



LAND REGISTER
OF SCOTLAND

Officer's ID / Date

6709
21/4/2016

TITLE NUMBER

ABN12369



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

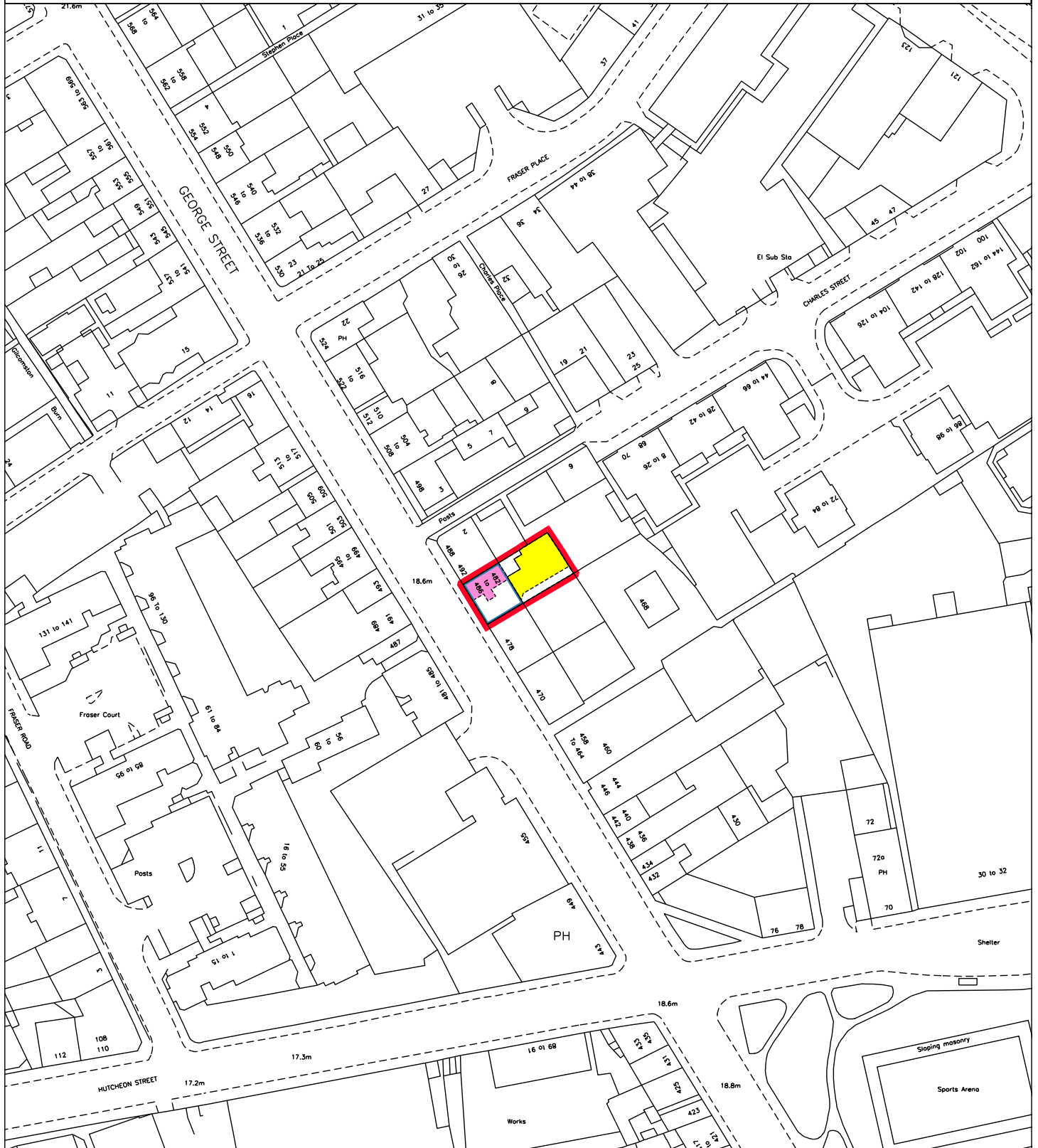
70m

NJ9306NE NJ9307SE

Survey Scale

1/1250

CROWN COPYRIGHT © – This copy has been produced from the ROS Digital Mapping System on 02/09/2020 with the authority of Ordnance Survey under Section 47 of the Copyright, Designs and Patents Act 1988. Unless there is a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner. OS Licence no 100041182.





