



Version date

TITLE NUMBER

25/07/2023

ROX18388



BRITISH NATIONAL GRID
EASTING/NORTHING

50m

351181, 615876

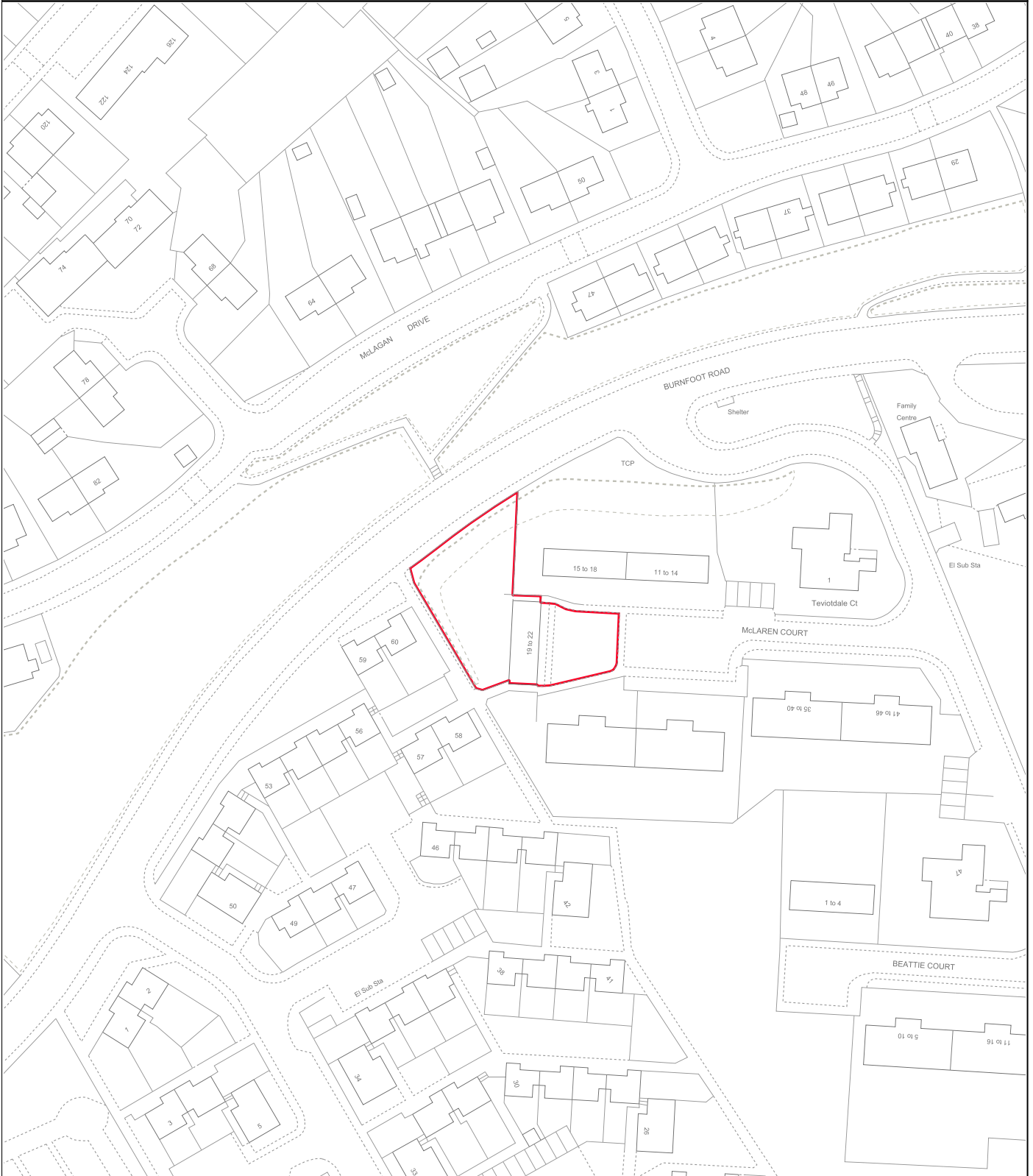
Survey Scale

Print Scale

1:1250

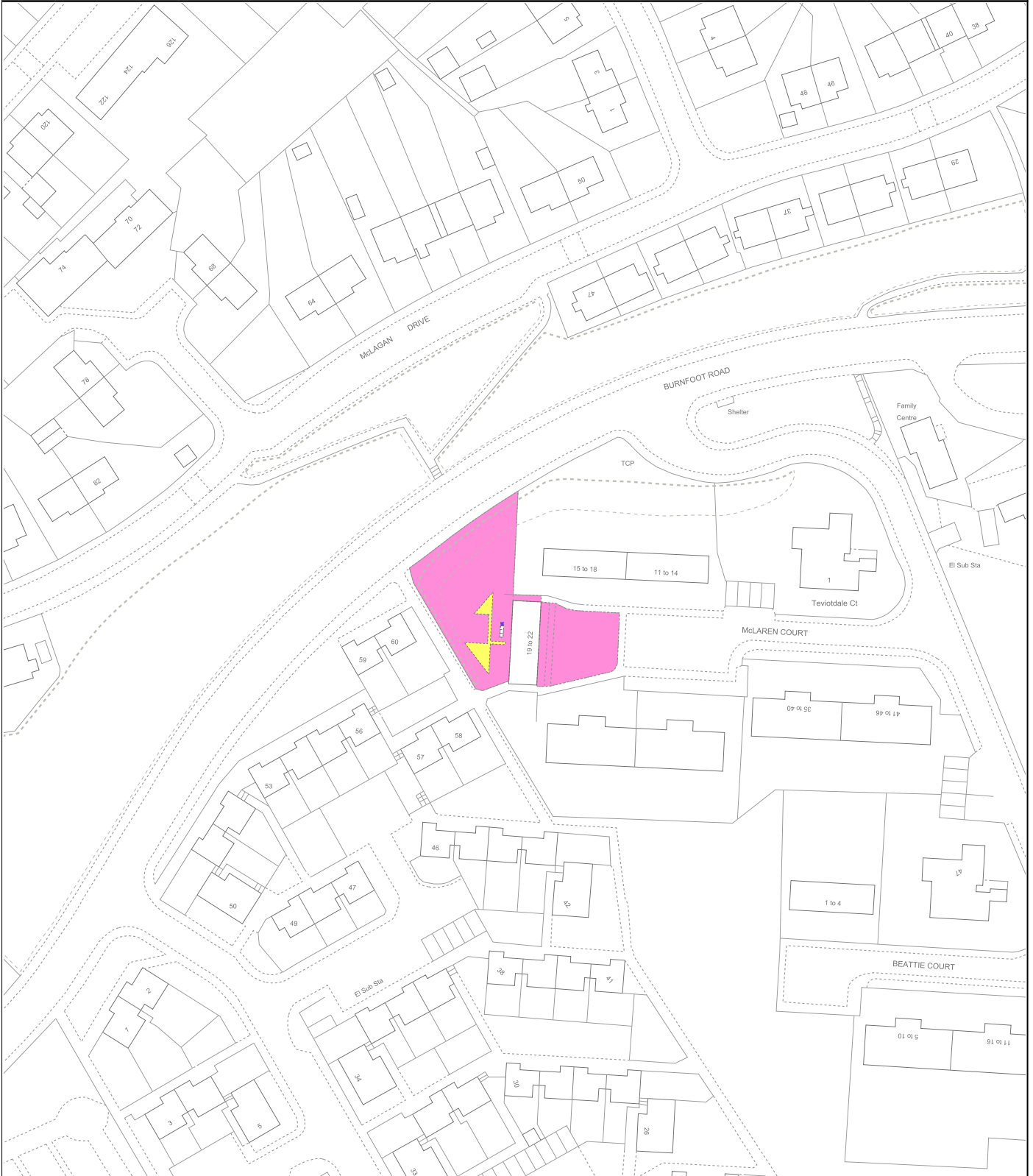
1:1250 @ A4

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TITLE NUMBER ROX18388

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
20 JUL 2023

DATE TITLE SHEET UPDATED TO
20 JUL 2023

REAL RIGHT OWNERSHIP

DESCRIPTION

Subjects part of cadastral unit ROX18388 edged red on the cadastral map being 22 MCLAREN COURT, HAWICK TD9 8HN being the north most first floor flat of the block 19-22 MCLAREN COURT with the bin shelter tinted mauve on supplementary data 1; Together with (One) a right in common with the proprietors of the other flats on the ground and first floors Numbers 19, 20 and 21 McLaren Court, aforesaid (the subjects in this Title and the said other flats and areas common to them being collectively hereinafter referred to as "the said Block") to (a) the solum on which the said Block is erected, (b) the roof and roof space over the said Block together with all rhones and down pipes of the roof, (c) the foundations, outside gable, outside supporting walls (but not the windows and balconies which are each the property of the proprietors of the individual flats concerned), (d) the backgreen effeiring to the said Block which backgreen is tinted yellow on the said supplementary data 1 and which shall be used for the purpose of drying clothes only, (e) the entry together with the entrance vestibule passageway and stair serving the said Block together with the front and back doors and stair lighting apparatus, (f) the entry phone and locking system serving the said Block; (Two) a right in common with the proprietors of all the other houses in the said Block to (a) the amenity area tinted pink of the said supplementary data, together with the boundary walls and fences surrounding the same in so far as they form part of the subjects of which the subjects in this Title form part, (b) the T.V. aerial and amplifier and all connecting cables with access thereto when required for maintenance and renewal; (Three) free ish and entry to the subjects in this Title by means of the roads and footpaths at present used for that



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A 2

A. PROPERTY SECTION

purpose together also with access by means of the common forecourt, entrance vestibule, passageway and stair; (Four) a right in common with such of the proprietors of other parts of the said Block as may be interested therein to all drains, soil and water pipes, gas pipes and electricity cables and all other pipes and conductors but only in so far as they service the subjects in this Title in common with other parts of the said Block.



