



LAND REGISTER  
OF SCOTLAND

Officer's ID / Date

9995  
6/3/2010

TITLE NUMBER

**AYR24388**



ORDNANCE SURVEY  
NATIONAL GRID REFERENCE

70m

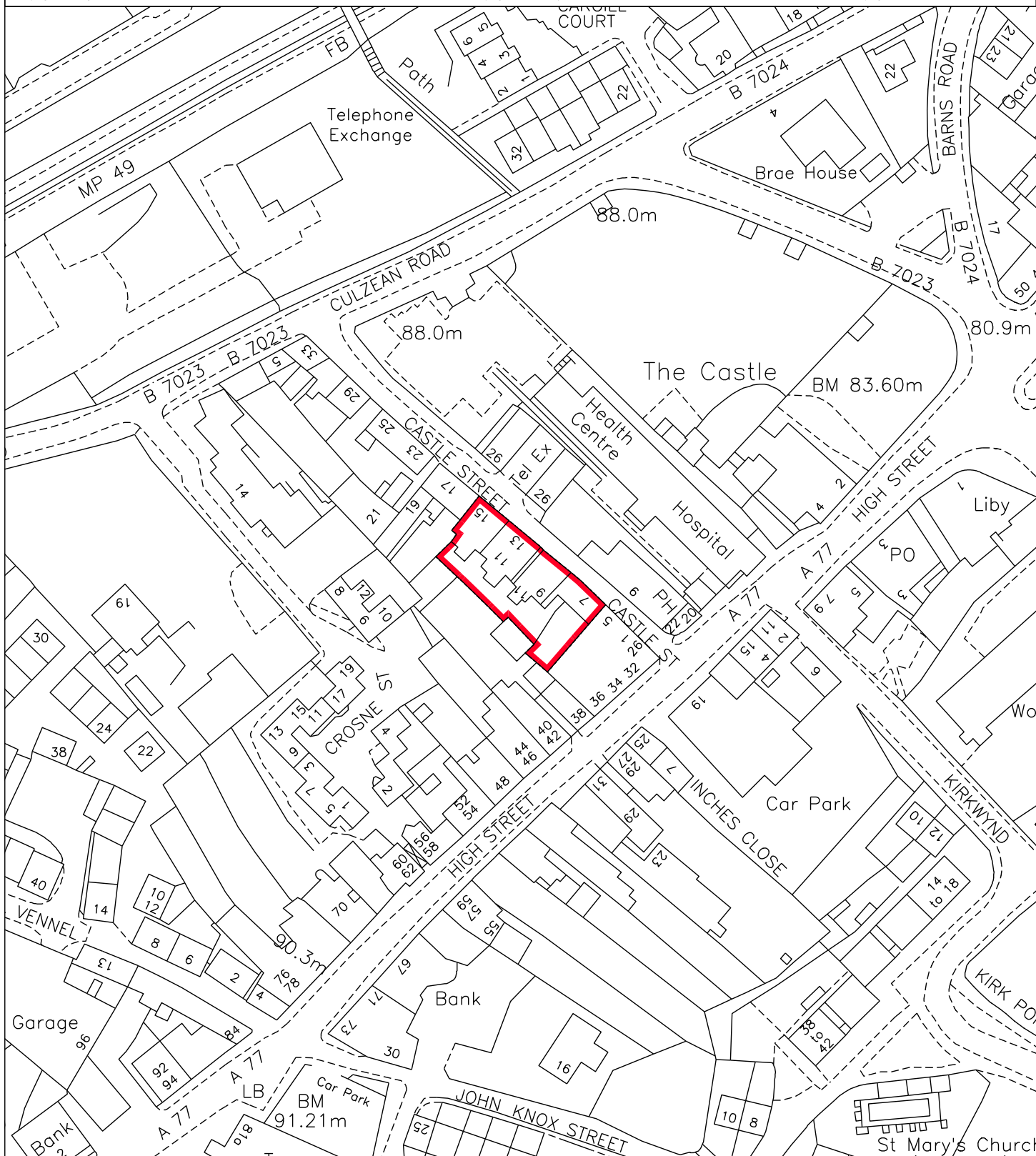


NS2909 NS3009 NS2910 NS3010

Survey Scale

1/2500

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# LAND REGISTER OF SCOTLAND



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TITLE NUMBER AYR24388

A 1

## A. PROPERTY SECTION

### DATE OF FIRST REGISTRATION

14 DEC 1999

### DATE TITLE SHEET UPDATED TO

10 JAN 2024

### REAL RIGHT

OWNERSHIP

### DESCRIPTION

Subjects being the eastmost house on the second floor at 11 CASTLE STREET, MAYBOLE KA19 7DD of the Tenement 7,9,11,13 and 15 CASTLE SREET within the land edged red on the Title Plan with water closet pertaining thereto, together with the rights specified in the Deed of Conditions in Entry 1 of the Burden Section.



