



LAND REGISTER
OF SCOTLAND

Officer's ID / Date

3310
4/2/1998

TITLE NUMBER

ABN11577



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

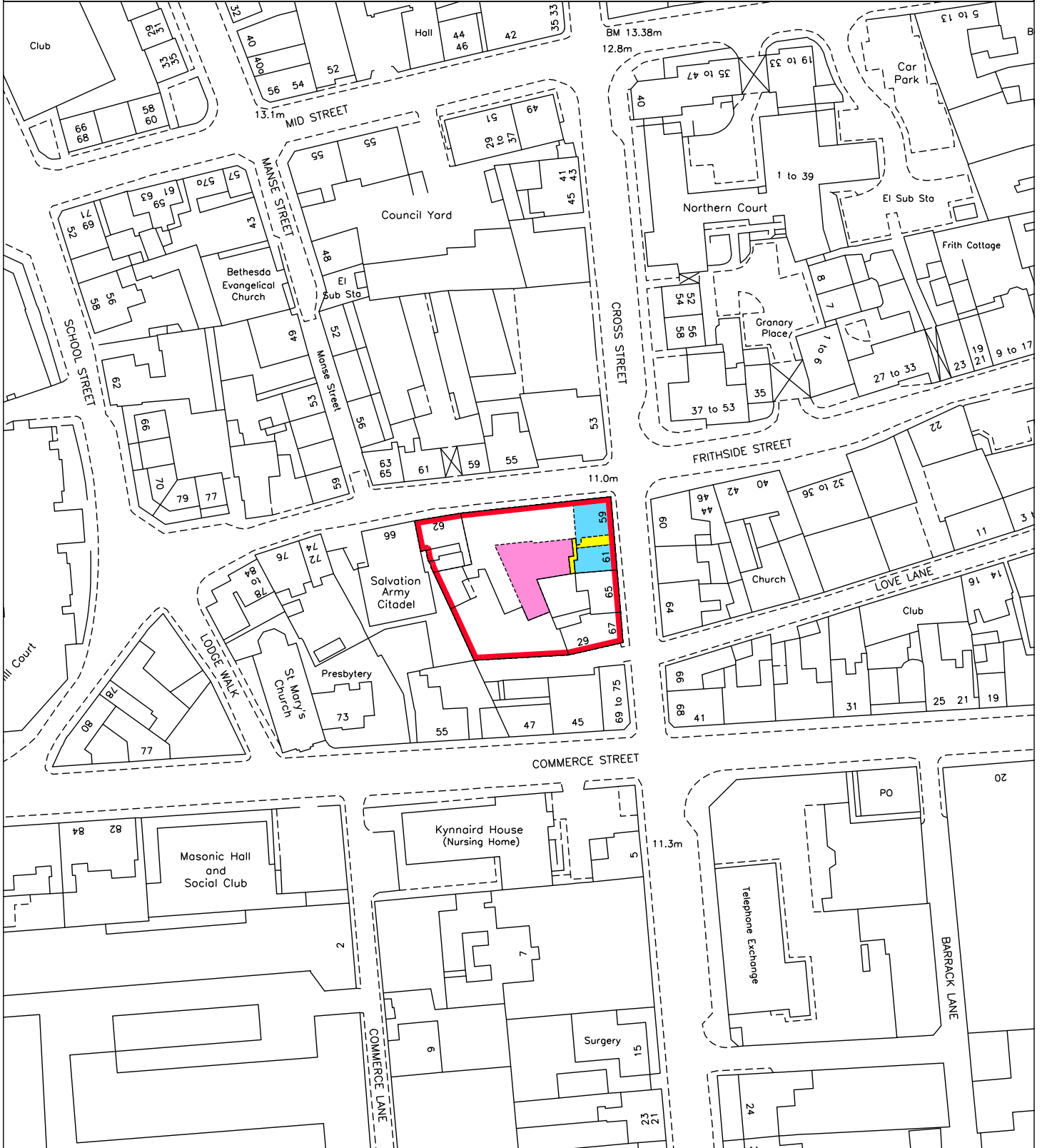
70m

NJ9966NE NJ9967SE

Survey Scale

1/1250

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TITLE NUMBER ABN11577

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
19 JUN 1997

DATE TITLE SHEET UPDATED TO
15 MAY 2024

REAL RIGHT
OWNERSHIP

DESCRIPTION

Subjects FLAT B 61 CROSS STREET, FRASERBURGH AB43 9EL within the land edged red on the Title Plan being the northmost house on the first floor of the tenement 61 Cross Street tinted blue on the said plan; Together with an equal pro indiviso right in common with the five proprietors of the remainder of said tenement in and to (One) the solum on which the tenement is erected as said solum is tinted tinted blue on said plan, (Two) the roof, chimneys, chimney heads, rhones, rhone pipes, conductors, common drains, common sewers, soil, water, gas and other pipes, electric cables, cisterns, mutual walls and all other items presently or to be used in common by the respective proprietors of the tenement with access thereto an all necessary occasions and (Three) the entrance area and stairway as shown tinted yellow on said plan; Together also with a right of access to the chimney stacks and roof and all other parts of the building for the purposes of cleaning vents and for all other necessary purposes and to the sewers, common drains, common mains water common gas and other supply pipes and transmitters common electric cables, rods and conductors as far as mutual and to all other common parts of the said buildings at all reasonable times for the purpose of inspecting maintaining and repairing and if necessary renewing any part of the subjects in this Title on condition only of restoring any damage caused thereby, Reserving Always to the five other proprietors of the remainder of the tenement same rights with regard to all pipes, cables and others serving the subjects passing through the subjects in this Title.



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TITLE NUMBER ABN11577

B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

1 AMPG LIMITED incorporated
under the Companies
Acts (Company Number
07135556) and having its
Registered Office at 2 Fen
View, Doddington, March,
Cambridgeshire PE15 0SN.

**DATE OF
REGISTRATION**
15 MAY 2024

CONSIDERATION
£12,000

DATE OF ENTRY
10 MAY 2024



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TITLE NUMBER ABN11577

C 1

C. SECURITIES SECTION

**ENTRY
NO**

SPECIFICATION

**DATE OF
REGISTRATION**

No Entry



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

- 1 Disposition by Governor and Company of Bank of Scotland with consent to William Fulton and his executors and assignees, recorded G.R.S. (Aberdeen) 8 Jul. 1982, of subjects comprising the first, second and third floors of the tenement at 61 Cross Street, Fraserburgh, of which the subjects in this Title form part, contains the following rights and burdens:

(ONE) free ish and entry therefrom and thereto but without prejudice to the foregoing generality of this clause

(FIRST)

a servitude right of access to and from the said subjects over all of the areas tinted yellow on the Title Plan on the said plan including the stairway leading from the ground floor of the said tenement property to and including the said third floor thereof and

(SECOND)

