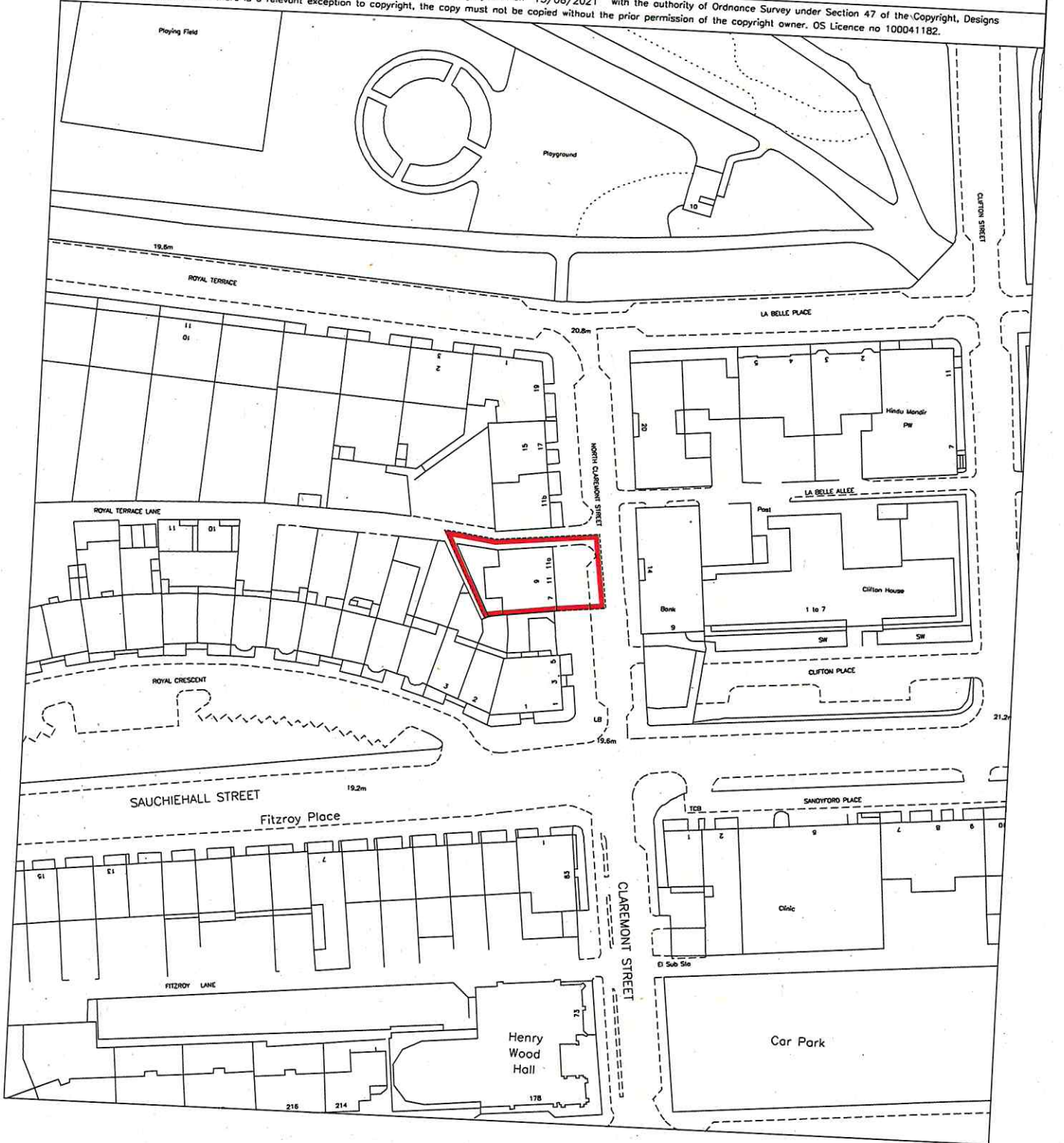




CROWN COPYRIGHT © - This copy has been produced from the ROS Digital Mapping System on 15/06/2021 with the authority of Ordnance Survey under Section 47 of the Copyright, Designs and Patents Act 1988. Unless there is a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner. OS Licence no 100041182.





