On the south-east partly by Yaxay Place, Nairn, and partly by other subjects belonging to me along which it extends first across Yaxay Place thirteen feet or thereby, thence forming a right angle to run south-east nine feet or thereby, again forming a right angle to run south-west one foot nine inches or thereby, again forming a right angle to run south-east twenty seven feet or thereby and again forming a right angle to run south-west twenty-two feet or thereby; and on/

*John MacMahon*

*1/12*

(PAGE REVERSED)

on the South-west by subjects belonging to the bank  
of Scotland, along which it extends Seventy eight feet  
or thereby; which subjects hereby disposed of are the  
burgh of Leith and County of Leith and are delineated  
and coloured pink on the sketch or plan annexed and signed  
as relative hereto; together with (first) a right of  
common along with the respective proprietors of the  
remainder of said tenement to the main of the ground  
on which the said tenement is situated so far as it is  
common to the said subjects hereby disposed of; (second)  
a right of access to the roof of said tenement for the  
purpose of cleaning same and repairing the chimneys, gables  
and roof and all other necessary purposes; (third) a  
right of access with the said respective proprietors  
of the remainder of said tenement to the drains, with  
pipes and conduits, and other works of said tenement and  
of access thereto when necessary; (fourth) the whole  
other rights, common and usual, to the said tenement  
proprietors of said tenement and the whole other parts,  
privileges and jurisdictions pertaining to the subjects  
hereby disposed of; (fifth) a right of access and egress  
for all necessary purposes to and from the subjects  
hereby disposed of, including the chutes and ladders and  
each-house for the part of the subjects hereby disposed of,  
by and over the entrance from High Street, Leith, known  
as Tarry Place, Leith; (sixth) the whole fixtures and  
fixtures in and upon the said subjects so far as concern-  
ing to be, and (seventh) or whole right, title and  
interest, present and future, in and to the subjects  
hereby disposed of; which subjects hereby disposed of are  
part of ALL and WHOLE the subjects in the burgh of  
Leith and County of Leith described in the said petition  
granted/

*Wm. Halliday*



(PAGE THREE)

Granted by Miss Elizabeth Mackintosh Hendrie as Trustee of the late Robert Hendrie in my favour dated the sixth day of March and recorded in the particular Register of Sasine, Reverence, etc. etc. kept for theburgh of Edinburgh on the sixth day of April both in the year fifteen hundred and thirty-five; but always with and under the burdens, conditions, provisions, restrictions, reservations and declarations as in and to the said instrument specified and contained or referred to in the instrument of Sasine in favour of Mrs. Mary Chisholm or Mackintosh, widow of the deceased Robert Mackintosh, sometime inhabitant in Edinburgh, in different and some occasions who resided at Edinburgh, in the County of Inverness, in the date the eighteenth and recorded in the said particular Register of Sasine, Reverence, etc. etc. kept for theburgh of Edinburgh on the twentieth, both days of February sixteen hundred and nineteen, and since under burden of writing mine with the other proprietors having a mutual interest therein a share corresponding to each of the shares of building the roof, chimneys, down-pipes, guttering, etc. and drains so far as the same are mutual between the said Miss Hendrie and the other proprietors of the said tenements, STICK BERRY and natural possession as of the date hereof; And I being the writt enforcer in inventory thereof annexed and subscribed as relative hereto and in respect those numbered eleven, thirteen and fourteen of said inventory are not in my possession, I assign to my said Miss, as all right competent to me being the subjects hereby disposed to sell for exhibition or delivery thereof; and in respect the remaining writts of said inventory relate also to other subjects of greater value than those heretofore disposed and as amount to delivered, I bind and oblige myself to make the said writts furthering/

*Elizabeth Mackintosh*

(CASE NUMBER)

