LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	7545 26/9/2019	**PBL7279**
N ORDNANCE SURVEY NATIONAL GRID REFERENCE		70m
NT2752 NT25SE		Survey Scale 1/2500

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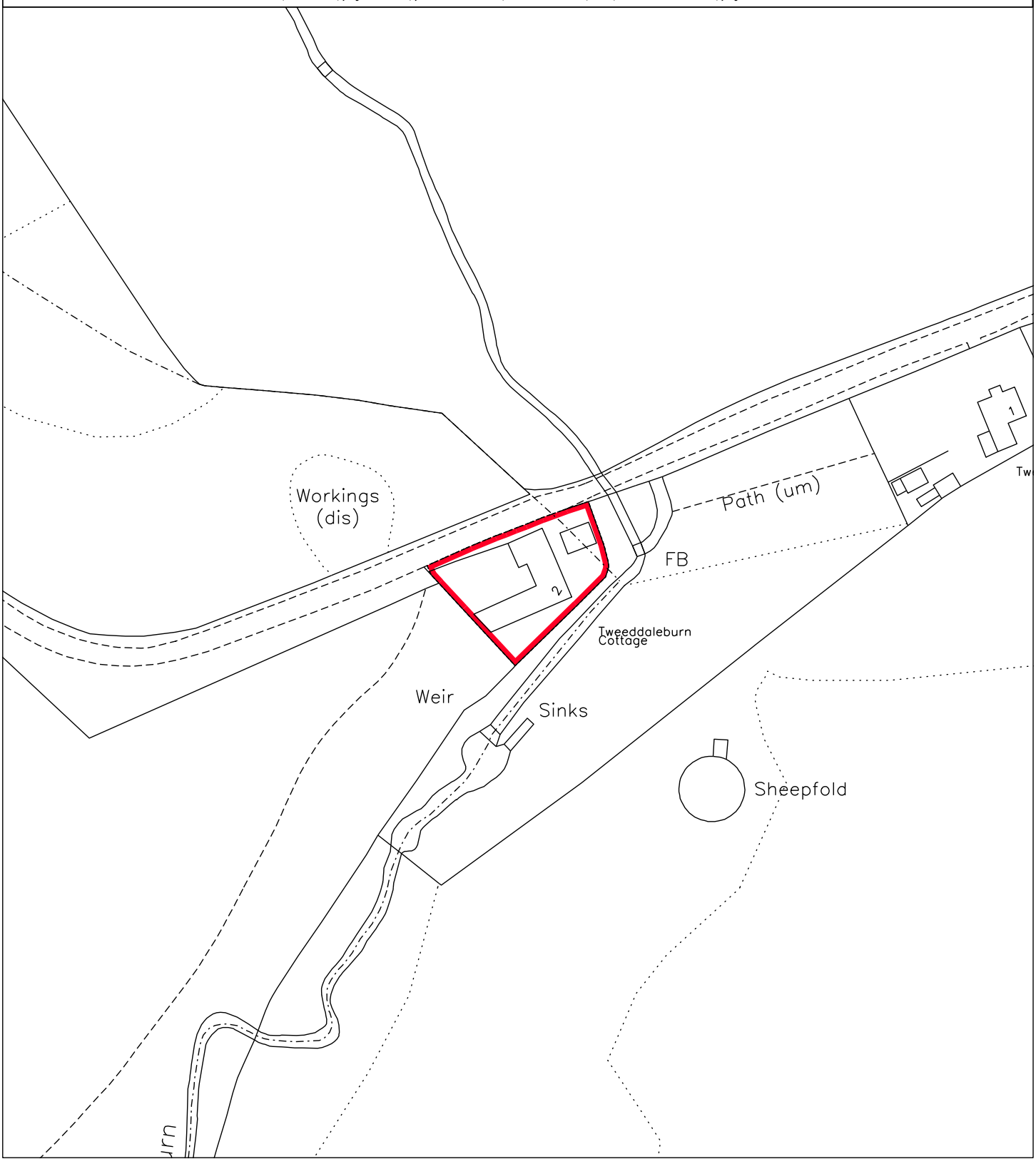