LAND REGISTER OF SCOTLAND



TITLE NUMBER GLA67336

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
05 APR 1990

DATE TITLE SHEET UPDATED TO
22 JUN 2022

REAL RIGHT
OWNERSHIP

DESCRIPTION
Subjects 7, 9, 11 and 11A, NORTH CLAREMONT STREET, GLASGOW edged red on the Title Plan.



LAND REGISTER OF SCOTLAND



TITLE NUMBER GLA67336

B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR NO

1 CARMICHAEL HOMES WEST END
LIMITED incorporated under
the Companies Acts (Company
Number SC728048) and having
their Registered Office at
Challenge House, 29 Canal
Street, Glasgow, G4 0AD.

DATE OF
REGISTRATION
22 JUN 2022

CONSIDERATION
£1,335,000

DATE OF ENTRY
21 JUN, 2022



LAND REGISTER OF SCOTLAND



TITLE NUMBER GLA67336

C 1

C. SECURITIES SECTION

**ENTRY
NO**

SPECIFICATION

**DATE OF
REGISTRATION**

No Entry



LAND REGISTER OF SCOTLAND



TITLE NUMBER GLA67336

D 1

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

- 1 Instrument of Sasine, recorded P.R.S. (Renfrewshire) 29 Dec. 1846, on Contract of Ground Annual containing Disposition by David Leech to William Brown and his heirs and assignees, of the subjects in this Title, contains the following burdens:

To build and erect houses or buildings on said area capable of yielding a yearly rent equal to double of the ground annual after mentioned payable therefrom and to maintain and uphold the said buildings in proper order and condition in all time coming and under the real lien and burden of the payment of a ground annual of thirty pounds Sterling yearly to be uplifted by the said David Leech and his heirs and successors as therein after mentioned and taken out of said plot of ground and buildings erected or to be erected thereon with interest as therein mentioned and which ground annual of thirty pounds the said William Brown Bound and Obligated himself and his foresaids to pay to the said David Leech his heirs or assignees in equal portions at two terms in the year Whitsunday and Martinmas in all time coming and the lawful interest of each terms payment of said ground annual from the time the same should become due until payment.

- 2 Deed of Conditions, recorded 19 Nov. 1960, by Alyth Property Company Limited, Proprietor of 735 35/36 square yards of ground being the subjects in this Title, with Tenement of 3 shops (now 2) and 6 houses 7, 9, 11 and 11A North Claremont Street, Glasgow (the upper three floors of which tenement have now been demolished), recorded G.R.S. (Glasgow) 19 Nov. 1960, sets forth and declares burdens &c. in the following terms:

FIRST The solum on which the said tenement is erected, the foundations, outside walls, gables, roof and chimney heads thereof, the hatchway leading to the roof, the close and back door, stairs, staircase and walls enclosing the same, staircase windows, stair landings and railings, the back ground, wash-house and ashbin shelter erected on the said back ground, the



LAND REGISTER OF SCOTLAND



TITLE NUMBER GLA67336

D 2

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

railings, fences and walls enclosing the ground at the rear of the said tenement, the footpath and street in front and the lanes to the north and west so far as not taken over by the Local Authority, and the sewers, drains, soil, waste and rain water pipes, ventilating pipes, main supply water pipes, common cisterns, rhones, conductors, gas and electric mains and other transmitters used in common by the several proprietors of the said tenement and all other parts of and fittings in connection with the said tenement which are common or mutual to the respective proprietors thereof shall in all time coming be held by the proprietors of the said shops and dwellinghouses for the time being in common for the common use and benefit of the proprietors of the said shops and dwellinghouses and shall be maintained in good order and repair at the joint expense of all the proprietors of the said shops and dwellinghouses for the time being, the proprietor of each shop or dwellinghouse being liable for a share of the cost of the said expense as follows:-

the proprietor of the shop at Number 7 North Claremont Street, Seventy three-hundred-and-sixtieths (70/360ths);

the proprietor of the shop at Number 11 North Claremont Street, Thirtytwo three-hundred-and-sixtieths (32/360ths);

the proprietor of the shop at Number 11 and one-half North Claremont Street, Twentytwo three-hundred-and-sixtieths (22/360ths);

the proprietor of each of the four houses on the first and second floors above the ground floor in the said tenement Forty three-hundred-and-sixtieths (4/360ths);

the proprietor of each of the two houses on the top floor of the said tenement Thirtyeight three-hundred-and-sixtieths (38/360ths):



