
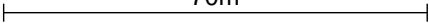
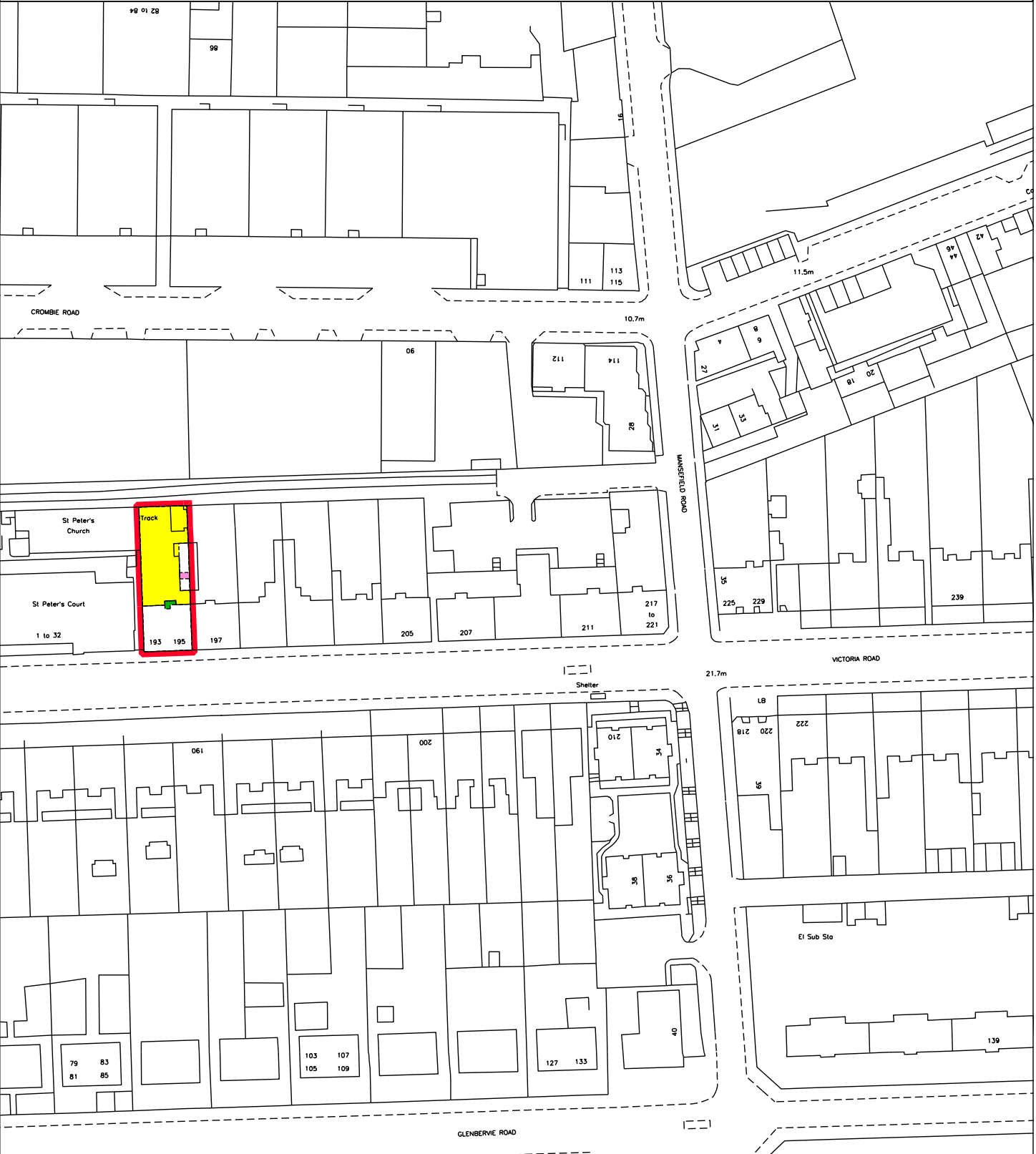
 LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	6709 15/10/2015	KNC5335
	ORDNANCE SURVEY NATIONAL GRID REFERENCE	70m 
	NJ9504NW NJ9505SW	Survey Scale 1/1250

