



Version date

14/02/2023

TITLE NUMBER

KNC17919



BRITISH NATIONAL GRID EASTING/NORTHING

50m

394837, 805100

Survey Scale

1:1250

Print Scale

1:1250 @ A4

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TITLE NUMBER KNC17919

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
06 MAR 2007

DATE TITLE SHEET UPDATED TO
26 JAN 2024

REAL RIGHT
OWNERSHIP

DESCRIPTION

Subjects 6 GRAMPIAN ROAD, ABERDEEN AB1 3DX within the land edged red on the Title Plan being the ground floor house (formerly a shop) tinted blue of the tenement 2, 4 and 6 GRAMPIAN ROAD with the coal cellar tinted mauve on said Plan. Together with (First) a right in common with the proprietors of said tenement of six houses 4 Grampian Road, to the solum of the subjects in this Title tinted blue on the said Plan; (Second) a right in common with the proprietors of subjects 2 Grampian Road, and said tenement 4 Grampian Road, to (a) the lavatory or water closet, and solum thereof, tinted brown on said Plan, (b) the front entrance to said whole building 2, 4 and 6 Grampian Road and the lobby or passageway leading from said front entrance and lying on the street or ground floor of said whole building and tinted yellow on the said Plan and the solum of said front entrance and lobby or passage; (c) the passageway leading from the said lobby or passageway to the said lavatory or water closet; (d) the roof over the said whole building and the chimney heads (but excluding the chimney cans, which shall be the exclusive property of and shall be maintained at the sole expense of the proprietors of the subjects to which they pertain), (e) the rhones, sewers, and the drain, soil, water and gas pipes, and electric cables, and connections excepting in so far as the said sewers, pipes, cables and connections may be separately and directly connected from the subjects in this Title, or from said subjects number 2 Grampian Road, or from said tenement 4 Grampian Road, to the main sewers, pipes, cables and connections, and (f) all other things common or mutual to the subjects in this Title and the said subjects 2 Grampian Road, and the said tenement 4 Grampian Road; (Third) a right in common



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A 2

A. PROPERTY SECTION

with the proprietors of the said subjects 2 Grampian Road, the said tenement 4 Grampian Road, the shop 120 Victoria Road, Aberdeen and tenement 118 Victoria Road, to (a) the drying green, paths, yards, steps, entrances and other ground, all tinted pink on the said Plan, (b) the boundary wall extending along the north west side of the ground edged red on the said Plan, from the rear of the building containing said shop 120 Victoria Road, and the said tenement 118 Victoria Road, to the south west boundary of said ground edged red, the boundary wall extending along the south west side of the said ground edged red and the boundary wall extending along the south east side of said ground edged red from the said boundary on the south west to the south corner of the whole building 2, 4 and 6 Grampian Road, so far as said boundary walls pertain to the said ground edged red, and (c) all other things, common or mutual to the subjects in this Title and the said subjects 2 Grampian Road, the said tenement 4 Grampian Road and the said shop 120 Victoria Road, and the said tenement 118 Victoria Road, and (Fourth) a right of access on all necessary occasions to all things in which a mutual right or right in common is hereby disposed for the purposes of inspection, repair, maintenance, renewal or replacement.

Note The minerals are excepted. The conditions under which the minerals are held are set out in the Feu Disposition in Entry 1 of the Burdens Section.



LAND REGISTER OF SCOTLAND



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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**
26 JAN 2024

CONSIDERATION
£25,000

DATE OF ENTRY
24 JAN 2024



LAND REGISTER OF SCOTLAND



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C 1

C. SECURITIES SECTION

**ENTRY
NO**

SPECIFICATION

**DATE OF
REGISTRATION**

No Entry



D. BURDENS SECTION

ENTRY NO

SPECIFICATION

- 1 Feu Disposition by City of Aberdeen Land Association Limited to George Wood and his heirs and assignees (hereinafter referred to as "the feuars"), recorded G.R.S. (Kincardine) 20 May 1898, of 25 poles and 17 square yards with tenement 2, 4 and 6 Grampian Road and 118 and 120 Victoria Road, Torry, Aberdeen, of which the subjects in this Title form part, contains the following burdens:

The feu is given off for the erection and maintenance on it of the buildings hereinafter specified and for no other purpose the mines metals and minerals within it are reserved to us and our successors The feuars are hereby prohibited from opening or working on the feu any stone quarry sand pit or clay pit and from having on the feu any workshop or yard for tradesmen or a brewery, distillery, slaughter house or tannery and from making on the feu any soap candles or glue, and from carrying on upon it any other manufacturing process They are also prohibited from having upon the feu an inn hotel or public house and from displaying on it (including the buildings which may be erected on it) any bills or signs or other advertisements excepting only such as may be necessary for the occasional letting or selling of the premises and the sign boards of a usual kind in connection with the shops and in general from using the feu in any way which may diminish the comfort or amenity of the neighbourhood in relation to the dwellinghouses which have been or may be erected there. The feuars shall be bound to erect upon the feu before Whitsunday Eighteen hundred and ninety eight a good and substantial dwellinghouse not exceeding in height three square storeys and attics fronting to Victoria Road and having a back wing of the same height fronting to Grampian Road which dwellinghouse including the back wing, shall be of the value of One thousand four hundred pounds at least and the principal dwellinghouse if erected as a dwellinghouse only, shall be constructed and used for the accommodation of not more than eight families but if intended for shops and dwellings then for the accommodation of not more