LAND REGISTER OF SCOTLAND	Version date	TITLE NUMBER
	15/02/2024	**PBL6819**
N	BRITISH NATIONAL GRID EASTING/NORTHING	100m
327608, 652528	Survey Scale	Print Scale
	1:2500	1:2500 @ A4

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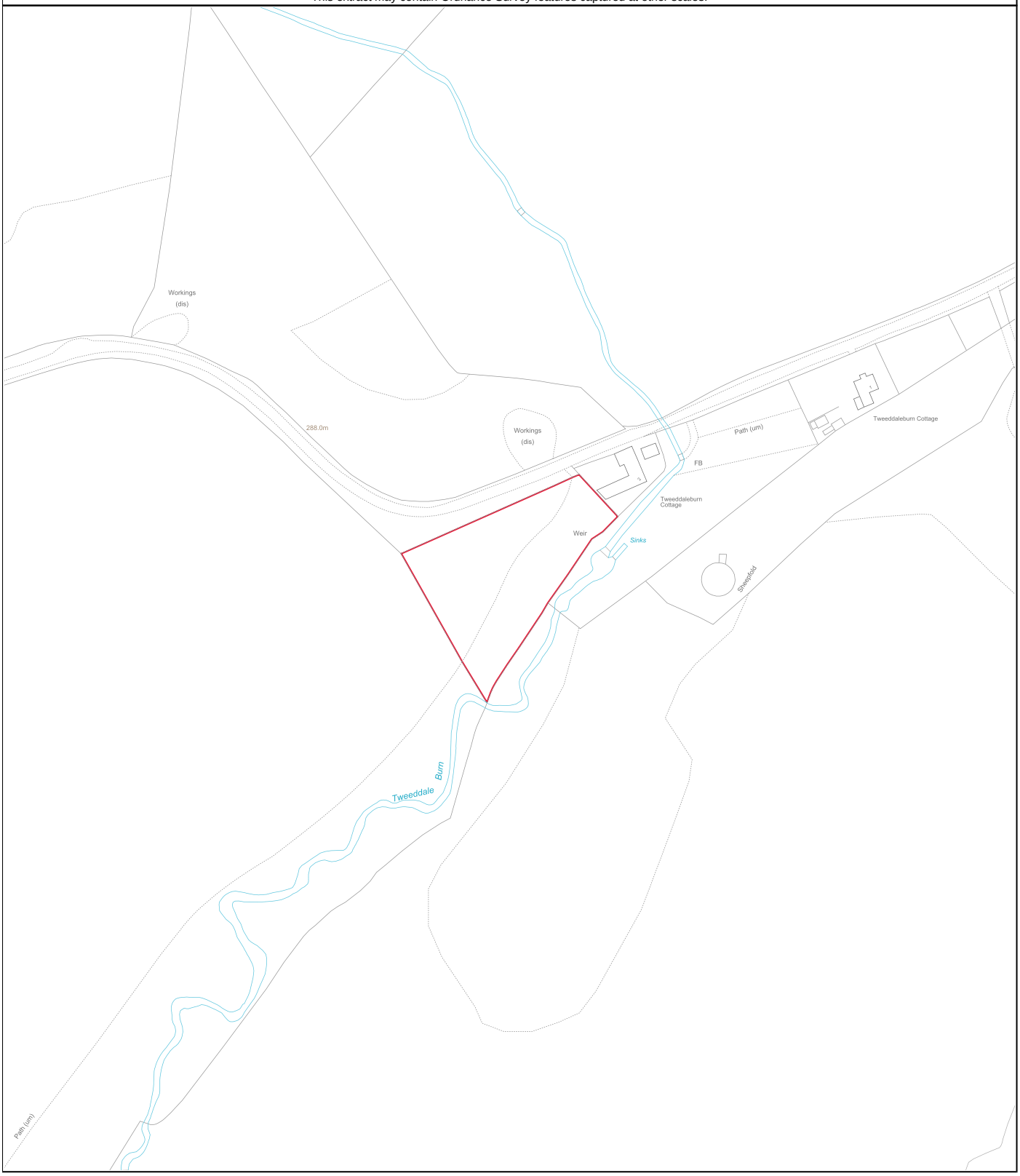

LAND REGISTER OF SCOTLAND

TITLE NUMBER PBL6819 **A 1**

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
12 NOV 2015

DATE TITLE SHEET UPDATED TO
20 APR 2018

REAL RIGHT
OWNERSHIP

DESCRIPTION

Subjects cadastral unit PBL6819 being the area of ground on the south-west side abutting TWEEDDALEBURN COTTAGE, TEMPLE, GOREBRIDGE edged red on the cadastral map; Together with the subsisting rights to real burdens specified in the Schedule below.