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TITLE NUMBER KNC5335

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
20 OCT 1998

DATE TITLE SHEET UPDATED TO
21 APR 2023

REAL RIGHT
OWNERSHIP

DESCRIPTION

Subjects being the eastmost house on the ground floor at 195 VICTORIA ROAD, ABERDEEN AB11 9NE of the tenement 193 and 195 Victoria Road within the land edged red on the Title Plan with the coal cellar tinted pink on the said plan. Together with (First) an equal pro indiviso right along with the proprietors of the westmost ground floor flat of the said tenement in and to the mutual lavatory situated on the ground floor of the said tenement and tinted green on the said Plan; (Second) an equal pro indiviso right along with the proprietors of the remainder of the said tenement, or any part thereof, in and to (One) the solum of the said tenement; (Two) the roof, walls, gables and common doors of the said tenement; (Three) the garden boundary walls, the wash house, drying green, garden path and air raid shelter situated at the rear of the said tenement, all as the same are tinted yellow on the said plan; (Four) the rhones, drains, water and soil pipes, chimney stacks and gas pipes and electric cables and other pipes and connections so far as of mutual service to the remainder of the said tenement or any part thereof and the subjects in this Title, with access thereto when required for repairing and renewing the same and for all other necessary purposes; (Five) the whole other rights common and mutual to the proprietors of the remainder of the said tenement or any part thereof and the proprietor of the subjects in this Title; (Six) free ish and access to the subjects in this Title by the common entrance leading from Victoria Road aforesaid, and by the common passage in the said tenement, and stair, and to the rear of the said tenement by the said common passage and common back door, and to the roof and chimney tops of the said tenement by the



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A 2

A. PROPERTY SECTION

stair and hatchway leading to the same for the purpose of cleaning vents and for all other necessary purposes.

Note The minerals are excepted.



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B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

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

DATE OF
REGISTRATION
21 APR 2023

CONSIDERATION
£26,500

DATE OF ENTRY
17 APR 2023



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C 1

C. SECURITIES SECTION

ENTRY
NO

SPECIFICATION

DATE OF
REGISTRATION

No Entry



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D 1

D. BURDENS SECTION

ENTRY NO

SPECIFICATION

- 1 Feu Disposition by City of Aberdeen Land Association Limited to James Scott and his heirs and successors, recorded G.R.S. (Kincardine) 10 Jan. 1888, of 1 Acre of ground, of which the subjects in this Title form part, contains the following burdens:

Reserving to us and our foresaids the whole mines metals minerals and clay within the ground above disposed And further declaring that the said James Scott and his foresaids shall not allow any stone quarry or clay pit to be opened or wrought on the ground above disposed or sell or dispose of clay without the consent in writing of us or our foresaids and they are further hereby expressly prohibited from erecting upon the said piece of ground any tannery brewery distillery workshop or yard for masons wrights smiths coopers weavers or candlemakers or crackling houses slaughter houses or soap or glue works and from carrying on upon the same any nauseous chemical operations or noxious or noisy manufacture and in general from employing the premises in any trade or business whatever which may be hurtful nauseous or noxious to the houses and inhabitants in the neighbourhood thereof Providing nevertheless that our said disponent and his foresaids shall have liberty to erect a wrights shop for his or their own use on a site to be mutually agreed on And they are also hereby expressly prohibited from selling or allowing to be sold on said piece of ground or buildings thereon by themselves or others wines spirits and malt liquours without the consent in writing of us or our foresaids but which consent we shall have power hereafter to grant as respects the said feu or any part of our ground on such terms as we may think fit Declaring that our said disponent and his foresaids shall have no right in consequence hereof to any share of the commonities or mosses appertaining to said lands the same being wholly reserved by us Declaring also that our said disponent shall be bound and by acceptance hereof he hereby binds and obliges himself and his foresaids to erect upon the said piece of ground good and substantial



