

Notes on Title

Subjects: 16/8 Salamander Street, Edinburgh, EH6 7HR

Purchasers: Mark Robert Provan

Price: £181,235 **LBTT payable of: £724**

Date of Entry: 20 July 2018

Seller: Nicholas Christian Sutherland

Brief description: being the west most house on the third flat above the street together with a right in common to the solum (ground on which the property is built), the backgreen and the passage leading to the backgreen. Also with a right of access to the roof of the tenement by the common passage for the purpose of cleaning the vents.

Applic for Level 3 Plans Report – is it required: - No.

Share of upkeep of common parts:

Obligation to pay equitable share of the expense of upholding and maintaining the roof of the tenement and all mutual walls and gables and the common passage and stair, front and doors thereof chimney stalks and the pavement in front thereof, rainwater conductors, drains, waterpipes and channels backgreen and mutual railings and poles of said backgreen and all other areas common or mutual to the tenement.

REGISTERED LAND: The title to the property is already registered in the Land Register of Scotland under Title Number MID17560. A copy of the existing Land Certificate is enclosed and shows all the conditions which apply to the property.

Proprietors Association/Factor: - None.

Minerals? No reservation/ reserved to superior Provisions as to compensation? Adequate

Coal Authority website checked – Yes – Coal report required: No.

Any alterations disclosed in survey? Yes – the property has been altered to comprise its existing layout, whereby formation of the internal kitchen.

Building Warrant/Plans/Comp Cert exhibited for alterations: No – awaiting confirmation from surveyor that these alterations are historic meaning no documentation is needed.

NB: Before doing any alterations to your property in the future, check with the local council whether you need planning permission and/or building warrant. Ideally you should obtain their reply in writing and keep it until you sell the property as evidence.

Guarantees for Damp Proofing/Timber Treatments:

None seen

Properties under 10 years old

NHBC doc re newbuild and under 10 years – N/A

Certificate of completion dated: N/A

Miscellaneous

Outstanding Securities: Standard Security by the seller in favour of Mortgage Express recorded 17 December 2007.




Draft Registration form /Letter of Obligation/Council Tax notification/Draft Discharge – Seen and approved.

MHA Declaration Required? Yes – incorporated into Disposition

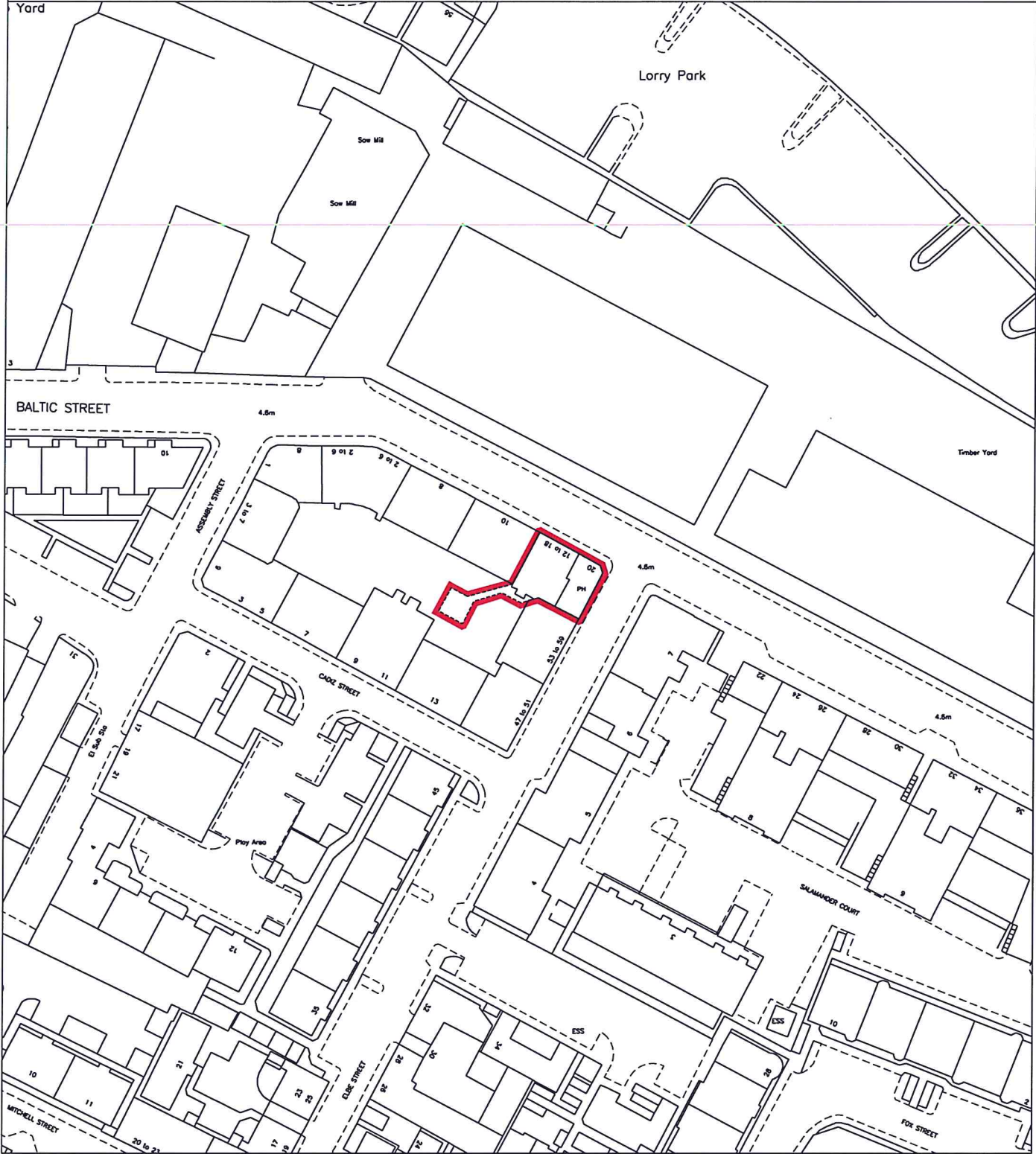
Property Enquiry Certificates - not yet seen but requested

