



Title Information: MID66948

Search summary

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| Date/Time of search | 27-10-2020 12:39:17 |
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| Transaction number | SCO-06508621 |
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| User Reference | |
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Section A

MID66948

Property

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|------------------------------------|---|
| Date of first registration | 30-09-2004 |
| Date title sheet updated to | 01-05-2019 |
| Hectarage Code | 0 |
| Real Right | OWNERSHIP |
| Map Reference | NT2275SE |
| Title Number | MID66948 |
| Cadastral Unit | MID66948 |
| Sasine Search | <u>114332</u> |
| Property address | 25 GRIGOR AVENUE, EDINBURGH EH4 2PQ |
| Description | Subjects 25 GRIGOR AVENUE, EDINBURGH EH4 2PQ edged red on the Title Plan. |
| Notes | 1. The minerals are excepted. The conditions under which the minerals are held are set out in the Feu Contract in Entry 1 of the Burdens Section. |

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Section B**MID66948**

Proprietorship

JOHN HUTCHEON and JANE KEYS both 25 Grigor Avenue, Edinburgh, EH4 2PQ equally between them.

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| Entry number | 1 |
| Date of registration | 13-01-2009 |
| Date of Entry | 09-01-2009 |
| Consideration | £340,000 |

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Section C

MID66948

Securities

There are no entries.

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Section D

MID66948

Burdens

Number of Burdens: 2

Burden 1

Feu Contract containing Feu Disposition by Barnton, Sauchie and Bannockburn Estates (who and whose successors are hereinafter called "the Superiors") to James Miller and Partners Limited and their successors and assignees (all hereinafter called "the Vassals"), recorded G.R.S. (Midlothian) 5 Mar. 1962, of (In the First Place) 0.715 acre of ground (hereinafter called "Lot I"), (In the Second Place) 0.345 acre of ground (hereinafter called "Lot II") and (In the Third Place) 1.118 acres of ground (hereinafter called "Lot III"), (Lot I, Lot II and Lot III are all together hereinafter sometimes referred to as the "Feu") of which the subjects in this Title form part, contains the following burdens:

Reserving to the Superiors the whole mines, metals, minerals, stone and fossils of whatever kind in or under the Feu, with free ish and entry thereto, and full power to work, win, manufacture, and carry away the same, but so that no opencast, road, or other work be made or done upon the surface of the feu; Declaring that the Superiors exercising any of the said reserved rights or powers shall be bound to make payment to the Vassals of all damages that may be thereby occasioned to the surface of the Feu and any buildings erected or to be erected thereon, as the amount of such damages shall be ascertained by Arbiters to be mutually appointed by the parties, or by an Oversman to be selected by the Arbiters in case of their differing in opinion; But declaring further that the Vassals shall not be entitled to any payment from the Superiors for wayleave in respect of any electric cable, wire or main, gas or water pipe, drain, sewer, or other work foresaid being laid, constructed, or maintained by the Superiors or under their authority, in or across the Feu; And Declaring that the Feu is feued subject to all existing servitudes; And Declaring that these presents are granted with and under the conditions and restrictions, following:-

(First)

The Vassals shall construct where necessary and shall thereafter maintain in good repair along the east boundaries of Lot I and Lot II and along the west boundary of Lot III a concrete kerb or a brick wall of a pattern approved of by the Superiors and the Vassals shall join with the proprietors of the ground lying to the west and north of Lot I and to the south and west of Lot II in erecting suitable metal post and wire or hurdle bar fences along the west and north boundaries of Lot I and the south and west boundaries of Lot II, which fences shall thereafter be maintained in good repair by the Vassals and the proprietors of the said adjoining ground as mutual fences in all time coming; And the Vassals shall join with the proprietor of Number 52 Grigor Avenue in maintaining in good repair in all time coming the said mutual fence along the south boundary of Lot I, and the Vassals shall join with the proprietor of Number 26 Grigor Avenue in maintaining in good repair in all time coming the said mutual fence along the north boundary of Lot II, and the Vassals shall join with the proprietor of Number 17 Grigor Avenue in maintaining in good repair in all time coming the said mutual fence along the north boundary of Lot III, and the Vassals shall join with the proprietors of Numbers 5, 4 and 3 Grigor Gardens and

Numbers 6, 5, 4 and 3 Davidson Park in maintaining in good repair in all time coming the said mutual fences along the east boundary of Lot III, and the Vassals shall join with the proprietor of number 35 Grigor Avenue in maintaining in good order in all time coming the said mutual fence along the south boundary of Lot III; And the Vassals shall erect between each house plot within the Feu metal post and wire or hurdle bar fences which shall thereafter be maintained in good order as mutual fences by the proprietors of the houses on each side thereof;

(Second)