# LAND REGISTER OF SCOTLAND



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TITLE NUMBER AYR24388

B 1

## B. PROPRIETORSHIP SECTION

### ENTRY PROPRIETOR

#### NO

1 AMPG LIMITED incorporated under the Companies Acts, (Company Number 01735556), and having its Registered Office at 2 Fen View, Doddington, March, PE15 0SN.

**DATE OF  
REGISTRATION**  
10 JAN 2024

**CONSIDERATION**  
£39,999 in respect of the subjects in this Title and other subjects

**DATE OF ENTRY**  
08 JAN 2024



# LAND REGISTER OF SCOTLAND



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TITLE NUMBER AYR24388

C 1

## C. SECURITIES SECTION

**ENTRY  
NO**

**SPECIFICATION**

**DATE OF  
REGISTRATION**

No Entry



D. BURDENS SECTION

ENTRY  
NO

SPECIFICATION

- 1 Deed of Declaration of Conditions, recorded G.R.S. (Ayr) 27 Mar. 1958, by David Briggs, Proprietor of tenement of shops and houses 7, 9, 11, 13 and 15 Castle Street, Maybole (under exception of 2 shops 7 and 9 Castle Street), of which the subjects in this Title form part, contains burdens &c., in the following terms, viz:

CONSIDERING that the said tenement consists of

(1) the said 2 shops forming Numbers 7 and 9 Castle Street, aforesaid, together with 2 two-apartment dwellinghouses on the first floor and 2 two-apartment dwellinghouses on the second floor, all of the said 4 dwellinghouses being situated immediately above the said 2 shops

(2) the four-apartment street floor dwellinghouse forming number 13 Castle Street aforesaid, together with 2 two-apartment dwellinghouses on the first floor and 2 two-apartment dwellinghouses on the second floor, all of the said 4 last mentioned two-apartment dwellinghouses being situated immediately above the said street floor dwellinghouse forming Number 13 Castle street and

(3) the 2 two-apartment street floor dwellinghouses entering from Number 15 Castle Street aforesaid together with 2 two-apartment dwellinghouses on the first floor and 2 two-apartment dwellinghouses on the second floor all of the said 4 last mentioned two-apartment houses being situated immediately above the said 2 street floor dwellinghouses at Number 15 Castle Street and CONSIDERING that I am about to SELL or otherwise deal with the said dwellinghouses separately and it is desirable that I should set forth in writing the real burdens, conditions, provisions, limitations, obligations, stipulations, declarations and others under which the said dwellinghouses are in future to be held by the respective proprietors thereof and of any of these of which



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I may remain proprietor THEREFORE I hereby set forth and declare that the said tenement so far as presently belonging to me and each of the said dwellinghouses therein shall respectively be held by the proprietor or proprietors thereof for the time being and his or their heirs, disponees and successors whomsoever ALWAYS WITH and UNDER the following real burdens, conditions, provisions, limitations, obligations, stipulations, declarations and others all of which shall affect the said tenement and the said dwellinghouses and the said proprietors and their foresaids inter se namely

(First)

the solum on which the said tenement is erected, the common close Number 11 Castle Street, and all sewers, drains, main supply water pipes, rhones, conductors, gas and electric mains and other pipes and transmitters and the back court behind the said tenement and all other parts and pertinents fixtures and fittings of or in connection with such tenement which are common or mutual to the whole shops and dwellinghouses therein shall in all time coming be held by the proprietors of the said shops and dwellinghouses and their respective heirs disponees and successors in common for the common use and benefit of the proprietors of the said shops and dwellinghouses and their foresaids and declaring that each of the said dwellinghouses shall be held by the proprietor or proprietors thereof for the time being and his or their heirs, disponees and successors whomsoever in all time coming under the burden of upholding and maintaining in good order and repair and from time to time renewing if and so far as necessary the said common subjects pertaining to the said tenement jointly with the proprietors for the time being of each of the other shops and dwellinghouses in such tenement and their respective heirs, disponees and successors whomsoever and that in the proportions of one ninth in respect of the dwellinghouse forming Number