a servitude right of access to and from that part of the roof of the heritable subjects also belonging to us as adjoining the said subjects hereby disposed and as such roof is tinted pink on the said Plan but declaring that the last mentioned servitude right of access shall be used by the said disponee and his foresaids only for the purposes of a fire escape and an area for drying clothes and for no other purpose whatsoever,

(TWO) a right in common with us and our successors as heritable proprietors of the remainder of the said tenement property belonging to us in and to

(a) the solum of the said tenement property as such solum is tinted blue on said Plan,

(b) the said access areas and stairway tinted yellow and



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

(c) the roof, gables walls, drains, sewers, pipes, gutters and all other items used in common by the respective heritable proprietors of those parts of the said tenement property comprised in the ground floor thereof to the third floor thereof inclusive;

(THREE) a right to erect at the sole expense of the said disponee and his foresaids

(primo) a retaining fence around the said area tinted pink and

(secundo) drying poles for the sole purpose of drying clothes always provided that such erections specified in clause (THREE) hereof do not damage the fabric of any part of the roof comprised in the said area tinted pink; Declaring that the right created in terms of this clause in favour of the said disponee and his foresaids shall be subject to

(a) the said disponee and his foresaids providing a gate, satisfactory to us and our successors, in that part of the said retaining fence situated on the westmost boundary of the said area tinted pink to be erected by the said disponee and his foresaids to enable us and our successors to have a right of access through the said area tinted pink for carrying goods to shop premises belonging to us as such shop premises are adjacent to the said subjects hereby disposed subject always to the following conditions viz:- The said disponee and his foresaids shall take all reasonable precautions to protect the roof area comprised in the said area tinted pink in the operation of

(a) the servitude right of access therefrom and thereto and

(b) the right of usage of that last mentioned areas as both rights are hereinbefore granted; Declaring that any repairs



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

required to the said roof area tinted pink as a result of the exercise of the said right of access thereto and said right of usage hereinbefore granted shall be borne exclusively by the said disponee and his foresaids.

- 2 Disposition by William Fulton to Alistair William McDiarmid and his executors and assignees, recorded G.R.S. (Aberdeen) 13 May 1983, of the subjects in this Title, contains the following burdens:

The said disponees and their foresaids shall be bound to uphold and maintain in good order and repair in all time coming jointly with the five proprietors of the remainder of the tenement the roof, chimneys, chimney heads, the rhones, rhone pipes, conductors, common drains, common sewers, soil, water gas and other pipes, electric cables, cisterns and mutual walls and the other parts common or mutual to the proprietors of the tenement declaring that the cost of the common repairs and maintenance shall be borne by my said disponees and their foresaids to the extent of a one sixth share thereof; And I bind and oblige myself and my successors to incorporate similar conditions mutatis mutandis in all Dispositions and conveyances which may be granted by me in respect of the remainder of the tenement.