The Vassals shall be bound before Martinmas Nineteen hundred and sixty five to erect and thereafter maintain in good repair in all time coming upon Lot I, one detached and two semi-detached dwellinghouses, upon Lot II four semi-detached and two detached dwellinghouses, and on Lot III nine detached and two semi-detached dwellinghouses, and the Vassals shall be entitled in addition to erect buildings ancillary to the said dwellinghouses, including a private garage for each dwellinghouse, and to erect on the south east part of Lot III fourteen private lock-up garages to the east of the two semi-detached dwellinghouses to be erected on Lot III which dwellinghouses shall always be used as private dwellinghouses only and for no other purpose; and the said dwellinghouses, ancillary buildings and private garages shall be erected upon sites and according to plans, elevations and specifications approved or to be approved of by the Superiors, and no alteration shall be made to any dwellinghouse or other building nor shall any additional building be erected on any part of the Feu unless the plans, elevations and specifications of such alteration or additional building are submitted to and approved of by the Superiors before such alteration or additional building is commenced;

(Third)

The Superiors shall not be liable for any part of the cost of the erection or maintenance of any fence, wall, water channel, drain, sewer, or main drain or any electricity, gas or water main, within or ex adverso the Feu;

(Fourth)

The Vassals shall not cause or allow anything to be done on the Feu that may be injurious to the amenity or sanitation of the Feu or of the neighbourhood;

(Fifth)

The Vassals shall be bound to keep the whole buildings on the Feu at all times insured against loss by fire with an established Insurance Company to the extent of at least two-thirds of their value at the time, and in the event of the buildings on the Feu, or any of them, being wholly partially destroyed by fire, the Vassals shall be bound, within a reasonable time, in no case exceeding two years, to rebuild the same in accordance with the conditions herein expressed.

Note: Lot I comprises subjects 52, 54 and 56 Grigor Avenue; Lot II comprises subjects 28 to 38 (even numbers) Grigor Avenue and Lot III comprises subjects 19 to 39 (odd numbers) Grigor Avenue.

Burden 2

Disposition by James Miller and Partners Limited to Abbey National Building Society and its successors and assignees, recorded G.R.S. (Midlothian) 25 Apr. 1962, of the subjects in this Title, contains the following burdens:

Reserving to the proprietors of the subjects 23 Grigor Avenue, Edinburgh a right of access over so much of the garden ground belonging to the subjects hereby disposed as is necessary for the purpose of maintaining and keeping in repair the southmost face of the gable wall of the garage or car port belonging to the said subjects 23 Grigor Avenue, aforesaid. Declaring that the expense of maintaining and keeping in repair the fences, railings, drains, water and gas pipes, electric mains and all others mutual to the subjects hereby disposed and the adjoining subjects shall be borne by our said disponent and its foresaids and the respective adjoining proprietors in equal portions.

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Pending Applications

MID66948

| | |
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| Application Number | 20MID2364B |
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| Date of Application | 31-08-2020 |
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| Valid From | 01-09-2020 |
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| Valid To | 07-11-2020 |
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| Application Status | CONFIRMED |
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| Consideration | |
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| Title number | MID66948 |
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| Application Type | Advance Notice |
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| Parent Title Number | |
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Grantees

TSB BANK PLC, SC095237, HENRY DUNCAN HOUSE, 120 GEORGE STREET, EDINBURGH

Granters

JOHN HUTCHEON, 25 GRIGOR AVENUE, EDINBURGH, EH4 2PQ, JANE KEYS, 25 GRIGOR AVENUE, EDINBURGH, EH4 2PQ

Additional Information

25 GRIGOR AVENUE, EDINBURGH, EH4 2PQ

Deeds

| Agent No. | Deed type | Deed Details |
|-----------|-----------|--------------|
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| 5852 | Standard Security | |
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Until completed, applications to register deeds are subject to rejection or withdrawal. Advance Notices will remain on the Application Record for 35 days unless they are discharged.

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Application Number 20MID31272

Date of Application 08-10-2020

Valid From

Valid To

Application Status CONFIRMED

Consideration

Title number MID66948

Application Type Dealing with Whole

Parent Title Number

Applicants

TSB BANK PLC INCORPORATED UNDER THE COMPANIES ACT, SC095237, PO BOX 373, MANSTON LANE, LEEDS, LS149GQ

Granters

JOHN HUTCHEON and JANE KEYS, 25 GRIGOR AVENUE, EDINBURGH, EH4 2PQ

Property Addresses

25, GRIGOR AVENUE, EDINBURGH, EH4 2PQ

Deeds

| Agent No. | Deed type | Deed Details |
|-----------|-------------------|---|
| 5852 | Standard Security | JOHN HUTCHEON & ANR IFO TSB BANK PLC INCORPORATED UNDER THE COMPANIES ACT |

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