



LAND REGISTER
OF SCOTLAND

Officer's ID / Date

9995
4/5/2009

TITLE NUMBER

WLN34736



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

70m

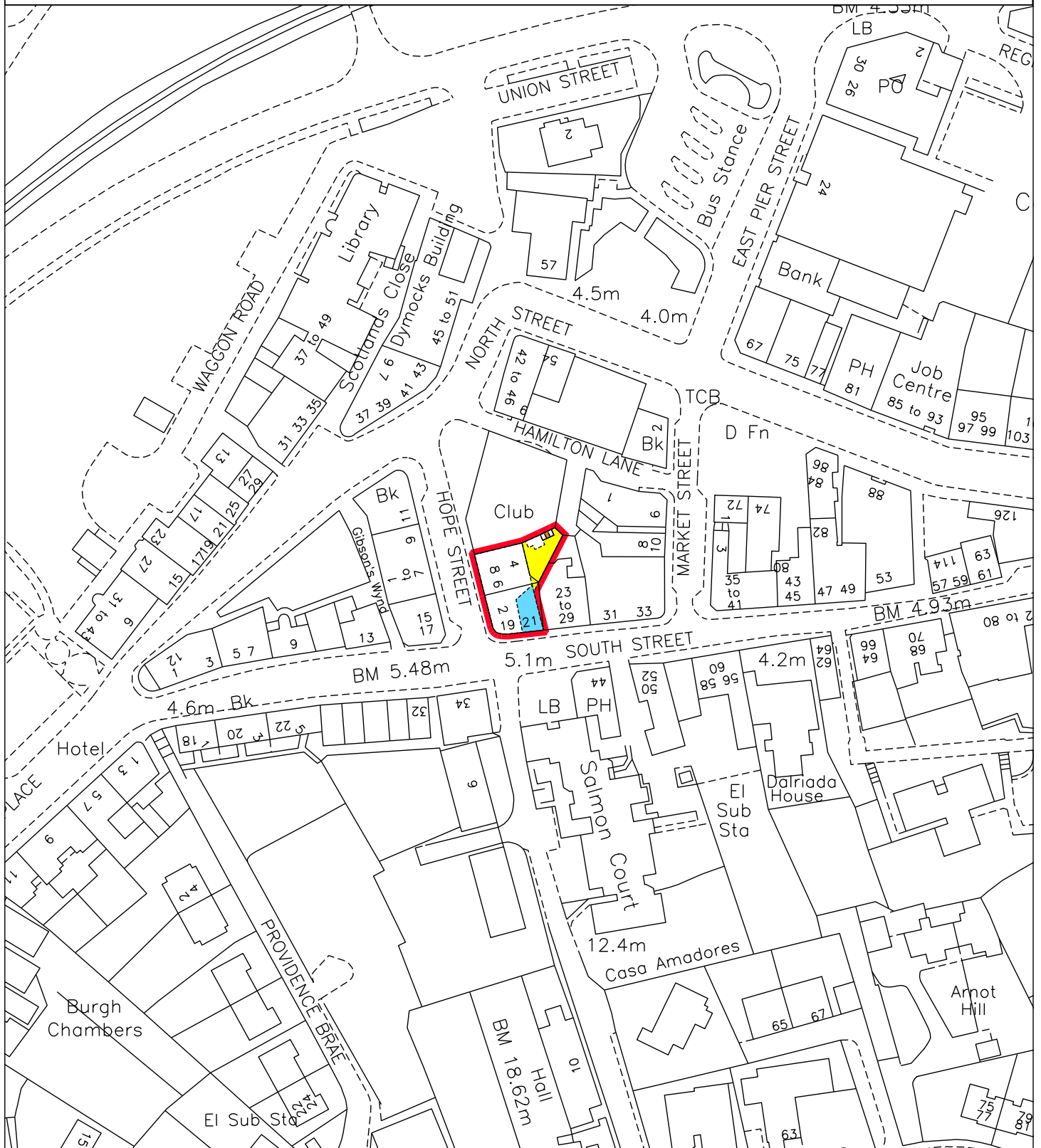


NS9981 NS98SE

Survey Scale

1/2500

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TITLE NUMBER WLN34736

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
05 APR 2005

DATE TITLE SHEET UPDATED TO
12 JAN 2023

REAL RIGHT
OWNERSHIP

DESCRIPTION

Subjects 21 SOUTH STREET, BO'NESS EH51 9HE within the land edged red on the Title Plan being the shop premises tinted blue on the said plan with the sole right of property in and use of the toilet tinted brown on the said plan. Together with (One) a right in common with the other proprietors of the tenement of which the shop in this Title forms part to (Primo) the solum of the said tenement, (Secundo) the foundations thereof, mutual gables and outside walls, (Tertio) the roof thereof, chimney heads, rhones, conductors, drains, soil, gas and water pipes, and electricity cables and all others so far as used and common by the subjects in this Title and the remainder of the said tenement, and (Quarto) the yard pertaining to the said tenement and lying to the north east of the subjects in this Title tinted yellow on the said plan; (Two) a servitude right of wayleave to the proprietors of the subjects in this Title for any drains, soil, gas and water supply pipes, electric cables and others passing through or under the remainder of the said tenement which serve the subjects in this Title and a right of access to the proprietors of the subjects in this Title to the same and to all common subjects for the purpose of maintenance and repair and for all other necessary purposes, the proprietors of the subjects in this Title being liable with any other proprietors concerned for any damage caused by their operations and (Three) a right of access to and egress from the subjects in this Title and the said yard by the close or passage 4 Hope Street, Bo'nness.