TITLE NUMBER ABN12369

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION

10 JUL 1997

DATE TITLE SHEET UPDATED TO

24 AUG 2020

REAL RIGHT

OWNERSHIP

DESCRIPTION

Subjects within the land edged red on the Title Plan being the flat on the first floor tinted pink on the said plan at 484 GEORGE STREET, ABERDEEN AB25 3XH of the tenement 482, 484 and 486 GEORGE STREET, edged blue on the said Plan; Together with a right in common with the proprietors of the remainder of the said tenement in and to (One) the solum on which the said tenement is erected as the said solum is edged in blue on the said Plan, the foundations, outside supporting walls (but not the windows therein, which shall be the exclusive property of the respective proprietors using them), the gables, roof, chimney heads (but not the chimney cans which shall be the exclusive property of the respective proprietors using them), the boundary walls and fences, common front and back doors of the said tenement, the common entrance passage, stairs and staircase of the said tenement; (Two) the drying area and the poles thereon and the common access areas situated at the rear of the said tenement all as the same are tinted yellow on the said Plan; (Three) the rhones, drains, soil and water pipes, gas pipes and electricity cables and all other pipes and connections so far as these are of common service to the subjects in this Title and the remainder of the said tenement or any part thereof with access thereto when required; (Four) all other things common or mutual to the said flat and to the remainder of the said tenement with access thereto when required with the exception of the basement area of the said tenement which is used exclusively for storage purposes in respect of the shops 482 and 486 George Street and (Second) the right of free ish and entry to the subjects in this Title and the said drying area and common access area and to the roof and chimney tops and all other parts of the



LAND REGISTER OF SCOTLAND



TITLE NUMBER ABN12369

A 2

A. PROPERTY SECTION

said tenement for the purpose of cleaning vents, executing repairs and all other necessary purposes.



LAND REGISTER OF SCOTLAND



TITLE NUMBER ABN12369

B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR

NO

1 DUNCAN ROSS HENDERSON
Flat A, 37 Westburn Road,
Aberdeen, AB25 2SH.

**DATE OF
REGISTRATION**
12 MAR 2020

CONSIDERATION
Certain Good
And Onerous
Causes

DATE OF ENTRY
07 MAR 2020



LAND REGISTER OF SCOTLAND



TITLE NUMBER ABN12369

C 1

C. SECURITIES SECTION

**ENTRY
NO**

SPECIFICATION

**DATE OF
REGISTRATION**

No Entry



D. BURDENS SECTION

ENTRY NO

SPECIFICATION

- 1 Instrument of Sasine, recorded P.R.S. Aberdeen and Kincardine 31 Aug. 1824, on Feu Charter by Charles Davidson to James Rose and his heirs and assignees, of piece of ground, contains the following burdens:

Paying therefor the said James Ross and his foresaids to the said Charles Davidson his heirs executors and assignees as the yearly feuduty thereof the sum of Eighteen Pounds Fourteen Shillings and ninepence Sterling of yearly feuduty in all time thereafter, all payable at two terms in the year Whitsunday and Martinmas by equal portions with the legal interest of the said Feuduties from the respective terms of payment until paid. And whereas the said James Ross has already erected a dwellinghouse and other buildings on the said lot worth at least the sum of Three hundred Pounds Sterling he and his foresaids shall be obliged to maintain them of equal value and to erect additional houses on the lot which together with the presently existing houses shall be worth at least the sum of Five hundred Pounds Sterling, and shall every afterwards maintain them of equal value in security of the feuduty, and all houses to be erected on the lot, area to be built of stone or brick, and covered with slate or style and they are not to damage the pump well on the front of this lot, nor the water pipes that pass through the lot to the said well but are to afford facilities for having them both repaired, when found necessary, and they are to pay all public burdens affecting the said lot in all time coming; and they are not to lay down any ashes, dung or other obstructions on the roads contiguous to this lot, and their only access and egress to and from the said lot are to be from the roads on the west or north sides thereof.