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13 Castle Street and one eighteenth in respect of each of the other dwellinghouses in the said tenement;

(Second)

the common close or passage forming Number 15 Castle Street with the walls and ceiling thereof and the doors thereto which are common and mutual to the 2 dwellinghouses entering from the said last mentioned common close or passage shall in all time coming be held by the proprietors of the said 2 dwellinghouses and their respective heirs, disponees and successors in common for the common use and benefit of the proprietors of the said 2 dwellinghouses and their foresaids and declaring that the said 2 dwellinghouses shall be held by the respective proprietors thereof for the time being and their heirs, disponees and successors whomsoever in all time coming under the burden of upholding and maintaining in good order and repair and from time to time renewing if and so far as necessary the said last mentioned close or passage and the said walls, ceilings and doors thereof jointly in equal proportions;

(Third)

each of the proprietors of the 2 dwellinghouses situated on the first floor immediately above the shops forming numbers 7 and 9 Castle Street shall have a right in common to the Water Closet situated on the said first floor above the said shops and the fixtures and fittings therein and the cistern, pipes, tubing, fittings and others exclusively serving the same and the door leading to the said Water Closet and the said 2 last mentioned dwellinghouses shall be held by the proprietors thereof for the time being and their heirs, disponees and successors whomsoever in all time coming under burden of upholding and maintaining in good order and repair and from time to time renewing if and so far as necessary the said water closet and the fixtures and



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fittings therein and the cistern, pipes tubing and others and the door leading to the same jointly and in equal proportions

(Fourth)

each of the proprietors of the 2 dwellinghouses situated on the second floor immediately above the said shops forming Numbers 7 and 9 Castle Street shall have a right in common to the water closet situated on the said second floor above the said shops and the fixtures and fittings therein and the cistern, pipes, tubing fittings and others exclusively serving the same and the door leading to the said water closet and the said 2 last mentioned dwellinghouses shall be held by the respective proprietors thereof for the time being and their heirs, disponees and successors whomsoever in all time coming under burden of upholding and maintaining in good order and repair and from time to time renewing if and, so far as necessary the said water closet and the fixtures and fittings therein and the cistern, pipes, tubing and others and the door leading to the same jointly and in equal proportions

(Fifth)

each of the proprietors of the 2 dwellinghouses on the first floor immediately above the dwellinghouse forming Number 13 Castle Street shall have a right in common to the water closet situated on the said first floor immediately above the said dwellinghouse forming Number 13 Castle Street and the fixtures and fittings and others exclusively serving the same and the door leading to the said water closet and the said 2 last mentioned dwellinghouses shall be held by the respective proprietors thereof for the time being and their heirs, disponees and successors whomsoever in all time coming under burden of upholding and maintaining in good repair and from time to time renewing if and so far as necessary the said water closet and the fixtures and fittings therein and the





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cistern, pipes, tubing and others and the door leading to the same jointly and in equal proportions

(Sixth)

each of the proprietors of the 2 dwellinghouses on the second floor immediately above the dwellinghouse forming Number 13 Castle Street shall have a right in common to the water closet situated on the said second floor landing above the said dwellinghouse forming Number 13 Castle Street and the fixtures and fittings therein and the cistern, pipes, tubing, fittings and others exclusively serving the same and the door leading to the said water closet and the said two last mentioned dwellinghouses shall be held by the respective proprietors thereof for the time being and their heirs disponees and successors whomsoever in all time coming under burden of upholding and maintaining in good order and repair and from time to time renewing if and so far as necessary the said water closet and the fixtures and fittings therein and the cistern, pipes, tubing and others and the door leading to the same jointly and in equal proportions

(Seventh)

each of the proprietors of the ground floor dwellinghouses entering from the common close at Number 15 Castle Street shall have a right in common to the water closet situated on the said ground floor entering from the said common close at Number 15 Castle Street and the fixtures and fittings therein and the cistern, pipes, tubing, fittings and others exclusively serving the same and the door leading to the said water closet and the said 2 last mentioned dwellinghouses shall be held by the respective proprietors thereof for the time being and their heirs, disponees and successors whomsoever in all time coming under burden of upholding and maintaining in good order and repair and from time to time renewing if and so far as