TITLE NUMBER GLA67336

D 3

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

SECOND The proprietor of each shop and dwellinghouse in the said tenement shall have right of access and egress by the common close and by the passages, landings and staircase in the said tenement both to the street and to the back ground pertaining to the said tenement, and shall be bound to give free access and egress to the roof and chimney heads of the said tenement by the passages, landings and staircase thereof, and by the hatchway leading to the roof, for the purpose of cleaning vents, repairing chimney heads, roof and gutters and for all other necessary purposes on the said roof, and so far as the proprietors or tenants entering from the said staircase are concerned, with access to his, her or their shops or houses to allow all and every repair necessary for the comfortable enjoyment of the shops and houses owned by the other proprietors of houses in the said tenement: THIRD The ground annual of Thirty pounds payable from the said plot of ground is hereby apportioned as follows:- on the shop forming Number 7 North Claremont Street Six pounds per annum; on the shop forming Number 11 North Claremont Street Two pounds thirteen shillings and three pence per annum; on the shop forming Number 11 and one-half North Claremont Street One pound sixteen shillings and nine pence per annum; on each of the four houses situated on the first and second floors above the ground floor of the said tenement the sum of Three pounds six shillings and two pence per annum and on each of the two houses situated on the third floor above the ground floor of the said tenement the sum of Three pounds two shillings and eight pence per annum the respective proprietors of the said shops and houses will be bound to pay and so free and relieve the remaining proprietors of their respective proportions of ground annual hereby apportioned now and in all time coming: FOURTH For the management of the said tenement a Factor shall be appointed and until some other person has been appointed at a meeting of proprietors called in accordance with the following Article the Factor at present appointed by us shall



LAND REGISTER OF SCOTLAND



TITLE NUMBER GLA67336

D 4

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

have power to carry out such common or mutual repairs from time to time as he considers necessary, provided that the cost of any one repair to the said tenement shall not exceed Ten pounds, and he shall collect the respective shares of the cost from the proprietors and also their respective shares of the ground burdens as apportioned in the preceding clause and of the insurance premiums in respect of the insurances aftermentioned; before instructing repairs at a cost exceeding Ten pounds in respect of any one repair to the said tenement the Factor shall in the first instance obtain the sanction of the proprietors of the said tenement either by correspondence or in the event of non-agreement by this method as to what repairs are necessary then the Factor shall call a general meeting of the proprietors of the said tenement as immediately hereafter provided for: FIFTH For the purpose of sanctioning any one repair where the cost is to exceed Ten pounds, dismissing or appointing a Factor, or giving any special instructions in connection with the said tenement, a meeting of all the proprietors therein shall be called; notice calling such a meeting may be given by the Factor or by any of the proprietors on not less than seven days notice in writing to the other proprietors; at such meeting any proprietor may be represented by a Mandatory; the person or persons present at the meeting being the proprietor or proprietors or mandatory or mandatories for the proprietor or proprietors of not less than three shops or dwellinghouses shall constitute a quorum and each proprietor or his mandatory shall be entitled to one vote for each shop or dwellinghouse; it shall be competent by a majority of votes to instruct any common or mutual repairs and to make regulations with regard to the preservation, cleaning use and enjoyment of the common parts of the said tenement and any such regulations shall be binding on all the proprietors of the said shops and dwellinghouses whether consenters or not; the Factor shall be authorised by the meeting to collect from each proprietor his or her proportion of the cost of the said common or mutual repairs and others and shall in the event of default on the



