



LAND REGISTER
OF SCOTLAND

Officer's ID / Date

4855
16/9/2010

TITLE NUMBER

REN128651



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

70m

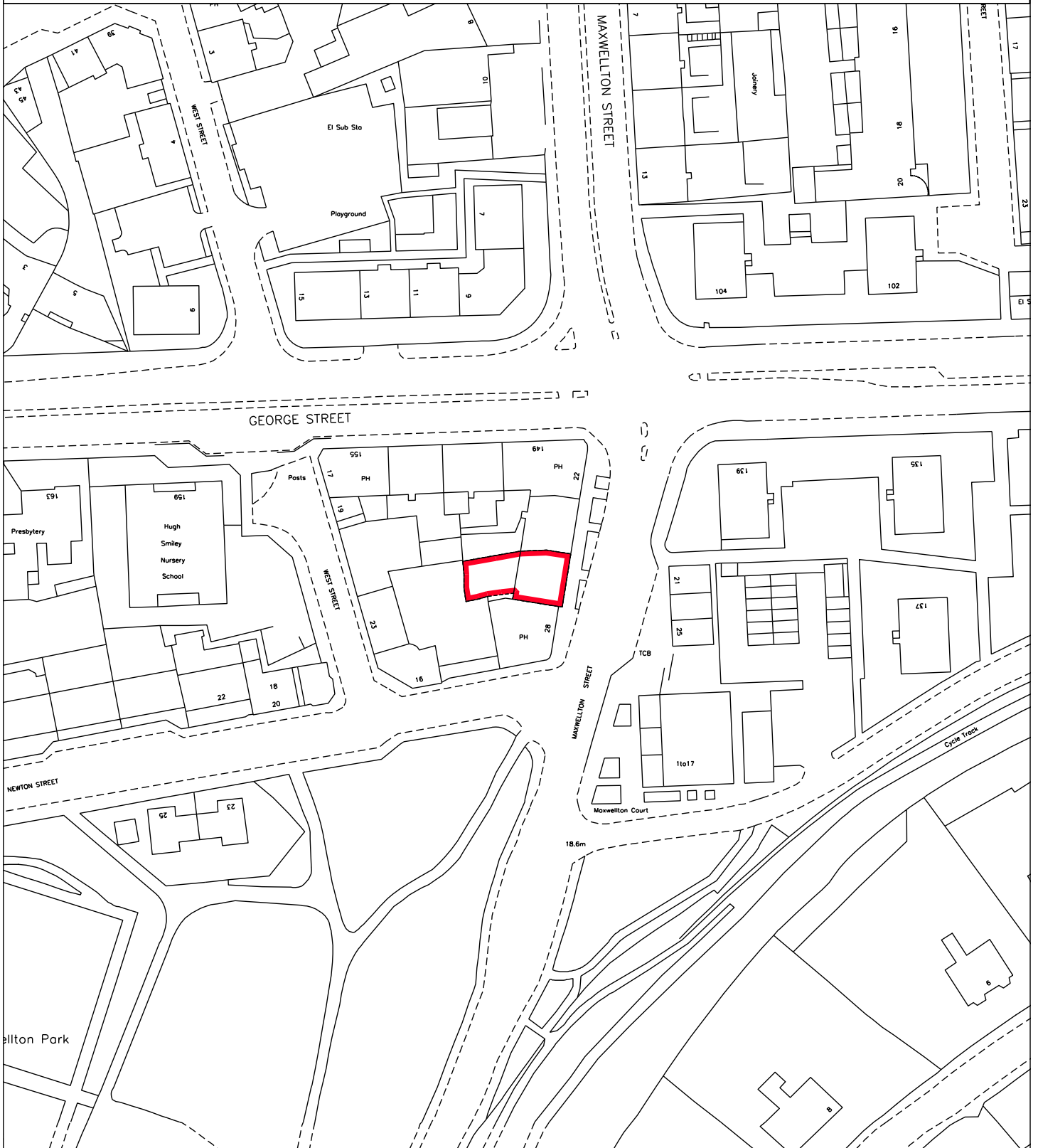


NS4763SW NS4763NW

Survey Scale

1/1250

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TITLE NUMBER REN128651

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION

25 FEB 2010

DATE TITLE SHEET UPDATED TO

29 SEPT 2023

REAL RIGHT

OWNERSHIP

DESCRIPTION

Subjects within the land edged red on the Title Plan being the second house from the left on the ground floor of the tenement 26 MAXWELLTON STREET, PAISLEY PA1 2UB Together with a right of common property with the proprietors of the two other houses on the ground floor to the lavatory serving them and the subjects in this Title and a right of common property along with the proprietors of the other portions of said tenement to (First) the steading of ground above described including the solum on which the said tenement is built and the back court behind the same and (Second) the foundations, gables, outside and mutual divisional walls, roof, chimney heads, close passages and common stair and walls enclosing the same the drains, soil rainwater, main water supply, gas and other pipes, rhones, conductors, communications and electric main cables any common washhouse, ashpit shelter, boundary walls and railings erected on the said steading of ground; Together also with access to the said premises for all necessary purposes when required and free ish and entry from and to the dwellinghouse in this Title by the said street and by the common close and stair.



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B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

1 AMPG LIMITED incorporated
under the Companies Acts
(Company Number 07135556)
and having its Registered
Office at Unit 9 South Fens
Business Centre, Fenton Way,
Chatteris, Cambridgeshire
PE16 6TT.

DATE OF
REGISTRATION
07 SEPT 2023

CONSIDERATION
£28,000

DATE OF ENTRY
24 AUG 2023



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C 1

C. SECURITIES SECTION

**ENTRY
NO**

SPECIFICATION

**DATE OF
REGISTRATION**

No Entry



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

- 1 Disposition by Hawkhead Property Company Limited to Dorothy Thomson Wood Shamd or Geddes and their assignees and disponees, recorded G.R.S. (Renfrew) 24 May 1971, of house second from left on the ground floor of tenement 26 Maxwellton Street, Paisley, forming part of the subjects in this Title, contains the following burdens:

