



Title Information: PTH45699

Search summary

Date/Time of search	11-12-2019 13:11:00
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Transaction number	SCO-04316950
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User Reference	
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Section A**PTH45699**

Property

Date of first registration	24-11-2010
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Date title sheet updated to	25-09-2018
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Date land certificate updated to	13-07-2015
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Hectarage Code	0
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Real Right	OWNERSHIP
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Map Reference

Title Number	PTH45699
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Cadastral Unit	PTH45699
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Sasine Search

Property address	BRAES ROAD, RATTRAY, BLAIRGOWRIE
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Description	Subjects cadastral unit PTH45699 on the north side of BRAES ROAD, RATTRAY, BLAIRGOWRIE edged red on the cadastral map, together with the servitude rights specified in Part V of the Disposition in Entry 2 of the Burdens Section and together with the subsisting rights to real burdens specified in the Schedule below.
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Notes	1. 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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Schedule of Particulars Relative to Subsisting Rights to Real Burdens

Entry No	Benefited Property	Real Burdens	Burdened Property
1	subjects in this Title	Part II of Disposition to Robert Beattie and another, registered 13 Jul 2015 specified in Entry 2 of the Burdens Section.	Subjects registered under PTH38470

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Section B**PTH45699**

Proprietorship

ROBERT JOHN BARRELL and ROSALYNE DOROTHY BARRELL both Resard House, Braes Road, Rattray, Blairgowrie, PH10 7DA equally between them.

Entry number	1
Date of registration	14-03-2018
Date of Entry	09-03-2018
Consideration	£92,000

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Section C**PTH45699**

Securities

Entry number

1

Specification

Standard Security by said ROBERT JOHN BARRELL and ROSALYNE DOROTHY BARRELL to FURNESS BUILDING SOCIETY incorporated under the Building Societies Acts, Head Office at 51-55 Duke Street, Barrow-in-Furness, Cumbria LA14 1RT.

Date of registration

25-09-2018

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Section D

PTH45699

Burdens

Number of Burdens: 3

Burden 1

Feu Disposition by Andrew Thom to David Nicoll and his heirs and assignees, recorded G.R.S. (Perth) 25 May 1882, of subjects at South Street, Rattray, Blairgowrie, of which the subjects in this Title form part, contains inter alia the following burdens:

Declaring also that the said David Nicoll shall be bound to erect houses on the ground hereby disposed to the value of sixty pounds sterling at the least and to maintain the same of that value in all time thereafter; Declaring also that all houses erected by the said David Nicoll on said ground should be not less than four feet distant from the street or road bounding the said subjects on the north and not nearer to the said street which bounds the said subjects on the south than six feet, which spaces are to be left open as foot paths adjoining said streets; Declaring also that the said David Nicoll and his foresaids should be bound and obliged to build and in all time coming to uphold a march dyke on the top of the bank on the south side of the said last mentioned street and opposite to the property hereby disposed, so far as said property extends, in equal shares with David Anderson of Saint Fink.

Burden 2

Disposition by Peter Affleck Russell and Janet Mary Russell to Robert Beattie and Shonaidh May Fleming Beattie and their executors and assignees, registered 13 Jul 2015, of subjects lying to the north west of Braes Road, Rattray being the subjects in this title, contains the following servitudes and real burdens;

This is the Schedule referred to in the foregoing Disposition by Peter Affleck Russell and Mrs. Janet Mary Russell in favour of Robert Beattie and Mrs. Shonaidh May Fleming Beattie dated 17 June 2015.

Part I

Interpretation In this Schedule;

"the Benefited Property" means the subjects disposed in the foregoing Disposition.

"the Burdened Property" means the subjects Birch Cottage, South Street, Rattray, Blairgowrie, PH10 7BZ being the subjects registered under PTH38470 under exception of the Benefited Property.

"the Benefited Proprietors" mean the said Robert Beattie and Mrs. Shonaidh May Fleming Beattie and their successors and executors as proprietors of the Benefited Property or any part thereof.

"the Burdened Proprietor" means the said Peter Affleck Russell and Mrs Janet Mary Russell and their successors and executors as proprietors of the Burdened Property or any part thereof.

Part II

Real Burdens imposed upon the Burdened Property in favour of the Benefited Property

The Burdened Proprietor shall be liable for the costs of reinstatement of all damage caused by exercise of the servitude rights reserved to the Burdened Proprietor as provided in Part IV hereof.

Part III

Real Burdens imposed upon the Benefited Property in favour of the Burdened Property

a) The Benefited Proprietors shall be liable for the costs of reinstatement of all damage occasioned by exercise of the servitude rights in favour of the Benefited Property.

b) The Benefited Proprietors shall be liable for the sole expense of maintaining, repairing and renewing the fences and walls on the north and south boundaries of the Benefited Property.

Part IV

Servitude Rights imposed upon the Benefited Property in favour of the Burdened Property

There shall be reserved to the Burdened Property heritable and irredeemable servitude rights for all pipes, cables, drains and others which at present pass under, through or over the Benefited Property with a right of access thereto on all necessary occasions for the purposes of inspection, repair and renewal.

Part V

Servitude Rights imposed upon the Burdened Property in favour of the Benefited Property

a) A servitude right to lay a water supply pipe through or under the Burdened Property by the route the intended line of which is shown by a green broken line on the Supplementary Data 1 to the Title Sheet to connect the said supply pipe into the water main in South Street, Rattray.

b) A servitude right to lay a gas supply pipe through or under the Burdened Property by the route the intended line of which is shown by a brown broken line on Supplementary Data 2 to the Title Sheet to connect the said supply pipe into the gas main in South Street aforesaid.

c) A servitude right in favour of the Benefited Proprietors to lay a sewerage pipe through the Burdened Property by the route the intended line of which is shown by a blue broken line on the Supplementary Data 3 to the Title Sheet to connect into the mains sewer in South Street aforesaid.

d) A servitude right to enter the Burdened Property on all necessary occasions for the purposes of repairing, maintaining and renewing all service pipes that connect the Benefited Property to

mains supplies of water, gas and sewerage.

e) A servitude right to enter on to the Burdened Property for the purpose of maintaining, repairing and renewing the mutual boundary fence separating the Burdened and Benefited Properties subject to restoring all damage caused to the Burdened Property by the exercise of the said servitude right.

Burden 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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