LAND REGISTER OF SCOTLAND



TITLE NUMBER ROX18388

B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

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

**DATE OF
REGISTRATION**
20 JUL 2023

CONSIDERATION
£23,000

DATE OF ENTRY
18 JUL 2023



LAND REGISTER OF SCOTLAND



TITLE NUMBER ROX18388

C 1

C. SECURITIES SECTION

**ENTRY
NO**

SPECIFICATION

**DATE OF
REGISTRATION**

No Entry



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

- 1 Disposition by Lindayn Limited to Ernest Ralph Brewster and his assignees and disponees (hereinafter referred to as "our said Disponee"), recorded G.R.S. (Roxburgh) 23 Dec. 1987, of the subjects in this Title (hereinafter referred to as "the said flat"), contains the following burdens:

(PRIMO) our said Disponee shall be liable for a share in the proportion in which the rateable value of the subjects hereby disposed bears to the total of the rateable values of the various parts of the Block as described in the Property Section interested therein by right of common property of the cost of the maintenance, repair and renewal of the foundations, outside supporting walls (but not the windows and balconies as described in the Property Section) gables, roof, roof space, boundary walls and fences, the common entrance path, drying area, access area, amenity ground, common entrance vestibule, front and back doors, common passage, stair, entry phone and locking system, rhones, drains, soil and water pipes, gas pipes and electricity cables and all other pipes and connections therewith so far as the same are common and service the subjects hereby disposed and the remainder of the said Block or any part thereof, the common television aerial, amplifier and connecting cables and all other things (except where specific provision is otherwise made for the same) common or mutual to the said flat and the remainder of the said Block or any part thereof;

(SECUNDO) our said Disponee shall be bound to keep the said flat insured against loss by fire for an amount equal to the estimated cost of replacement with due allowance for professional fees and that with a recognised insurance company and to exhibit to us and our successors as proprietors of the remainder of the said Block receipts for the yearly premiums if asked only and in the event of damage or destruction by fire to forthwith apply the insurance proceeds in making good all such damage;



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D 2

D. BURDENS SECTION

**ENTRY
NO**

SPECIFICATION

(TERTIO) where access to any item of common property is available exclusively by or through the said flat then the said flat shall be burdened with a right of access in favour of all other proprietors in the said Block having an interest therein to be reasonably exercised for all necessary purpose of inspection, maintenance and renewal subject always to those exercising such rights making good all damage occasioned thereby; Declaring that where the proprietors of the majority of the flats in the said Block or such of them as are interested in any common repairs consider it desirable to have any such repairs executed they shall have power to order the same to be done and the whole proprietors interested whether consenting or not shall be bound to pay their respective share of the repairs in the same way as if their consent had been given;

(QUARTO) our said Disponee and the proprietors of the other parts of the said Block shall be bound to keep the whole of the amenity area tinted pink on the said supplementary data 1 in a neat and tidy condition and to arrange for it to be regularly cut and mowed;

(QUINTO) our said Disponee and the proprietors of the other neighbouring flats shall be bound to keep the backgreen tinted yellow on the said supplementary data 1 in a neat and tidy condition and to arrange for it to be regularly cut and mowed;

(SEXTO) The said flat shall be used as and for a self-contained dwellinghouse only for occupation by one family and for no other purpose whatsoever and no trade, business, profession or occupation of any kind whatsoever shall be carried on in the said flat or any part thereof and no business nameplate, sign or advertisement of any kind shall be affixed or displayed anywhere on or about the said flat. Furthermore, the said flat shall not be used for the purpose of brewing or distilling, nor shall it be used for licensed premises, chemical works



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D 3

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

or manufacturing of any kind whatsoever and nothing shall be done on the said flat or any of the common parts which may be deemed to be a nuisance or occasion disturbance to adjoining proprietors or their tenants or may injure the amenity of the neighbourhood; Declaring that we, Lindayn Limited and our successors in the ownership of parts of the said Block remaining in our possession shall be bound and obliged as we hereby bind and oblige ourselves and our foresaids to insert in any conveyance to be granted by us or our foresaids of any part of the remainder of the said Block the corresponding burdens and declarations all of which shall be mutually enforceable by our said Disponee and by us and our successors in the ownership of the remaining parts of the said Block.