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necessary the said water closet and the fixtures and fittings therein and the cistern, pipes and others and the door leading to the same jointly and in equal proportions

(Eighth)

each of the proprietors of the 2 dwellinghouses on the first floor immediately above the 2 dwellinghouses at number 15 Castle Street shall have a right in common to the water closet situated on the said first floor above the said ground floor dwellinghouses forming number 15 Castle Street and the fixtures and fittings therein and the cistern, pipes, tubing, fittings and others exclusively serving the same and the door leading to the said water closet and the said 2 last mentioned dwellinghouses shall be held by the respective proprietors thereof for the time being and their heirs, disponees and successors whomsoever in all time coming under burden of upholding and maintaining in good order and repair and from time to time renewing if and so far as necessary the said water closet and the fixtures and fittings therein and the cistern, pipes, tubing and others and the door leading to the same jointly and in equal proportions

(Ninth)

each of the proprietors of the 2 dwellinghouses on the second floor immediately above the dwellinghouses at Number 15 Castle Street shall have a right in common to the water closet situated on the second floor above the said ground floor dwellinghouses forming number 15 Castle Street and the fixtures and fittings therein and the cistern, pipes, tubing, fittings and others exclusively serving the same and the door leading to the said water closet and the said 2 last mentioned dwellinghouses shall be held by the respective proprietors thereof for the time being and their heirs, disponees and successors whomsoever in all time coming under burden of upholding and maintaining in



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good order and repair and renewing when necessary the said water closet and the fixtures and fittings therein and the cistern, pipes, tubing and others and the door leading to the same jointly and in equal proportions

(Tenth)

each of the proprietors of the 4 dwellinghouses on the first and second floors above the shops numbers 7 and 9 Castle Street shall have a right in common with the proprietors of the said 2 shops to the foundations, outside walls, gables so far as I have right thereto (the internal gable walls of the said tenement being mutual to the several proprietors of the dwellinghouses separated thereby) roof, chimney heads, sewers, drains, main supply pipes, conductors, gas and other pipes and transmitters used in common by the proprietors of the said 4 dwellinghouses and the said 2 shops or any of them and all other parts and pertinents fixtures and fittings of or in connection with the said last mentioned 4 dwellinghouses and the said 2 shops which are common and mutual to the proprietors thereof and the said common subjects shall in all time coming be held by the proprietors thereof for the common use and benefit of the said 4 dwellinghouses and the said 2 shops and the said 4 last mentioned dwellinghouses shall be held by the proprietors thereof for the time being and their foresaids in all time coming under burden of upholding in good order and repair and from time to time renewing if and so far as necessary the said common subjects jointly with the proprietors of the said 2 shops to the extent of one sixth each;

(Eleventh)

each of the proprietors of the 4 dwellinghouses on the first and second floors above the dwellinghouse number 13 Castle Street and of the said dwellinghouse number 13 Castle Street shall have a right in common to the middle washhouse of the



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3 washhouses situated at the rear of the said tenement and to the foundations, outside walls, gables of the said tenement so far as I have right thereto (the internal gable walls of the said tenement being mutual to the several proprietors of the dwellinghouses separated thereby) roof, chimney heads, with sewers, drains, main supply pipes, conductors, gas and other pipes and transmitters used in common by the proprietors of the said 5 dwellinghouses or any of them and all other parts and pertinents fixtures and fittings of or in connection with the said last mentioned 5 dwellinghouses and washhouse which are common and mutual to the proprietors thereof and the said common subjects shall in all time coming be held by the proprietors thereof and their respective heirs, disponees and successors in common for the common use and benefit of the said 5 dwellinghouses and the said 5 dwellinghouses shall be held by the proprietors thereof for the time being and their foresaids in all time coming under burden of upholding in good order and repair and from time to time renewing if and so far as necessary the said common subjects jointly to the extent of one-sixth each in respect of the 4 dwellinghouses on the first and second floors and to the extent of two sixths in respect of the said dwellinghouse number 13 Castle Street;