SCHEDULE OF PARTICULARS RELATIVE TO SUBSISTING RIGHTS TO REAL BURDENS

Entry No	Benefited Property	Real Burdens	Burdened Property
1	subjects in this Title	Part 2 of the Disposition to Iain Thomas McLeod and another, registered 20 Apr. 2018, in Entry 2 of the Burdens Section	subjects Westloch Farm, Peebles, registered under Title Number PBL6051

Note The description of the burdened property in each entry of the Schedule of Particulars relative to Subsisting Rights to Real Burdens above should be read in conjunction with the Explanatory Note in the Burdens Section.

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LAND REGISTER OF SCOTLAND

TITLE NUMBER PBL6819 **B 1**

B. PROPRIETORSHIP SECTION

ENTRY NO	PROPRIETOR	DATE OF REGISTRATION	CONSIDERATION
1	IAIN THOMAS MCLEOD and SHEILA MCLEOD spouses, 2 Tweeddaleburn Cottage, Temple, Gorebridge, EH23 4TE equally between them.	20 APR 2018	£5000 on which sum no Value Added Tax is payable **DATE OF ENTRY** 26 FEB 2018

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TITLE NUMBER PBL6819 **C 1**

C. SECURITIES SECTION

ENTRY NO	SPECIFICATION	DATE OF REGISTRATION
No Entry		

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TITLE NUMBER PBL6819 **D 1**

D. BURDENS SECTION

ENTRY NO	SPECIFICATION
1	Disposition by Christine Mary Reid ("the Seller") to Andrew Vincent and another and their executors and assignees, registered 12 Nov. 2015, of Westloch Farm, Peebles, registered under Title Number PBL6051 (hereinafter referred to as "the Disponed Subjects") of which the subjects in this Titel form part, which Disponed Subjects comprise inter alia part of the Lands and Farm of Westloch extending to 2580.77 acres, described in Disposition to the Seller, recorded G.R.S. (Peebles) 14 Dec. 1981 (hereinafter referred to as "1981 Disposition"); The remainder of the subjects described in the 1981 Disposition under exception of (a) the Disponed Subjects (b) the subjects registered under Title Number PBL6052 and (c) the whole parts and portions thereof previously sold or disponed by the Seller, shall be referred to as "the Retained Subjects", contains inter alia the following servitudes and real burdens: Part 1 Interpretation "Disponed Subjects Proprietor" means the proprietors of the Disponed Subjects; "New Service Media" means any surface water and foul drainage pipes, water supply pipes, cables, pipes, wires, drains, field drains, drainage apparatus, sewers, septic tank soakaways, valves, tanks, culverts, connections, water mains, transmitters, meters, ducts and other service media and apparatus in existence or to be installed on, in or under the Disponed Subjects; "Retained Subjects Proprietor" means the proprietors of the Retained Subjects;

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D. BURDENS SECTION

ENTRY NO	SPECIFICATION

"Services" means water, drainage, gas, electricity and telecommunication services.

Part 2

Retained Subjects Servitudes

The following servitudes are imposed over the Disponed Subjects in favour of the Retained Subjects:-

1. An non-exclusive servitude right to use, replace and upgrade for the water supply, drainage, sewerage, electricity, telephone and other services of the Retained Subjects all tanks, pipes, pumps, drains, ditches, sewers, cables and other service media located on the Disponed Subjects as are so used with right to enter upon the Disponed Subjects for the purpose of inspection, maintenance, repair and renewal thereof subject to making good damage thereby occasioned.