(First) The foundations, gables, outside and mutual divisional walls, roofs, chimney heads, close, passages and common stair and walls enclosing the same, the drains, soil, rain water, main water supply, gas and other pipes, rhones, conductors, communications and electric main cables and any common washhouse, ashpit shelter, boundary walls and railings erected on the said steading of ground and all other parts and pertinents of said tenement 26 Maxwellton Street, held in common shall be maintained at the mutual expense of our said disponees and their foresaids and of us and our successors as proprietors of the other houses in said tenement our said disponees and their foresaids bearing one twelfth share of the cost of maintaining and keeping the same in order; It being hereby declared that the majority of the proprietors in said tenement (counting one vote for each house) shall be entitled to decide as to what repairs are necessary for the proper maintenance of the common portions of said tenement and others and to have said repairs carried out and recover from each of the remaining proprietors his proportion thereof; And if deemed necessary for the purpose the said proprietors by majority may appoint one of themselves or any other person as a common factor to see to the execution of such necessary repairs, and to instruct tradesmen for the purpose and to pay the accounts to said tradesmen and to recover from each proprietor his respective proportion of the accounts for said repairs and of any remuneration which a majority of the proprietors may fix for the services of the said common factor; And it is hereby further declared that while any part of the said tenement belongs to us the said The Hawkhead Property Company Limited



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

we shall be entitled to exercise all the powers which would otherwise be held by a majority of the proprietors of said houses;

(Second) The said lavatory shall be maintained at the expense of our said disponees and their foresaids and of the proprietors of the other two houses on the said top floor in the proportion to One Third thereof in respect of each house;
(Third) The said back court of said tenement shall be used exclusively for drying and bleaching clothes and for no other purpose whatever and the use of any common washhouse shall be subject to any regulations regarding same framed by a majority of the proprietors;

