



LAND REGISTER
OF SCOTLAND

Officer's ID / Date

9995
6/4/2010

TITLE NUMBER

ANG27970



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

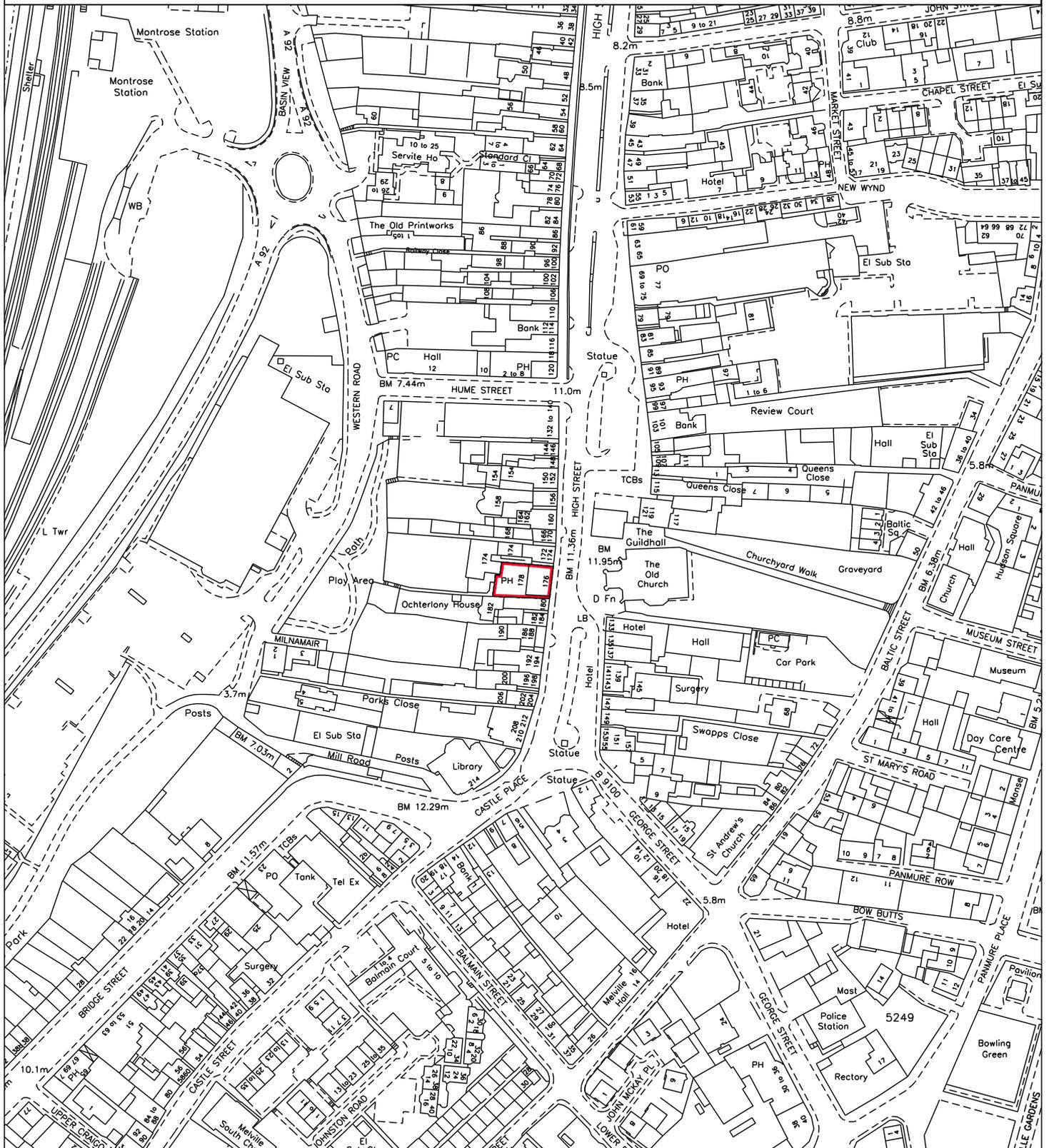
140m

NO7157 NO7158

Survey Scale

1/2500

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TITLE NUMBER ANG27970

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
27 AUG 2003

DATE TITLE SHEET UPDATED TO
18 MAY 2023

REAL RIGHT
OWNERSHIP

DESCRIPTION

Subjects FLAT 6 178 HIGH STREET, MONTROSE DD10 8PH within the land edged red on the Title Plan being the southwestmost house on the second floor of the Tenement 178 HIGH STREET; Together with: (One) a right in common with the proprietors of the other subjects in the tenement building of Numbers 176 and 178 High Street, of which the subjects in this Title form part in and to the solum on which the tenement building is erected, the foundations, roof, roof space, chimney heads, gables and other walls, rhones, rainwater conductors, soil pipes, drains, gas pipes, electric cables, common entry door and common passage on the ground floor leading from High Street, so far as the items and any others may be common or mutual to the subjects in this Title and the remainder of the tenement building; (Two) a right in common with the proprietors of the remainder of the eight flats on the first and upper floors of tenement in and to the ground floor entrance hall, stairs, landings and passages and also the stair walls and other walls, electric security system, and the lighting systems and floor coverings, of the entrance hall, stairs, landings and passages, and other common or mutual to the flats reserving always to the Proprietors of the subjects in this Title a right of access over adjoining property for the purpose of repairing and maintaining any services.