Furthcoming to my said diligence and her foresaids on all necessary occasions on the usual borrowing terms and to take the person or persons to whom said writs may ultimately be delivered bound in like manner; And I resign my right to have other and prior writs made furthcoming; And I assign the rents; And I bind and oblige myself to free and relieve my said diligence and her foresaids of all ground annual, cess, murrals and other public burdens; And I grant warrandice; And I consent to registration hereof for preservation: It WITNESSETH UNTO THESE presents consisting of this and the three preceding pages are together with the inventory of writs and Plan annexed hereto subscribed by me at Inverness on the Twenty-fifth day of October, Nineteen hundred and forty-six before these witnesses Barbara Bisset and Abella Shaw both lawyers to Alex. J. Macdonald & Co., Solicitors, Inverness.

Barbara Bisset witness  
Abella Shaw witness

*[Handwritten signature]*

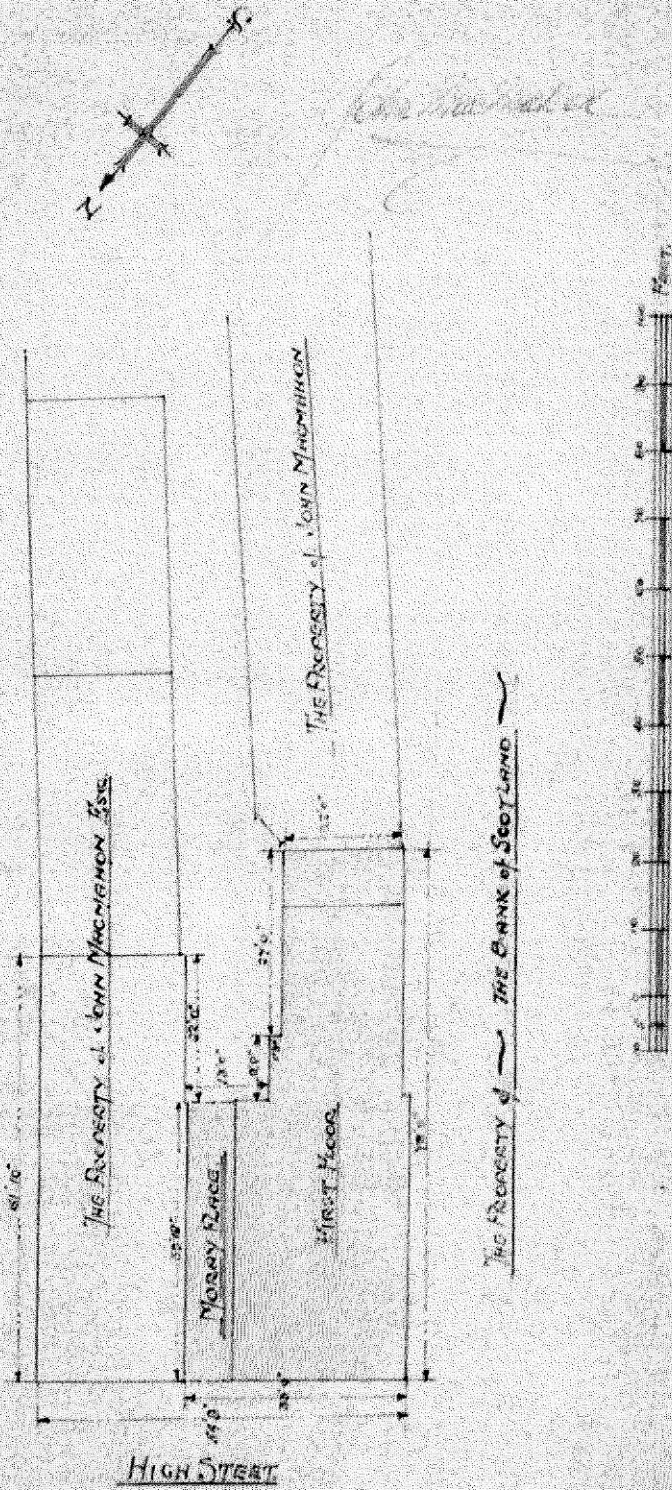
REGISTER on behalf of the within-named ...  
AGENTS in the Register of the County of ...  
*[Handwritten signature]*  
Solicitors, Inverness,  
Agents.