TITLE NUMBER GLA67336

D 5

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

part of any proprietor be entitled in his own name to take such action for recovery as he may deem necessary against any defaulting proprietor and in the event of non-recovery to collect the sum in default from the remaining proprietors, without prejudice however, to their rights of relief against the defaulting proprietor; the said meeting shall also have power to appoint or dismiss a Factor subject to the provisions of clause fourth hereof: SIXTH No proprietor of any shop or dwellinghouse shall be entitled to affix or exhibit any sign board or show case or any other external erection on any part of the shop or dwellinghouse owned by him unless with the written consent of a majority of the other proprietors of the said tenement: SEVENTH None of the proprietors of the said dwellinghouses shall be entitled to paint, decorate or in any way alter the external appearance of the portions of the tenement owned by him or the windows or outside doors thereof, all of which outside work shall be determined by a meeting of proprietors called in terms of Article Fifth hereof: EIGHTH None of the proprietors of the dwellinghouses on the top floor of the said tenement shall be entitled to erect storm windows or attic windows nor shall they be entitled to alter the lines of the roof unless permission shall have been given to them in writing by a majority of the proprietors or their mandatories at a meeting called in terms of Article Fifth hereof: NINTH The dwellinghouses in the said tenement shall be occupied and used as private dwellinghouses only, each for the use of one family only, and none of the said dwellinghouses shall be used as a workshop for the purpose of carrying on any trade or business therein except with the consent of the proprietors of a majority of the shops and dwellinghouses in the said tenement; this restriction shall however not operate so as to preclude any proprietor from carrying on any professional duties in his said dwellinghouse: TENTH No animals, fowls or birds shall be kept in or about the premises by any proprietor unless such proprietor shall have previously obtained the consent of a majority of the proprietors (or their mandatories)



LAND REGISTER OF SCOTLAND



TITLE NUMBER GLA67336

D 6

D: BURDENS SECTION

ENTRY
NO

SPECIFICATION

at a meeting called in terms of Article Fifth hereof: ELEVENTH The proprietor of each dwellinghouse shall be bound to pay to the Factor a share (calculated as provided in Clause First hereof with regard to repairs) of such Factor's remuneration chargeable for the said tenement, and the total remuneration to be paid to the Factor for managing the said tenement shall be according to the current scale of charges authorised by the Property Owners and Factors Association (Glasgow) Limited: TWELFTH The proprietors for the time being of all the said shops and dwellinghouses shall be bound to keep the said tenement constantly insured against loss by fire, storm damage and Property Owners Liability for amounts to be agreed upon among themselves and the proprietor of each shop and dwellinghouse shall be liable for payment of a share (calculated as provided in clause First hereof with regard to repairs) of the premiums for such insurances; and in the event of the whole or any part of the said tenement being damaged by fire or storm any sums recovered from the Insurance Company shall be used in reinstating and rebuilding such damaged portions or in re-erecting the said tenement so as to comply with the conditions of the feu or any Town Planning regulations; in the event of the sum obtained from the Insurance Company being insufficient to meet the cost of the required work any deficiency shall be made good by all the proprietors concerned rateably as aforesaid, and on the other hand should there be any surplus left over after carrying out the required work the same shall be distributed rateably among the said proprietors; should the said tenement and pertinents be totally destroyed and the proprietors thereof decide it is not practicable to rebuild, any sums received from the Insurance Company shall, after meeting any necessary expenditure such as clearing the site be treated as a surplus and be dealt with as immediately hereinbefore provided: THIRTEENTH In the event of any proprietor considering it necessary for repairs to be carried out and a meeting of all the proprietors of the said tenement called as aforesaid refusing to sanction such repairs,



LAND REGISTER OF SCOTLAND



TITLE NUMBER GLA67336

D 7

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

or in the event of any dispute arising as to the meaning of these presents, the matter is hereby referred to the amicable decision of the Dean of the Royal Faculty of Procurators in Glasgow for the time being whose decision shall be final and binding: LASTLY The foregoing conditions, declarations, provisions, limitations and others are hereby created real liens and burdens upon and affecting the said plot of ground and building thereon, and real conditions of the rights of the respective proprietors for the time being of the said shops and dwellinghouses and shall be enforceable by any of them in all time coming.