(Fourth) Our said disponee and her foresaids shall maintain the dwellinghouse hereby conveyed and if necessary repair the same and shall not be entitled to execute any structural alterations or make any additions to said dwellinghouse or conduct any operations on said dwellinghouse which might prejudicially affect the stability of the said tenement of which the said subjects form part;

(Fifth) Our said disponee and her foresaids shall be bound along with the proprietors of the other portions of said tenement to keep the said tenement constantly insured against loss by fire and also against Property Owners' Liability with an established Insurance Company for such amounts as may be fixed by a majority of the proprietors; Declaring that our said disponees and their foresaids shall pay to the Common Factor one twelfth share of the premiums payable in respect of the said insurances; Further declaring that in the event of the said tenement or any part thereof being destroyed or damaged by fire all sums recovered from the Insurance Company shall be applied in restoring to its former condition the said tenement or such part thereof as may have been destroyed or damaged; and (Sixth) Our said disponee and her foresaids



TITLE NUMBER REN128651

D 3

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

shall on entry to the subjects hereby disposed deposit with any common factor appointed as aforesaid a sum of TEN POUNDS (£10) which shall be held by the said Common Factor interest free as a float from which the said Common Factor shall pay the share of ground burdens and common charges due by our said disponees and their foresaids as these fall due and our said disponees and their foresaids shall pay the said common factor at Whitsunday and Martinmas in each year the amount required to restore the said float to a sum of Ten pounds sterling.

ARTICLES OF ROUP

These Articles of Roup apply to the property in Scotland being ALL and WHOLE the dwellinghouse known as and forming being the whole subjects 26 Maxwellington Street, Paisley, PA1 2UB registered in the Land Register of Scotland under Title Number LAN20080 (hereinafter referred to as "the Lot");

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

and that within the

126 West Regent Street, Glasgow, G2 2RQ upon

or at such other time or place as the exposure may be adjourned to or unless previously sold privately and that on the following conditions as may be appointed in any Minute to be annexed hereto:-

1. It is expressly declared and accepted by any person bidding at the said public roup that the said General Conditions of Sale which are specified in the Auctioneers Catalogue and any document referred to therein shall apply, to the sale of the Lot only in so far as not inconsistent with the terms of these Articles of Roup and the Minute of Preference and Enactment and any further minute to follow hereon and in the event of any such inconsistency, the terms of these Articles of Roup and Minute of Preference and Enactment and any further minute to follow hereon shall prevail and such parts of the General Conditions of Sale and any documents referred to therein which are so inconsistent shall not apply.

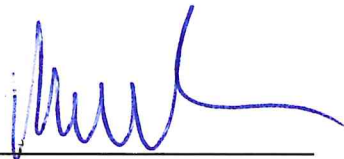
2. The date of entry shall be

or such other date as may be agreed between the Seller and the Purchaser when the balance of the purchase price shall be paid notwithstanding that a Disposition or Assignment is not available for delivery to the Purchaser in exchange for the purchase price. By accepting payment the Seller will come under obligation to execute and deliver to the Purchaser a valid Disposition or Assignment in their favour containing all usual and necessary clauses including warrandice from the Seller's facts and deeds only.

3. The Seller's Solicitors are Freelands, 36 Muir Street, Motherwell, ML1 1BW

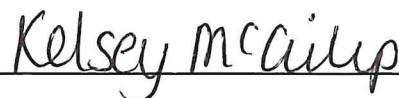
4. The Auctioneers are **Prime Property Auctions (Scotland) Ltd.**

Solicitors
Firm's Signature



Adhibited by
James Anderson Cowan MacDonald

Witness



Full Name
Kelsey McGilp

Address

36 Muir Street, Motherwell, ML1 1BW