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SUBJECTS - 75 & HIGH STREET NAIRN

TWO FLOORS AND ATTIC ABOVE SHOP



WE, JAMES WILLIAMSON, Taxi Manager, and MRS. EVELYN GERALDINE WILLIAMSON, Spouses, both residing at One Moray Place, Nairn, heritable proprietors of the subjects hereinafter disposed IN CONSIDERATION of the price of TWENTY-TWO THOUSAND POUNDS (£22,000.00,) STERLING paid to us by MESSIEURS DONALDSON & HENDERSON, Solicitors, Bank of Scotland Buildings, High Street, Nairn, of which price we hereby acknowledge the receipt have sold and do hereby dispose to and in favour of ANDREW FORHAN and FRANK TINDAL MILNE both Solicitors of Bank of Scotland Buildings, High Street, Nairn, the Partners of the said firm of Messieurs Donaldson & Henderson as Trustees for the said firm and their successors in office as such Trustees and the survivors and survivor of them and the executor of the last survivor as Trustees and Trustee foresaid and their, his or her assignees whomsoever ALL AND WHOLE the dwellinghouse comprising ground first, second and attic floors known as Number One Moray Place, Nairn (formerly known as Seventy-five A High Street, Nairn) in the former Burgh and County of Nairn, now for purposes of administration in Nairn District of the Highland Region, but for the purpose of registration of Writs in the County of Nairn being the dwellinghouse situated partly over the shop Numbers Seventy-five and Seventy-seven High Street, Nairn and partly over the entrance to Moray Place, Nairn and forming part of the tenement consisting of Numbers Seventy-five, Seventy-five A, Seventy-five B, Seventy-five C, Seventy-five D, Seventy-seven and Seventy-seven A High Street, Nairn all as the said dwellinghouse is shown delineated in black and coloured pink on the plan annexed and subscribed as relative hereto; Which subjects hereby disposed form part and portion of ALL AND WHOLE the dwellinghouse known as One Moray Place aforesaid (formerly known as Seventy-five A High Street, Nairn being the subjects more particularly described in, disposed by and delineated and coloured pink on the plan or sketch thereof annexed and signed as relative to the Disposition by John MacMahon in favour of Mrs. Jean Adam Roberts dated the Twenty-fifth day of October, and recorded in the Division of the General

12 08 0006.

10

REGISTERS OF SCOTLAND  
 GENERAL REGISTER OF SASINES  
 COUNTY OF NAIRN  
 Fiche...6... Frame...10...  
 Presented and Recorded on 23 MAR 1989

Page Second

Register of Sasines applicable to the County of Hairn on the Eighteenth day of November, Nineteen Hundred and Forty-six; Together with (One) a right in common along with the respective proprietors of the remainder of the said tenement in and to the golum of the ground on which the said tenement is erected so far as it is common to the subjects hereby disposed (Second) a right of access to the roof of said tenement for the purpose of cleaning vents and repairing the chimney heads and roof and all other necessary purposes (Third) a right in common with the respective proprietors of the remainder of the said tenement in and to the drains, soil pipes and rhones and other pipes of the said tenement and of access thereto when required (Fourth) the whole other rights, common and mutual to the said respective proprietors of the said tenement and the whole other parts, privileges and pertinents appertaining to the subjects hereby disposed (Fifth) a right of access and egress for all necessary purposes to and from the subjects hereby disposed by and over the entrance from High Street, Hairn known as Moray Place, Hairn as delineated in black and coloured yellow on the said plan annexed and subscribed as relative hereto (Sixth) the whole fittings and fixtures in and upon the said subjects so far as belonging to us and (Seventh) our whole right, title and interest, present and future, in and to the subjects hereby disposed; BUT ALWAYS WITH AND UNDER in so far as still valid, subsisting and applicable and not implemented, departed from or discharged the burdens, conditions, provisions, restrictions, reservations and declarations specified and contained in (One) Instrument of Sasine in favour of Mrs. Mary Chisholm or Mackenzie in liferent and John Mackenzie in fee dated the Eighteenth and recorded in the Particular Register of Sasines, Reversions, et cetera kept for the Burgh of Hairn on the Twentieth both days of February, Eighteen Hundred and Nineteen and (Two) the said Disposition by John MacMahon in favour of Mrs. Jean Adam Roberts dated and recorded as aforesaid; With entry and vacant possession as at the Twenty-eighth day of February, Nineteen Hundred and Eighty-nine notwithstanding the date or dates hereof; And we grant