(Twelfth)

each of the 6 dwellinghouses comprising the 2 dwellinghouses situated at and entering from number 15 Castle Street and the 4 dwellinghouses on the first and second floors above the same shall have a right in common to the westmost of the 3 washhouses situated at the rear of the said tenement and to the foundations, outside walls, gables of the said tenement so far as I have right thereto (the internal gables walls, of the said tenement being mutual to the several proprietors of the dwellinghouse separated thereby) roof, chimney heads, sewers, drains, main supply pipes, conductors, gas and other pipes and transmitters used in common by the proprietors of



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the said 6 dwellinghouses or any of them and all other parts and pertinents fixtures and fittings of or in connection with the said last mentioned 6 dwellinghouses and washhouse which are common and mutual to the proprietors thereof and the said common subjects shall in all time coming be held by the proprietors thereof and their respective heirs, disponees and successors in common for the common use and benefit of the said 6 dwellinghouses and their foresaids and the said 6 last mentioned dwellinghouses shall be held by the proprietors thereof for the time being and their foresaids in all time coming under burden of upholding in good repair and from time to time renewing if and so far as necessary the said common subjects jointly to the extent of one-sixth each

(Thirteenth)

each of the proprietors of the 4 dwellinghouses on the first and second floors above the shops numbers 7 and 9 Castle Street shall have a right in common to

(One) the eastmost of the 3 washhouses situated at the rear of the said tenement and

(Two) the staircase leading to the said 4 dwellinghouses with the stair landings in and the walls and ceilings of the said staircase, the staircase windows, the hatchway leading to the roof and all parts and pertinents fixtures and fittings of or in connection with the said staircase, stair landings and others and the said washhouse, staircase and others shall in all time coming be held by the proprietors of the said 4 last mentioned dwellinghouses and their respective heirs, disponees and successors in common for the common use and benefit of the said 4 last mentioned dwellinghouses, which said 4 dwellinghouses shall be held by the proprietors thereof for the time being and their foresaids in all time coming under burden of upholding in good order and repair and from time



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to time renewing if and so far as necessary the said common washhouse, staircase and others jointly and to the extent of one fourth each

(Fourteenth)

each of the proprietors of the 4 dwellinghouses on the first and second floors above the ground floor dwellinghouse at number 13 Castle Street shall have a right in common to the staircase leading to the said 4 last mentioned dwellinghouses with the stairs, stair landings in and the walls and ceilings of the said staircase the staircase windows the hatchway leading to the roof and all parts and pertinents fixtures and fittings of or in connection with the said staircase, stair landings and others and the same shall in all time coming be held by the proprietors of the said 4 last mentioned dwellinghouses and their respective heirs, disponees and successors in common for the common use and benefit of the said 4 last mentioned dwellinghouses which said 4 dwellinghouses shall be held by the proprietors thereof for the time being and their foresaids in all time coming under burden of upholding in good order and repair and from time to time renewing if and so far as necessary the said common staircase and others jointly to the extent of one fourth each

(Fifteenth)

each of the proprietors of the 4 dwellinghouses on the first and second floors above the 2 ground floor dwellinghouses at number 15 Castle Street shall have a right in common to the staircase leading to the said 4 last mentioned dwellinghouses with the stairs, stair landings in and the walls and ceilings of the said staircase the staircase windows the hatchway leading to the roof and all parts and pertinents fixtures and fittings of or in connection with the said staircase, stair landings and others and the same shall in all time coming be held by



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the proprietors of the said 4 last mentioned dwellinghouses and their respective heirs, disponees and successors in common for the common use and benefit of the said 4 last mentioned dwellinghouses which said 4 dwellinghouses shall be held by the proprietors thereof for the time being and their foresaids in all time coming under burden of upholding in good order and repair and from time to time renewing if and so far as necessary the said common staircase and others jointly to the extent of one fourth each;

(Sixteenth)

each of the dwellinghouses in the said tenement shall in all time coming be held by the respective proprietors thereof and their respective heirs, disponees and successors whomsoever under the burden of upholding and maintaining in good order and repair and from time to time renewing if and so far as necessary the coal cellars belonging to the said respective dwellinghouses and situated at the rear of the said tenement;

