



Title Information: ANG45785

Search summary

Date/Time of search	05-10-2020 12:03:07
Transaction number	SCO-06338055
User Reference	

Section A**ANG45785****Property**

Date of first registration	29-03-2007
Date title sheet updated to	12-07-2013
Hectarage Code	0
Interest	PROPRIETOR
Map Reference	NO3929NW
Title Number	ANG45785
Cadastral Unit	ANG45785
Sasine Search	<u>24230/32621</u>
Property address	54 SEAFIELD ROAD, DUNDEE DD1 4NW

Description	Subjects (1) within the land edged red on the Title Plan being the westmost house on the top floor, with the attics above, of the Tenement 54 SEAFIELD ROAD, DUNDEE DD1 4NW with the southmost of the four coal cellars situated to the west of the drying green aftermentioned, Together with a right in common with (a) the proprietors of the remainder of the said Tenement to (One) the washinghouse being the westmost of the two washinghouses situated to the north of the drying green aftermentioned (Two) the common entrance passage and the common stair serving the said Tenement (Three) the roof, walls, gables, chimney heads, rhones, conductors, common drains, soil, water, gas and other pipes, electric cable and wiring; With free ish and entry to the said house by the common entrance passage and common stair, to the roof and chimney heads of the said Tenement for the purposes of cleaning vents and all other necessary purposes, to the drains, soil, water, gas and other pipes and electric cables and wiring for the purpose of making repairs and all other necessary purposes and to the said coal cellar and washing house and to the drying green after mentioned by the said common entrance passage and by the common access paths aftermentioned and (b) the proprietors of the remainder of the said Tenement and of the Tenement buildings 56 and 58 Seafield Road and the subjects 60 Seafield Road to (One) the solum of which the said tenement and the said Tenement buildings are erected (Two) the drying green and clothes poles therein, lying to the north of the said Tenement and the said Tenement buildings and the mutual boundary walls, railings and fences surrounding the said drying green and the said two washinghouses, the said row of coal cellars and the said common access paths and (Three) the common access paths all situate on the north of the said Tenement, and (2) the area of ground with lock up garage erected thereon tinted mauve on the said plan, Together with right of access to the said area of ground by the entrance at 32 Seafield Road.
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Section B**ANG45785****Proprietorship**

ROBERT LUMSDEN THOMSON and SUZAN ANN THOMSON spouses, 78 Westhall Road, Warlingham, Surrey equally between them and the survivor of them.

Entry number	1
Date of registration	12-07-2013
Date of Entry	11-07-2013
Consideration	£155,000

1. There are in respect of the subjects in this Title no subsisting occupancy rights, in terms of the Matrimonial Homes (Family Protection) (Scotland) Act 1981, of spouses of persons who were formerly entitled to the said subjects.

Notes

2. There are in respect of the subjects in this Title no subsisting occupancy rights, in terms of the Civil Partnership Act 2004, of partners of persons who were formerly entitled to the said subjects.

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Section C

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Securities

There are no entries.

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Section D

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Burdens

Number of Burdens: 2

Burden 1

Disposition by Trustees of Anna Margretta Peddie or Nicol to George Green Limited and their successors and assignees, recorded G.R.S. (Angus) 18 Aug 1953, of the westmost top floor dwellinghouse with attics above of the Tenement 54 Seafield Road, Dundee, forming part of the subjects in this Title, contains the following burdens:

The burden of payment by our said disponees and their foresaids of (One) a share corresponding to the proportion which the assessed rental of the subjects hereby dispossessed bears to the total assessed rental of the whole of the Tenement 54 Seafield Road, Dundee, of the upkeep and/or renewal of the services and others videlicet:- the roof, walls, gables, chimneyheads, rhones, conductors, common drains, soil, water, gas and other pipes, electric cables and wiring, the westmost of the two washing houses lying to the north of the drying green aftermentioned and the common entrance and common stair and all others common or mutual to the subjects hereby dispossessed and the remainder of the Tenement; and (Two) a share corresponding to the proportion which the assessed rental of the subjects hereby dispossessed bears to the total assessed rental of the Tenement buildings known as 54, 56 and 58 Seafield Road, Dundee and the subjects 60 Seafield Road, Dundee, of the upkeep and/or renewal of the drying green lying to the north of the said Tenement buildings and clothes poles therein and the mutual walls, railings and the fences surrounding the said drying green and said two washing houses the row of coal cellars situated to the west of said drying green and the said common access paths; Declaring that when the proprietors or a majority of the proprietors of the greater part in value based on rental of the remaining portions of said Tenement who are liable to have any mutual and common repairs executed, consider it desirable to do so, they shall have power to order the same to be done and the whole proprietors who are so liable whether consenting or not shall be bound to pay their respective shares of the cost thereof, in the same way as if their consent had been given.

Burden 2

Disposition by Philip Crossan to Norman Blair and his hers and assignees, recorded G.R.S. (Angus) 11 Jan 1962, of that part of the subjects in this Title tinted mauve on the Title Plan, contains the following burdens:

(first) the said Norman Blair and his foresaids shall be bound to maintain on the lot or piece of ground hereby feued, and in the event of demolition or decay of the present buildings, to erect and maintain, good and substantial buildings of brick or artificial stone and lime roofed with slates or asbestos or of such other materials as may be approved of by me and my heirs and successors in the superiority of the subjects hereby feued and capable of yielding a yearly rental of at least double the feu-duty of fifteen shillings, and the said Norman Blair and his foresaid shall be bound to keep all such buildings constantly in good repair, and

(second) the burden of payment by the said Norman Blair and his foresaids of a one half share of the expenses of maintaining and upholding and when necessary renewing the said mutual dividing walls on the east and west boundaries of the subjects hereby dispossed.

Note: the feuduty payable under the above Feu Charter [etc] is extinguished by virtue of section 7 of the Abolition of Feudal Tenure etc (Scotland) Act 2000 and is shown only in so far as it affects/assists with the interpretation of other real burdens contained in this Title Sheet [in respect of maintenance obligations, liability for common repairs etc].

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