//

HA 33 0000

Page Third

warrantice; Declaring that the Missives of Sale which we have concluded with the said Andrew Forman and Frank Tindal Milne as Trustees for the said firm of Messieurs Donaldson & Henderson and which are constituted by letters dated the Twenty-seventh day of January Nineteen Hundred and Eighty-nine shall form a continuing and enforceable contract notwithstanding the delivery of these presents except in so far as fully implemented thereby; But the said Missives shall remain in force for a period of two years only from the date of entry hereunder except in so far as founded upon in any Court proceedings which have been raised within the said period; And we certify that the transaction hereby effected does not form part of a larger transaction or of a series of transactions in respect of which the amount or value or the aggregate amount or value of the consideration exceeds THIRTY THOUSAND POUNDS (£30,000.00.)

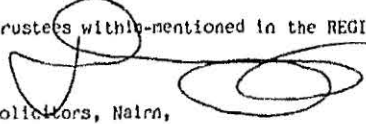
STERLING: IN WITNESS WHEREOF we have subscribed these presents typewritten on this and the two preceding pages together with the plan annexed both together at Nairn on the Seventeenth day of March, Nineteen Hundred and Eighty-nine before these witnesses, Eunice Sandra Cameron, Secretary, and Margaret Jean Stork, Cashier, both of Bank of Scotland Buildings, High Street, Nairn.

*Eunice S. Cameron* Witness *James Williamson*

*M. J. Stork* Witness

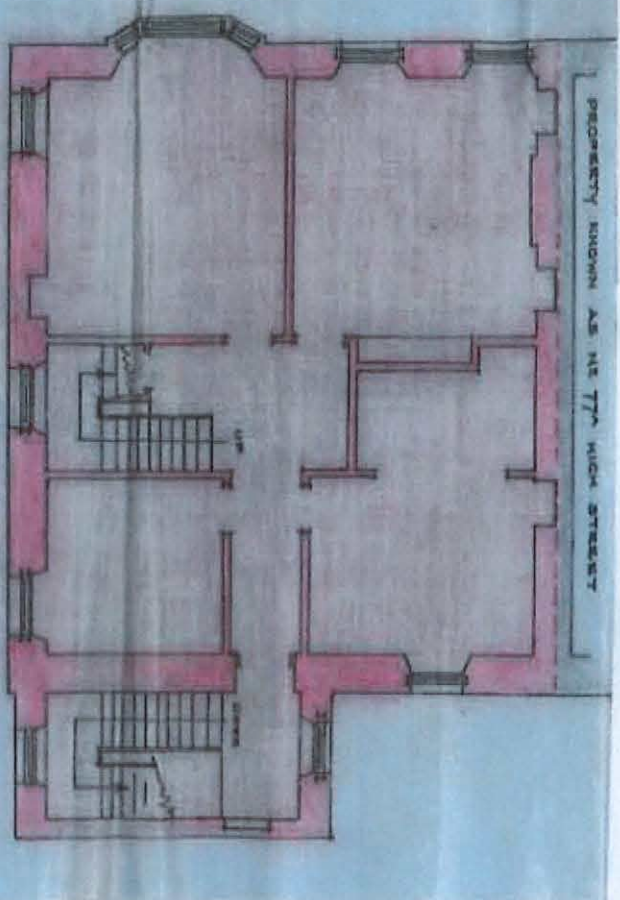
*Rudger G. Williamson*

REGISTER on behalf of the within-named ANDREW FORMAN and FRANK TINDAL MILNE as Trustees within-mentioned in the REGISTER of the COUNTY of NAIRN