LAND REGISTER OF SCOTLAND



TITLE NUMBER ANG27970

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**
18 MAY 2023

CONSIDERATION
£24,000

DATE OF ENTRY
16 MAY 2023



LAND REGISTER OF SCOTLAND



TITLE NUMBER ANG27970

C 1

C. SECURITIES SECTION

**ENTRY
NO**

SPECIFICATION

**DATE OF
REGISTRATION**

No Entry



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

- 1 Disposition by Susan Bowman to John Clark, recorded Montrose B.R. 1 Sep. 1926 of the southmost of two houses entering from 178 High Street, Montrose, contains the following:

It is hereby declared that no share of the cost of the maintenance of the walls of the shop 178 High Street, Montrose other than the division wall separating the northern portion of the building to the west of the tenement of which the subjects hereby disposed forms part, from the southern portion of the said building, which maintenance shall be borne wholly by the owner of the said shop.

- 2 Disposition by Inverbervie Properties Limited to Peter Kenneth Rolfe and Eleanor Marguerite Rolfe, recorded G.R.S. (Angus) 22 Sep. 1989, of the subjects in this Title, contains the following burdens:

(FIRST) Our disponees and their successors shall be bound to allow the proprietors of the other subjects in that part of the tenement building 176 and 178 High Street, Montrose known as Number 178 High Street, (hereinafter referred to as "Number 178") a right of access to and over the subjects hereby disposed when required for the inspection, maintenance and renewal of any common or mutual items;

(SECOND) The proprietors of the subjects hereby disposed shall be bound along with the proprietors of the other subjects in Number 178 to pay a share corresponding to the proportion which the rateable value of the respective subjects bears to the total rateable value of the whole subjects in Number 178 of the cost of the maintenance, cleaning, upkeep, repair and renewal when necessary of the foundations, roof, roof space, chimney heads, gables and other walls, rhones, rainwater conductors, soil pipes, drains, gas pipes, electric cables, the said common entry door and common passage and others so far as they may be common or mutual to Number 178;



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

(THIRD) The proprietors of the subjects hereby disposed shall be bound along with the proprietors of the remainder of the eight flats on the first and upper floors of said Tenement to pay a share corresponding to the proportions to which the rateable value of the respective flats bears to the total rateable value of the whole of the said flats of the cost of the maintenance, cleaning, upkeep, repair and renewal when necessary of the said entrance hall, stairs, stair walls and other walls, landings and passages, electric security system and the lighting systems and floor coverings and others common or mutual to the said flats and also a share of the cost of the electricity consumed in respect of the said electric security system and lighting systems;

(FOURTH) The subjects hereby disposed are so disposed subject to all necessary servitude rights in favour of the adjoining proprietors including without prejudice to the said generality right for connecting sewerage, drainage, water and gas pipes, electric cables or others and that in favour of the parties using or being served by the same shall be entitled to access thereto when required for the purpose of inspecting, maintaining or renewing the same but subject always to making good and restoring all damage thereby occasioned;

(FIFTH) In the event of any question arising in respect of the maintenance, cleaning, repair and renewal of any common or mutual items of Number 178, any proprietor of subjects in Number 178 may convene a meeting of proprietors, such meeting to be held at a reasonably convenient time and place, by giving at least seven days notice in writing of the said meeting to the other proprietors and at any meeting any of the proprietors may be represented by a mandatory and the proprietor or proprietors or mandatory or mandatories of any five or more of the said subjects shall be a quorum and it shall be competent at any such meeting by a majority of votes of each proprietor or mandatory



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

according to the rateable values of the respective subjects to make regulations considered necessary for the preservation, cleaning, use or enjoyment of such portions of Number 178 as are of common use or benefit and also to order to be executed any common or mutual maintenance, cleaning, repairs and renewals: all of which regulations shall be binding on all the proprietors of Number 178 whether consentors thereto or not; declaring that notwithstanding anything herein contained in the event of any of the proprietors of Number 178 considering that repairs or maintenance should be executed so as to keep the subjects occupied by him wind and water right and in a good state of repair and if a majority of the other proprietors refuse to sanction said repairs the necessity of executing said repairs or maintenance may be referred to an Arbiter to be chosen by the proprietors or failing agreement to be named by the Sheriff of Tayside, Central and Fife and the Arbiter shall have power to order the repairs or maintenance to be executed forthwith and to determine the liability for the expense thereof and of the referral.