LAND REGISTER OF SCOTLAND



TITLE NUMBER WLN34736

B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

1 RUSHNA BEGUM 41 Roseburn
Drive, Edinburgh, EH12 5NR.

DATE OF
REGISTRATION
12 JAN 2023

CONSIDERATION
£42,000

DATE OF ENTRY
06 JAN 2023



LAND REGISTER OF SCOTLAND



TITLE NUMBER WLN34736

C 1

C. SECURITIES SECTION

**ENTRY
NO**

SPECIFICATION

**DATE OF
REGISTRATION**

No Entry



D. BURDENS SECTION

ENTRY NO

SPECIFICATION

- 1 Disposition by Provost, Magistrates and Councillors of Burgh of Bo'ness to James Charles Calder and his heirs and assignees, recorded G.R.S. (West Lothian) 26 May 1902, of 11 poles 10 yards 7 feet of ground, of which the subjects in this Title form part, contains the following burdens:

That the said James Charles Calder shall within two years from the date of entry being the term of Whitsunday 1902 erect on said piece of ground hereby disposed partly fronting South Street and partly fronting Hope Street a tenement of three storeys having shops on the ground flat and dwellinghouses on the two upper flats the necessary offices being erected in the rear of said tenement an outside enclosed stair being hereby allowed to be formed as an access to the said dwellinghouses all as the plans of said tenement shall be approved of and lined by the Dean of Guild Court of the Burgh of Bo'ness it being hereby stipulated however that none of the said dwellinghouses shall contain less than two rooms and no subdivision of said houses shall be afterwards made so as to create houses of single apartments without the consent in writing of the Local Authority of the Burgh of Bo'ness for the time being under the pain of nullity of these presents also that no dwellinghouses shall be erected in the rear of said front tenement and no erections shall at any future time be made thereto a greater height than one storey and such erections shall not at any time be used as dwellinghouses. Declaring farther that the gables of the main buildings shall be mutual to the proprietors of the building allotments situated on the north west and east sides thereof respectively being ourselves and the said Trustees of the late John Anderson one half of the cost of erecting which and of the chimney heads shall be paid by each of them respectively and in regard to the boundary walls enclosing the said building area to the rear of the main building these shall be erected by our said disponee and the proprietors aforesaid as mutual walls and at mutual cost and where the same are not required as part of the structure for said offices



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

they shall be erected to a height of six feet which boundary walls and offices may be built either of good brick or stone and lime with a cope in either case and shall be erected to the satisfaction of the said Dean of Guild Court except the boundary wall fronting the mutual or service lane known as the Vennel along the north east boundary of the subjects hereby disposed which shall be built at the sole expense of the said James Charles Calder or his foresaids also to the satisfaction of the said Dean of Guild Court. Declaring that in the event of the said James Charles Calder or either of the said adjoining proprietors desiring to raise the said mutual division walls between their respective properties to a greater height than six feet he or either of them shall be entitled to do so but that only to a height not exceeding that of the ground flat of their main buildings and at his or their own expense but in the event of either of them electing to use the elevation or any other portion of the wall over the six feet for any purpose whatever he or they shall be bound to pay to his or their adjoining proprietor one half of the cost of so erecting the additional height of said boundary wall as the value of the same shall be mutually agreed upon or fixed by arbiters mutually chosen at the time of taking over the same and it is hereby conditioned and declared that so long as said increased height is solely the property of the adjoining proprietor he shall be bound to keep the same in good order and repair at his own cost the necessary access being allowed him or his tradesmen for that purpose by our said disponee and his foresaids and it is hereby further conditioned and declared that the whole buildings and boundary walls to be erected by the said James Charles Calder on the subjects hereby disposed shall be kept in a proper habitable tenable and sanitary condition and repair all to the satisfaction of us or our foresaids and that a failure by our said disponee or his foresaids in this respect shall render these presents null and void.



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

Note: The said mutual or service lane is The Vennel leading southwards from Hamilton Lane.

- 2 Disposition by Wm. Low & Company Limited to Hazel McIntyre and another and their heirs and assignees, recorded G.R.S. (West Lothian) 10 Sep. 1965, of the subjects in this Title, contains the following burdens:

(First) the burden of payment by our said disponees and their foresaids of a share in the proportion which the gross annual value for the time being of the subjects hereby disposed, being 21 South Street, Bo'ness, bears to the total gross annual value for the time being for the whole of the tenement of which the subjects hereby disposed form part or of such parts thereof as may be concerned, of the cost of maintaining and keeping in repair the foundations of the said tenement, the mutual gables and outside walls thereof, the roof and chimney heads, rhones and conductors of said tenement, the drains, gas and water pipes and electricity cables and all others common and mutual to the subjects hereby disposed and the remainder of the said tenement; and

(Second) the reservation to us and our foresaids and all others interested in the said tenement of a servitude right of wayleave for any drains, soil, gas and water supply pipes, electric cables and others passing through or under the subjects hereby disposed which serve the remainder of the said tenement or any part thereof and a right of access thereto for the purposes of maintenance and repair and for all other necessary purposes, the person or persons requiring access being liable for any damage caused by their operation.