  
Solicitors, Nairn,  
Agents.

Witnessed

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PROPERTY KNOWN AS NE 77<sup>th</sup> HIGH STREET

FIRST FLOOR PLAN ~ NE 1 MORAY PLACE

PROPERTY KNOWN AS NE 77<sup>th</sup> HIGH STREET

ACCESS PASSAGEWAY

SHOP PREMISES  
NE 77 HIGH STREET

SHOP PREMISES  
NE 75 HIGH STREET

PROPERTY  
I - O I

MORAY

ENTRANCE TO  
NE 1 MORAY PLACE

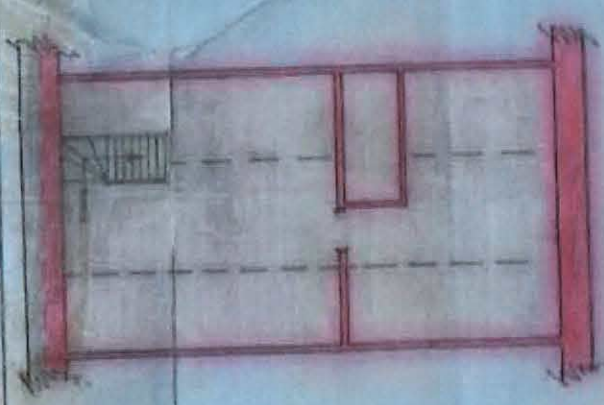
SHOP  
TO M  
LAND

PROPERTY BELONGING TO BANK OF SCOTIA

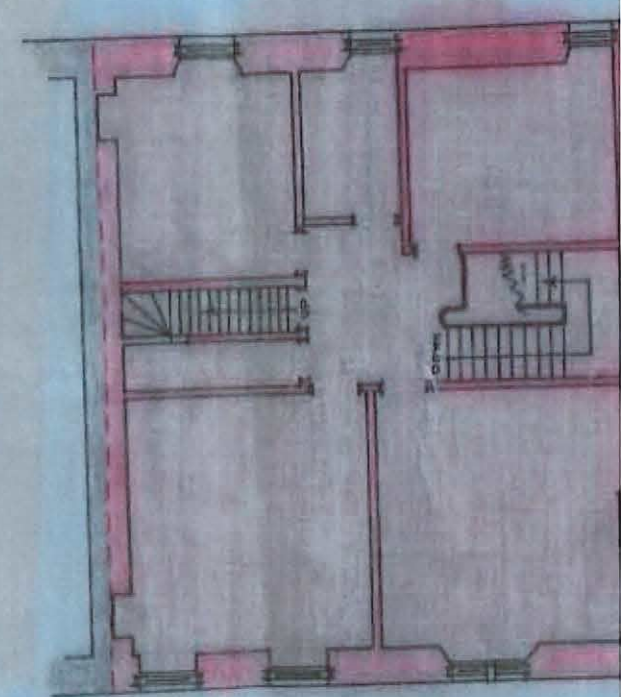
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This is the plan referred to in the  
Formular of specifications.