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D 2

D. BURDENS SECTION

ENTRY NO

SPECIFICATION

dwellinghouses of Rubislaw Kemnay or Tillyfourie granite of hammer blocked ashlar work according to a plan and elevation to be approved of by us or our agents and the Town Council of Aberdeen of the value of at least one thousand five hundred pounds sterling and to maintain and support the same or to re-erect and maintain other buildings of equal quality and value thereon in the same line as the houses to be first built in all time coming and any alteration upon or re-erection of said houses or other buildings shall always be made according to a plan and elevation to be approved of by us or our foresaids and the said Town Council of Aberdeen Declaring that our said disponee and his foresaids shall not be entitled to erect any other buildings of any kind on the said feu without the express consent in writing of the superior excepting stables and coach house or other offices which shall be on the back part of the ground only the ridges of which stables coach house or other offices are not to exceed twenty feet in height and the position and plan with the elevation of such buildings shall be submitted to and approved of by us or our foresaids and the said Town Council of Aberdeen before the erections are made And declaring also that in building of houses or dykes on the said piece of ground our said disponee and his foresaids shall be obliged to conform and implement such general regulations as we or our foresaids shall find it necessary to establish with regard to levels of the adjoining streets so as to preserve a proper slope for carrying off the water along said streets and our said disponee and his foresaids shall be obliged to convey away the eavesdrop and rain water of their houses on their own ground so as not to injure or annoy the proprietors of the adjoining feus And further declaring that the said James Scott and his foresaids shall be obliged to fence and enclose the said feu on all sides so far as not occupied by said buildings with good stone and lime walls six feet high and to keep the same always sufficiently fenced and also declaring that in case of building on the west march of said piece of ground our said disponee or his foresaids if they are the first



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D 3

D. BURDENS SECTION

ENTRY NO

SPECIFICATION

builders or on the other hand the conterminous feuair if he is or has been the first builder shall in erecting their gable walls or garden dykes be and be held to have been entitled to build the same to the extent of four and a half inches of the thickness thereof upon the adjoining ground the proprietor of which before using said gable and garden walls shall be obliged to pay to the first builder one half of the expense of building a nine inch gable or garden wall (so far as the same shall be used for a mutual gable) the latter to an extent not exceeding six feet in height according to the valuation of two men mutually chosen and the said gable or garden wall shall thenceforth become the mutual property of both feuairs And also declaring that our said disponent and his foresaids shall be bound to pay a proportional part of the expense along with the neighbouring feuairs and proprietors of the streets pavements kerbs and channels and common sewers (whether constructed of concrete or other materials) water and gas mains adjoining the ground hereby disposed in so far as already made or to be made at the expense of us or our predecessors or for which we or they are liable and particularly without prejudice to the said generality of making and maintaining the roads and lane above mentioned bounding the said feu and also a proportional part of the expense of continually thereafter maintaining the streets pavements kerbs and channels and common sewers adjoining the ground hereby disposed and that at the sight of the superior the Road Trustees for the County the Local Authority for Nigg or other competent authority But declaring that the foregoing obligation as to streets pavements or common sewers water and gas mains shall not be enforced nor whole payment for such demanded till the ground hereby disposed has been built upon but the proportion effeiring to the piece of the ground herein disposed shall be due and payable by instalments only on the completion of each individual building such instalment being a proportional part of the whole according to the extent of frontage built upon and declaring also that said obligation as to streets and pavements or common sewers shall not be



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D 4

D. BURDENS SECTION

ENTRY NO

SPECIFICATION

held as relieving the said Road Trustees or Local Authority of any burden which they are or may be respectively bound to bear Declaring that the drains pipes and other works necessary for connecting the ground hereby disposed and buildings to be erected thereon with the main sewer on Victoria Road foresaid shall be of such materials and size and laid at such depth and gradient by our said disponent or his foresaids as we or our surveyor and the said Town Council shall direct and shall be executed at the sight of our surveyor and said Town Council and to their satisfaction or under the inspection of an inspector to be appointed by them the cost of which inspection shall be paid by our said disponent or his foresaids as may appear by an account under our surveyor's hand and no such connections shall be made without previous intimation to us and the said Town Council in writing the connections with the water and gas mains laid or to be laid in said roads shall be made by our said disponent or his foresaids through the said Town Council and the said road and street cut up by said connections shall be restored by our said disponent or his foresaids in a perfect manner to the satisfaction of our surveyor.