- 2 Instrument of Sasine, recorded P.R. (Aberdeen and Kincardine) 17 Dec. 1827, on Feu Charter by James Rose to Alexander Watkins and his heirs and assignees, of piece of ground, of which



TITLE NUMBER ABN12369

D 2

D. BURDENS SECTION

**ENTRY
NO**

SPECIFICATION

the subjects in this Title form part, contains the following burdens:

The said Alexander Watkins and his foresaids shall be bound to erect and ever afterwards to keep and maintain a dwellinghouse or other buildings on the piece of ground above described of the worth and value of One hundred Pounds Sterling at least, and all houses so to be erected shall be built of stone or brick and covered with slate or tyle. It being understood and thereby provided that the said James Rose and his heirs and successors or any one deriving right from them shall be entitled to take land in the gables of said buildings if erected at the boundary of said feu on making an allowance thereof according to the opinion of two men mutually chosen. Declaring also that in so far as the piece of ground thereby disponed shall not be built upon the said James Rose's Disponees shall be bound at their own expense to enclose the same with a wall or dyke of stone and lime four and one half feet high and fifteen inches broad at bottom and nine inches broad at top which dyke shall at the end or back part of the ground and also opposite the Gables of the front building (if these gables do not extend to the extremity of the feu) be built entirely on the ground thereby disponed, and shall along the remaining part of the sides, be built one half on the ground thereby disponed and the other half on the ground adjoining one half of the expense of which last mentioned parts of the said Dyke Shall be paid to the Disponees of the said James Rose when the Stances adjoining thereto shall be subfeued that expense to be ascertained by men mutually chosen and which dyke in so far as built entirely on the piece of ground thereby disponed shall be upheld exclusively by his the said James Rose's Disponees, and in so far as built partly on this and partly on the adjoining feus shall be upheld by his the said James Rose's Disponees and his other subfeuars jointly so soon as such other subfeus shall be granted and shall be considered as mutual property there being no claim against him and his foresaids until the said adjoining ground be so subfeued. As also that they are



D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

not to lay down any ashes dung or other obstructions on the roads contiguous to said Lot.

- 3 Disposition by North of Scotland Banking Company to John Sangster and his heirs and assignees, recorded G.R.S. (Aberdeen) 26 Dec. 1876, of piece of ground, of which the subjects in this Title form part, contains the following burdens:

Of the cumulo yearly feuduty of Eighteen pounds fourteen shillings and nine pence Sterling affecting the large piece of ground of which the subjects hereby disponded form part our said disponees shall be bound to pay only Two pounds nine shillings and nine pence Sterling yearly and that should they be called upon to pay more than that sum they shall have relief against the proprietors of the other Lots and the subjects belonging to them respectively of the proportions of the said cumulo feuduty effeiring to their said properties respectively.

- 4 Feu Disposition by Harlaw Investments (Aberdeen) Limited to Stephen Alexander Massie and Melanie Louise Hutcheon, recorded G.R.S. (Aberdeen) 4 Nov. 1988, of the subjects in this Title (hereinafter referred to as the said flat), contains the following burdens:

(One) our said disponees and their foresaids shall be liable for a one sixth share of the cost of maintenance, repair and, if need be, renewal of the foundations, outside supporting walls (but not the windows as before mentioned) gables, roof, chimney heads (but excluding the chimney cans as before mentioned) boundary walls and fences, the common front and back doors of the tenement 482, 484 and 486 George Street, Aberdeen, common entrance passage, stairs and staircase of the said tenement, the drying area and the poles thereon and the common access area, the rhones, drains, soil and water pipes, gas pipes and electricity cables and all other pipes and connections so far as these are of common service to the said subjects hereby disponded and the remainder of the said tenement or any part



TITLE NUMBER ABN12369

D 4

D. BURDENS SECTION

**ENTRY
NO**

SPECIFICATION

thereof and all other things common or mutual to the said flat and the remainder of the said tenement or any part thereof with the exception of the basement area used for storage which shall be maintained by us and our successors in ownership of the two shops 482 and 486 George Street and

(Two) our said disponees and their foresaids shall be bound to keep the subjects hereby disposed insured against loss by fire for an amount equal to the estimated cost of replacement and that with a recognised insurance company and to exhibit on request to us and our successors as proprietors of the remainder of the said tenement the receipts for the yearly premiums; Declaring that when the proprietors of a majority of the flats and shops in the said tenement interested in any common repairs consider it desirable to have any such repairs executed, they shall have power to order the same to be done and the whole proprietors interested whether consentors or not shall be bound to pay their respective share of the repairs in the same way as if that consent had been given; Declaring that we the said Harlaw Investments (Aberdeen) Limited and our successors in ownership of the parts of the said tenement remaining in our possession shall be bound and obliged as we hereby bind and oblige ourselves and our successors to insert in any conveyance to be granted by us or them or any part of the remainder of the said tenement corresponding burdens and declarations, all of which shall be mutually enforceable by our said disponees and their foresaids and by us and our successors in the ownership of the remaining parts of the said tenement.