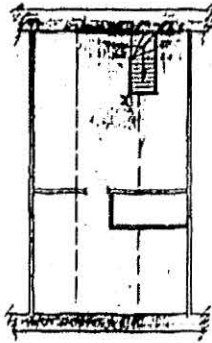
*Wm. H. ...*



ATTIC FLOOR PLAN



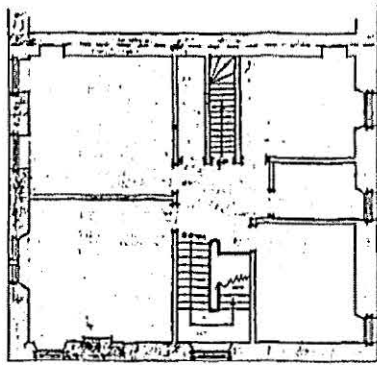




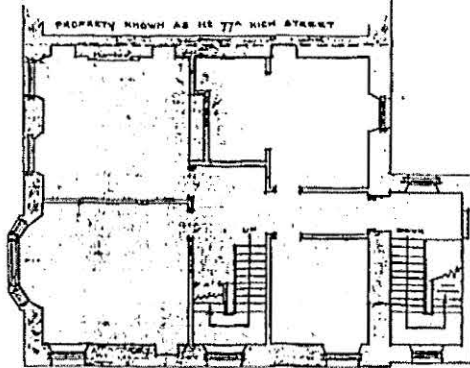
Note: Is to be in line with  
This is the plan referred to in the  
Deed of Disposition.



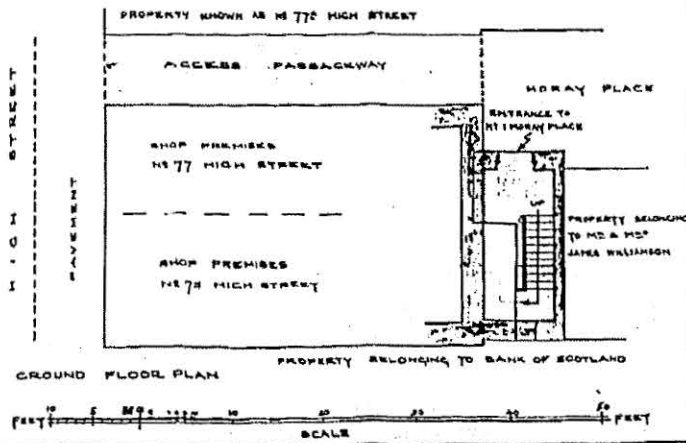
ATTIC FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN - NO 1 MURRAY PLACE



GROUND FLOOR PLAN

WE, ANDREW FORMAN and FRANK TINDAL MILNE, the present Partners and as such Partners Trustees for the firm of MESSRS. DONALDSON & HENDERSON, Solicitors, Seventy five/Seventy seven High Street, Nairn, IV12 4BW FOR CERTAIN GOOD CAUSES but without any consideration being paid DO HEREBY DISPONE to me the said Andrew Forman, as an individual, a seven-tenths share and to me the said Frank Tindal Milne, as an individual, a three-tenths share and to our respective executors, assignees and disponees whomsoever heritably and irredeemably (IN THE FIRST PLACE) ALL and WHOLE the shop number Seventy five High Street, Nairn, IV12 4BW in the former Burgh and County of Nairn now for purposes of administration in the Nairn Area of The Highland Council (formerly Nairn District of the Highland Region) but for purposes of registration of writs in the County of Nairn together with the joint rights of property in common and the right of access pertaining thereto being the subjects more particularly described in, disposed by and delineated and coloured pink on the sketch or plan thereof annexed and signed as relative to the Disposition by John MacMahon in favour of Andrew Dunlop and Mrs. Anne Ross Dick or Dunlop dated the Thirtieth day of May and recorded in the Particular Register of Sasines, Reversions et cetera kept for the Burgh of Nairn on the Seventh day of June, Nineteen Hundred and Thirty Five; Together with (One) the parts, privileges and pertinents thereof; (Two) the whole fittings and fixtures therein and thereon so far as belonging to us as Partners and Trustees foresaid; and (Three) our whole respective right, title and interest, present and future as Partners and Trustees foresaid, in and to the subjects (IN THE FIRST PLACE) hereby disposed; (IN THE SECOND PLACE) ALL and WHOLE the shop number Seventy seven High Street, Nairn, IV12 4BW in the former Burgh and County of Nairn now for purposes of administration in the Nairn Area of The Highland Council (formerly Nairn District of the Highland Region) but for purposes of registration of writs in the County of Nairn together with the joint rights of property in common and the right of access pertaining thereto being the subjects more particularly described in, disposed by and delineated and coloured pink on the sketch or plan annexed and signed as relative to the Disposition by John MacMahon in favour of William McIntosh dated the Fourteenth and recorded in the said Particular Register of Sasines, Reversions et cetera on the Twenty fourth day of May, Nineteen Hundred and Thirty Five; Together with (One) the