- 2 Feu Charter by Trustee of James Mackenzie Illingworth Scott to Alexander Young, and his heirs and assignees, recorded G.R.S. (Kincardine) 31 Jan. 1899, of 1 Acre of ground, of which the subjects in this Title form part, contains burdens identical to those in the Feu Disposition in Entry 1 and the following additional burdens;

For payment to me as Trustee foresaid and my foresaids of the sum of Fifty nine pounds sixteen shillings and threepence yearly in each year after the term of Whitsunday Eighteen hundred and ninety nine in name of feuduty and that at two terms in the year Whitsunday and Martinmas by equal portions in all time hereafter with interest at the rate of five per centum per annum of each terms payment from the time when the same shall become due till paid; Declaring that in the event of the



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D 5

D. BURDENS SECTION

ENTRY NO

SPECIFICATION

said Alexander Young or his foresaids selling or disposing the piece of ground hereby disposed in parts having each a frontage to Victoria Road of not less than thirty six feet three inches or my foresaids shall grant at the expense of and when required by the disponees of their successors allocations of the cumulo feuduty above mentioned in proportions corresponding to the proportion which the frontages of said parts to Victoria Road severally bear to the whole frontage to Victoria Road of the ground hereby disposed provided that said ground shall not be so divided up as to leave the last lot thereof with a frontage to Victoria Road of less than Thirty six feet three inches and provided also that the portion of feuduty which would fall to be allocated on any lot shall first in the opinion of me or my foresaids be fairly secured by buildings erected in terms hereof.

Note: A proportion of the feuduty payable under the above Feu Charter was allocated on the subjects in this Title and has been redeemed.

- 3 Disposition by Fleda Nannie Boardman to James Esson (Properties) Limited and its successors and assignees, recorded G.R.S. (Kincardine) 21 Jan. 1965, of the subjects in this Title, contains the following burdens:-

(FIRST) my said disponee and its foresaids, as proprietors of the subjects hereby disposed, shall be liable for and bound to pay a one-eighth share of the expense of maintaining and repairing and where necessary renewing the roof, walls, gables and common doors of the said tenement, the wash house drying green, garden path and air raid shelter, garden boundary walls, so far as we are respectively liable for the upkeep thereof, the rhones, drains, water and soil pipes and chimney stacks, gas pipes and electric cables and other pipes and connections so far as of mutual service to the remainder of the said tenement and the subjects hereby disposed, and all other burdens and



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D 6

D. BURDENS SECTION

ENTRY NO

SPECIFICATION

repairs and renewals common or mutual to the remainder of the said tenement and the subjects hereby disposed;

(SECOND) my said disponent and its foresaids, as proprietors of the subjects hereby disposed, shall along with me and my foresaids, as proprietors of the westmost ground floor flat of the said tenement, be bound to pay a one-half share of maintaining and repairing and, if necessary, renewing the lavatory on the ground floor of the said tenement and shown tinted green on the Title Plan;

(Third) under declaration that there is reserved to me and my foresaids as proprietors of the remainder of the said tenement, or any part thereof, a right of access if required to the subjects hereby disposed for the purpose of inspecting, maintaining or renewing all things common or mutual to the subjects hereby disposed and the remainder of the said tenement; Declaring that in the event of any dispute or difference arising between my said disponent and its foresaids, as proprietors of the subjects hereby disposed, and me or my foresaids as proprietors of the remainder of the said tenement, or any part thereof, as to the true intent and meaning of these presents or the implementing thereof in any manner of way, the same shall, failing agreement, be referred to the amicable and final decision of the President for the time being of the Society of Advocates in Aberdeen, whom failing the Treasurer of the said Society as sole Arbiter; And I bind myself and my foresaids to insert in any conveyance of the remainder of the said tenement, or any part thereof, corresponding burdens, conditions and obligations so far as conceived in favour of my said disponent and its foresaids, as proprietors of the subjects hereby disposed, in regard to the maintenance, renewal and repair of all common parts of the said tenement and of all other things common or mutual to the remainder of the said tenement and the subjects hereby disposed.