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D 2

D. BURDENS SECTION

**ENTRY
NO**

SPECIFICATION

than six families above the ground floor and the back wing if erected as a dwellinghouse only shall be constructed and used for the accommodation of not more than eight families but if intended for a shop or shops on the ground floor, then for the accommodation of not more than six families above the ground floor Both the principal dwellinghouse and the back wing shall be built of granite roofed with slates and the front wall of the principal dwellinghouse shall be built parallel with Victoria Road and retired twenty feet therefrom and the southeast gable thereof and also the front wall of the back wing shall be built parallel with and up to the line of Grampian Road and the front wall and the southeast gable of the principal dwellinghouse and also the front wall of the back wing shall be of hammer blocked ashlar not inferior in quality to the front wall of the house on the adjoining feu of the said George Hardie and spouse And the back walls of both the principal dwellinghouse and the back wing also the northwest gable of the principal dwellinghouse and south west gable of the back wing shall be of rubble pointed or sneck harled but not dead harled The feuars shall be bound to maintain the said house including the back wing in good repair in all time coming and in the event of its becoming dilapidated or destroyed to restore or re-erect it and in all time thereafter maintain on the ground hereby disponded a house of the same style materials, size and value and in the same line of front as the house to be first built The feuars shall also have right to erect upon the back part of the feu such offices as may be required for the accommodation of the occupants of the said house and shops but the ridges thereof shall not exceed twenty feet in height and such offices shall always be kept by the feuars in good repair The feuars shall not erect the house above stipulated for or alter or restore or re-erect it or build or alter the offices above referred to until the plans and elevations thereof have been approved of by us in writing The granite of which the house shall be built and the materials and sites of the offices shall likewise be subject to our approval before



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

erection The feuars shall be bound to erect and thereafter to maintain a dwarf wall surmounted by a neat iron railing along the northwest boundary of the feu between the north east boundary and the front wall of the house and good stone and lime walls six feet in height above the finished ground level to be prescribed by our surveyors along the remainder of the north west boundary except in so far as enclosed by the north west gable of the house and also along the southwest boundary and also along the southeast boundary excepting the portion thereof between the northeast boundary and the front wall of the house, and the other portions thereof enclosed by the southeast gable of the house and the front wall of the backwing of the dwellinghouse The wall along the southeast boundary shall be built wholly on the feu but in building along the northwest and southwest boundaries the feuars of this ground or the conterminous feuars whichever of them may be the first builders shall be and be held to have been entitled to build their gables and boundary walls and railing bases to the extent of four and a half inches of the thickness thereof on the adjoining ground the proprietor of which before using such gables and boundary walls and railings shall be bound to pay to the builder thereof one half of the value of a nine inch gable and boundary wall and railing and base so far as used mutually, which value failing arrangement between the parties shall be determined by two arbiters to be mutually chosen or in case of the arbiters differing in opinion by an oversman to be appointed by them and on payment of such value by the one party to the other such gables and boundary walls and railings and bases in so far as thus paid for shall become mutual property and shall thenceforth be maintained at the joint expense of the proprietors thereof In building houses or walls on the feu, the feuars shall conform to such general regulations as we may establish with regard to levels to adjoining streets so as to preserve a proper slope for carrying off the water along said streets and shall convey away the eaves drop and rain water of their houses on the feu



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

so as not to injure or annoy the proprietors of the adjoining feus The feuars are hereby prohibited from having on the feu any buildings, fences, structures, or erections other than those hereinbefore expressly provided for Declaring that if the feuars shall contravene or fail to implement any of the aforementioned burdens, then the feu right hereby constituted and all that shall have followed thereon shall be irritated and resolved and become void and null and the feu shall revert to us or our successors free from all burdens and the feuars shall also be liable to us or our successors for any loss or damage which we or our successors may sustain through their contravention or failure and we reserve right at any time on such terms as we may think fit to relax or discharge any of the burdens conditions prohibitions or obligations hereby imposed or any similar burdens conditions prohibitions or obligations which we have imposed or may hereafter impose on neighbouring feus.

- 2 Disposition by Robert Mearns Farquhar to Charles Davidson Wedderburn and his heirs and assignees, recorded G.R.S. (Kincardine) 29 Jan. 1954, of shop 6 Grampian Road, Torry, Aberdeen, contains the following burdens:

(First)

Under burden of payment, by my said disponee and his successors as proprietors of the subjects hereby disposed along with the proprietors of the shop 2 Grampian Road and the tenement 4 Grampian Road, Aberdeen of the expense of upholding and maintaining in good repair and if necessary, renewing the front entrance, the lobby or passageway, the lavatory or water closet, roof and chimney heads, rhones, sewers, pipes, cables, and connections and all other things, common or mutual to the said shop hereby disposed and the said shop 2 Grampian Road, and the said tenement 4 Grampian Road, said expense to be shared in proportion to the respective annual values of the



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ENTRY
NO

SPECIFICATION

subjects hereby disposed, the said shop 2 Grampian Road, and the said tenement of six dwellinghouses 4 Grampian Road, in the Valuation Roll from time to time, and

(Second)

Under burden of payment by my said disponee and his successors as proprietors of the subjects hereby disposed along with the proprietor or proprietors of the said shop 2 Grampian Road, and the said tenement 4 Grampian Road, the shop 118 Victoria Road, Aberdeen and the tenement of seven dwellinghouses 120 Victoria Road, Aberdeen of the expenses of upholding and maintaining in good repair and if necessary, renewing the drying green, paths, yards, steps, entrances, other ground and the boundary walls extending as specified in the Property Section and all other things common or mutual to the subjects hereby disposed and the said other shops and said tenements, said expense to be shared in proportion to the respective annual values of the subjects hereby disposed and the said other shops and said tenements in the Valuation Roll from time to time.