REGISTERS OF SCOTLAND  
GENERAL REGISTER OF SASINES  
COUNTY OF NAIRN  
YEAR 2014  
YEARLY RUNNING NUMBER 78  
PRESENTED AND RECORDED ON 11 JUL 2014

parts, privileges and pertinents thereof; (Two) the fittings and fixtures therein and thereon so far as belonging to us as Partners and Trustees foresaid; and (Three) our whole respective right, title and interest, present and future as Partners and Trustees foresaid in and to the subjects (IN THE SECOND PLACE) hereby disposed; and (IN THE THIRD PLACE) ALL and WHOLE the former dwellinghouse comprising first, second and attic floors known as Number One Moray Place, Nairn (formerly known as Seventy five A High Street, Nairn) in the former Burgh and County of Nairn now for purposes of administration in the Nairn Area of The Highland Council (formerly Nairn District of the Highland Region) but for purposes of registration of writs in the County of Nairn being the former dwellinghouse situated partly over the shop Numbers Seventy five and Seventy seven High Street, Nairn, IV12 4BW and partly over the entrance to Moray Place, Nairn and forming part of the tenement consisting of Number Seventy five, Seventy five A, Seventy five B, Seventy five C, Seventy five D, Seventy seven and Seventy seven A High Street, Nairn all as the said former dwellinghouse is shown delineated in black and coloured pink on the plan annexed and subscribed as relative to the Disposition by James Williamson and Mrs. Evelyn Geraldine Williamson in favour of us the said Andrew Forman and Frank Tindal Milne as Partners of and as such Partners Trustees for the said firm of Messrs. Donaldson & Henderson dated the Seventeenth and recorded in the Division of the General Register of Sasines for the County of Nairn on the Twenty third, both days of March, Nineteen Hundred and Eighty Nine; BUT ALWAYS WITH AND UNDER in so far as not implemented, departed from or discharged (One) so far as the said subjects (IN THE FIRST PLACE) are concerned the burdens, conditions, provisions, restrictions and declarations specified and contained or referred to in (First) Instrument of Sasine in favour of Mrs. Mary Chisholm or Mackenzie in liferent and John Mackenzie in fee dated the Eighteenth and recorded in the said Particular of Sasines, Reversions, et cetera on the Twentieth, both days of February, Eighteen Hundred and Nineteen; and (Second) the said Disposition by John MacMahon in favour of Andrew Dunlop and Mrs. Anne Ross Dick or Dunlop dated and recorded as aforesaid; (Two) so far as the said subjects (IN THE SECOND PLACE) are concerned the burdens, conditions, provisions, restrictions, reservations and declarations specified and contained in (First) the said Instrument of Sasine in favour of Mrs. Mary Chisholm or Mackenzie in