2. An non-exclusive servitude right to connect into, use, repair and, where necessary, replace the New Service Media for the provision of supplying Services to the Retained Subjects, together with rights of access on all necessary occasions for the purpose of inspecting, maintaining, repairing and where necessary, renewing, such New Service Media; Declaring that the Retained Subjects Proprietor shall be obliged on each occasion to make good any damage caused to the Disponed Subjects through the exercise of such rights.

3. A non-exclusive servitude right to enter upon the Disponed Subjects with equipment and machinery as required to erect and maintain the fencing separating the Disponed Subjects from the Retained Subjects.

Part 5

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LAND REGISTER OF SCOTLAND

TITLE NUMBER PBL6819 **D 3**

D. BURDENS SECTION

ENTRY NO	SPECIFICATION

Disponed Subjects Real Burdens

The following real burdens are imposed on the Disponed Subjects for the benefit of the Retained Subjects:-

1. The Disponed Subjects Proprietor shall be responsible for an equal share of the costs of maintenance, repair and, where necessary, renewal, of all boundary features, whether existing or to be erected, separating the Retained Property from the Disponed Property.

Part 6

Reciprocal Burdens

The following real burdens are imposed on the Disponed Subjects as the burdened property in favour of the Retained Subjects as the benefited property:-

1. The Retained Subjects Proprietor and the Disponed Subjects Proprietor will each attempt in good faith to resolve all disputes, questions, or differences at any time arising under, out of, or in connection with all of the rights, obligations and others set out herein within 14 days of written notice of the dispute from one party to the other party (or parties, as appropriate) through negotiations between the representatives of the parties who have authority to settle the relevant dispute. In the event of any dispute arising under the terms hereof not being resolved through negotiation, then the dispute shall be settled by an arbitrator to be appointed on the application of either party by the Chairman (or senior office holder) of The Royal institution of Chartered Surveyors in Scotland. The said arbitrator shall have power to award expenses of any party wholly or partially against the other party or parties.

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TITLE NUMBER PBL6819 **D 4**

D. BURDENS SECTION

ENTRY NO	SPECIFICATION
	No application may be made to the Lands Tribunal of Scotland under section 90 (1)(a)(i) of the Title Conditions (Scotland) Act 2003 in respect of the real burdens set out in Part 5 hereof and the servitudes set out in Part 2 hereof for a period of five years after 12 Nov. 2015.
2	Disposition by Andrew Vincent and David Mark Hunter to Iain Thomas McLeod and Sheila McLeod, registered 20 Apr. 2018, of subjects at 2 Tweeddaleburn Cottage, being the subjects in this Title, contains the following real burdens: In this deed:- "Property" means the subjects disponed by this Disposition; "Purchaser" means the said Iain Thomas McLeod and Sheila McLeod; "Retained Property" means Westloch Farm, Peebles, registered under Title Number PBL6051; "Seller" means the said Andrew Vincent and David Mark Hunter. Part 1 New Burdens affecting the Property The following real burdens are imposed on the Property in favour of the Retained Property: 1. The Purchaser shall erect of a stock-proof fence along the boundaries between the Property and the Retained Property at the sole expense of the Purchaser and that within a period of 8 weeks after the Date of Entry (being 26 Feb. 2018).

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D. BURDENS SECTION

ENTRY NO	SPECIFICATION
	2. The stock-proof fence to be erected along the boundaries between the Property and the Retained Property will be owned mutually by the Purchaser and the Seller and shall be maintained at the mutual expense of the Purchaser and the Seller. Part 2 Retained Burdens affecting the Retained Property The following real burdens are imposed on the Retained Property in favour of the Property: 1. The stock-proof fence to be erected along the boundaries between the Property and the Retained Property will be owned mutually by the Purchaser and the Seller and shall be maintained at the mutual expense of the Purchaser and the Seller. No application may be made to the Lands Tribunal for Scotland under section 90(1)(a)(i) of the Title Conditions (Scotland) Act 2003 in respect of the real burdens set out in Part(s) 1 and 2 hereof for a period of 5 years after the registration of this disposition in the Land register of Scotland.
3	Explanatory Note: The descriptions of the burdened and benefited properties in any deed registered in terms of sections 4 and 75 of the Title Conditions (Scotland) Act 2003 in this Title Sheet are correct as at the stated date of registration of such deed.

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