(Seventeenth)

the whole of the said dwellinghouses in the said tenement shall be insured against fire, riot and civil commotion and property owners' liability with an established British Insurance Company to be selected by a majority of the proprietors of the said dwellinghouses by a common Policy or Policies in name of all the proprietors of the said dwellinghouses for their respective interests for such sum as shall failing agreement amongst such proprietors or others be fixed by such Insurance Company's Surveyor and the premiums on such Policy or Policies of Insurance shall be paid by the proprietors of the said dwellinghouses in the proportions of one sixteenth in respect of each of said two-apartment dwellinghouses and two sixteenths in respect of the said four-apartment dwellinghouse but in the event of the use to which any proprietor may put the premises



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owned by him resulting in an increase in the rate of premium charged in respect of any or all of said dwellinghouses over that previously charges such proprietor shall pay the total amount of such increase DECLARING that the amounts received from the Insurance Company under the said Policy or Policies shall be applied in reinstatement of the damage done or in re-building the said dwellinghouses and in the event of the sum recovered from the Insurance Company being insufficient to meet the cost of re-building or repairing, the excess of the cost above such sum shall be borne by the whole proprietors of the dwellinghouses in the proportions of one sixteenth in respect of each of the said two-apartment dwellinghouses and two sixteenths in respect of the said four-apartment dwellinghouse and in the event of the sum recovered from the Insurance Company exceeding such cost the surplus shall be distributed amongst such proprietors in like proportions;

(Eighteenth)

Where the common portions of the said tenement and others as aforesaid are to be maintained at mutual expense, the proprietors (counting 1 vote for each dwellinghouse in the said tenement excepting the dwellinghouse number 13 Castle Street which shall be entitled to 2 votes) shall be entitled to decide at a meeting of the proprietors concerned to which 7 clear days notice has been given to each proprietor as to what repairs as aforesaid are necessary for the proper maintenance of the common portions of the said tenement and others and to get the said repairs executed and all proprietors of the said tenement whether consentors or not shall be bound to pay their respective shares of the expense thereof in the same way as if their consent had been given and the said majority of the proprietors shall be entitled to recover from the remaining proprietor or proprietors his or their portions calculated as aforesaid of the said cost with any necessary expense incurred in so doing; Declaring that the proprietor





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or proprietors for the time of any 1 of the dwellinghouses in the said tenement shall be at any time entitled to convene a meeting of the proprietors of the said dwellinghouses and at any meeting so convened the proprietor or proprietors of any of the said dwellinghouses may be represented by any other person as mandatory appointed by written mandate to vote and act on behalf of the proprietor or proprietors granting the Mandate and the proprietors of any 3 or more of such dwellinghouses present in person or represented by a mandatory shall form a quorum at any Meeting of proprietors thereof

(Nineteenth)

subject as aftermentioned the proprietors of the said dwellinghouses acting on a majority basis as aforesaid may appoint and remunerate a qualified person to act as Factor to take charge of all matters relating to the said dwellinghouses in all manner of ways and shall be entitled to delegate to the said Factor the rights and powers exercisable by the majority of the proprietors as aforesaid and the recovery of the proportions of the cost of mutual repairs as aforesaid and to terminate or renew the terms of his appointment from time to time and such appointment of a Factor shall be binding on all the proprietors of the said dwellinghouses in the said tenement;

(Twentieth)

all matters, questions, differences and disputes which may arise among the several proprietors of the said dwellinghouses or any of them regarding their rights and interest in the common subjects or the said lavatories or in the said respective dwellinghouses so far as depending upon or otherwise arising out of or in respect of these presents in any manner of way, are hereby referred to the amicable decision of the Dean of the Faculty of Solicitors in Ayr for the time being as sole



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Arbiter, whom failing by declinature or otherwise such Arbiter as may be appointed by the Sheriff of Ayr and Bute or any of his Substitutes at Ayr and whatever the said Arbiter shall determine in the premises shall be binding upon all concerned, and the proprietors of the said dwellinghouses concerned shall be bound to implement and fulfil to each other the decisions, findings and decrees of the said Arbiter with power to the said Arbiter to take skilled advice and order execution and performance of works and things and to apportion the cost thereof among the said proprietors, and to find all or any of them liable in the expenses of the arbitration and to decern accordingly and

(Twenty first)

all which burdens, conditions, provisions, limitations, obligations, stipulations, declarations and others before written shall be enforceable by any one or more of the proprietors for the time being of the said several dwellinghouses so far as they apply or affect his or their premises and shall be binding on each and all of the proprietors of the said several dwellinghouses and their respective heirs, and disponees and successors in all time coming.