liferent and John Mackenzie in fee dated and recorded as aforesaid; and (Second) the said Disposition by John MacMahon in favour of William McIntosh dated and recorded as aforesaid; and (Three) so far as the said subjects (IN THE THIRD PLACE) are concerned the burdens, conditions, provisions, restrictions, reservations and declarations specified and contained in (First) the said Instrument of Sasine in favour of Mrs. Mary Chisholm or Mackenzie in liferent and John Mackenzie in fee dated and recorded as aforesaid; and (Second) Disposition by John MacMahon in favour of Mrs. Jean Adam Roberts dated the Twenty fifth day of October and recorded in the said Division of the General Register of Sasines on the Eighteenth day of November, both months in the year Nineteen Hundred and Forty Six; WITH ENTRY as at the Thirty first day of December, Nineteen Hundred and Ninety Two notwithstanding the date or dates hereof; And we the said Andrew Forman and Frank Tindal Milne as Partners and Trustees foresaid bind ourselves and the said firm of Messrs. Donaldson & Henderson in absolute warrandice: IN WITNESS WHEREOF these presents, typewritten on this and the two preceding pages are subscribed by the parties hereto as follows:- by the said Andrew Forman and Frank Tindal Milne as Partners of and as such Partners Trustees for the firm of Messrs. Donaldson & Henderson, the said Andrew Forman having adhibited the firm's signature of "Donaldson & Henderson", at Nairn on the Eighth day of July, Two Thousand and Fourteen before this witness Iris Barclay of Seventy five-Seventy seven High Street, Nairn, IV12 4BW.

Andrew Forman

Iris Barclay, Witness

Frank T. Milne

Donaldson & Henderson

**COMMISSARIOT OF GRAMPIAN, HIGHLAND and ISLANDS at INVERNESS**

Certificate of Confirmation (Act of Sederunt (Confirmation of Executors Amendment) 1971 made July 16<sup>th</sup> 1971 Schedule D)

**Confirmation was issued** from the Commissariat of Grampian, Highland and Islands on **11th October 2021** in favour of

**Miss Adrienne MacKenzie Forman, 16 Braidburn Terrace, Edinburgh, EH10 6ES**

**Mrs Nicole Laura Noble, 2 Harlaw Gait, Balerno, EH14 7HP**

**Mrs Eunice Sandra Forman, 21 Balmakeith Park, Nairn, IV12 5GP**

as **Executors Nominate**

**Of Andrew Forman, St Olaf Care Home, Cawdor Road, Nairn, IV12 5EF**

**who died on 22nd March 2021**

**DOMICILED IN SCOTLAND**

IT IS HEREBY CERTIFIED that the said Confirmation contained inter alia the following item of estate situated in **Scotland**

Note - By the Act of Sederunt of 3 February 1933 para.5 (as amended by the Act of Sederunt (Confirmation of Executors Amendment) 1971 made on July 16th 1971) it is enacted that a Certificate of confirmation in the foregoing form "shall quoad the items therein be valid and effectual to anyone acting on the faith thereof to the same effect as if the Confirmation to which the Certificate relates had been exhibited. Each Certificate shall be confined to one item, but the total holdings in British Government Stocks or in any one Company or concern shall be reckoned as one item."

2	<p>ALL and WHOLE the flatted dwellinghouse known as and forming 1 Moray Place, Nairn, IV12 4BZ being the subjects delineated in black and coloured pink on the plan annexed and executed as relative to the Disposition by James Williamson and Another in favour of Andrew Forman and Frank Tindal Milne, as Partners of and as such Partners and Trustees for the firm of Messrs Donaldson and Henderson recorded in the General Register of Sasines for the County of Nairn on 23rd March 1989;</p> <p>Valuation by D M Hall Chartered Surveyors In joint names with Frank Tindal Milne Date of death value of deceased's 70% pro indivisio share</p>	<p>130,000.00</p> <p>91,000.00</p>
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**Given under the Seal of Office of the Commissariat of Grampian, Highland and Islands and signed by the Clerk of Court at Inverness on the Eleventh day of October Two Thousand and Twenty One**



*[Handwritten Signature]*  
**Sheriff Clerk Depute**