Outstanding Items

- ❖ Legal Report & Continuation
- ❖ Planning and B Warrant docs re alterations or confirmation from surveyor that alterations are historic
- ❖ Property enquiry certificates

 LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	4580 9/9/2010	MID17560
	ORDNANCE SURVEY NATIONAL GRID REFERENCE	70m 
NT2776SW NT2776SE NT2776NW NT2776NE		Survey Scale
		1/1250

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Title Information: MID17560

Search summary

Date/Time of search	12-06-2018 14:23:32
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Search reference	SCO-00314965
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User Reference	
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Section A Property

MID17560

Date of first registration	11-02-2002
Date title sheet updated to	17-12-2007
Date land certificate updated to	06-09-2006
Hectarage Code	0
Interest	PROPRIETOR
Map Reference	NT 2776 SW
Cadastral Unit	MID17560
Sasine Search	<u>137885</u>
Property address	16/3F1 SALAMANDER STREET, EDINBURGH EH67HR
Description	Subjects 16/3F1, SALAMANDER STREET, EDINBURGH EH6 7HR within the land edged red on the Title Plan being the west most house on the third flat above the street of the Tenement 16 SALAMANDER STREET, EDINBURGH; Together with a right in common with the other proprietors of the said tenement in proportion to their respective feuduties to the solum of the piece of ground on which the said tenement is built and right jointly and in common with the said proprietors to the backgreen pertaining to said tenement and to the passage leading thereto which backgreen shall be used exclusively for the purpose of bleaching and drying clothes and also with right of access to the roof of said tenement by the common passage and stair and the hatchway in the ceiling at the top of said common stair for the purpose of cleaning the vents of the subjects in this Title and other necessary purposes and also with right of access to the drains of said tenement.

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Section B Proprietorship

MID17560

NICHOLAS CHRISTIAN SUTHERLAND 4/3, North Werber Park, Edinburgh.

Entry number	1
Date of registration	28-11-2002
Date of Entry	22-11-2002
Consideration	£85000

Notes

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.

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
Securities

MID17560

Entry number	1
Specification	Standard Security for £102000 and further sums by said NICHOLAS CHRISTIAN SUTHERLAND to MORTGAGE EXPRESS, PO Box 88, Croft Road, Crossflatts, Bingley, West Yorkshire BD16 2UA.
Date of registration	17-12-2007

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Section D Burdens

MID17560

Number of Burdens: 2

Burden 1 Preamble

Feu Contract containing Feu Disposition by Isabella Duncan or Stevenson to Simon Slater and his heirs and assignees, recorded G.R.S. (Edinburgh) 3 Aug. 1891, of area or building stance, now comprising Tenement 12 to 20 Salamander Street, Edinburgh, of which the subjects in this Title form part, contains the following burdens:

▼ Full details of Burden 1

Payment to the said Isabella Duncan or Stevenson and her heirs and successors of the sum of Thirty seven pounds ten shillings sterling yearly in name of feu duty and that at two terms in the year Whitsunday and Martinmas by equal portions in all time coming with interest at the rate of five per centum per annum of each terms payment of the said feu duty from the terms at which the same falls due during the not payment thereof And further it is hereby expressly provided and declared that the said subjects are hereby disposed with and under the burdens provisions declarations and obligations following viz; that the said Simon Slater shall be bound to erect on the area or building stance hereby disposed a tenement of dwellinghouses and shops of five storeys in height and that according to plans and elevations to be submitted to and approved of by the said Isabella Duncan or Stevenson or her Agents; That the said Simon Slater and his foresaids shall be bound to maintain the same or a similar tenement in all time coming and that no steam engine or manufactory shall be erected on the said subjects hereby feued and that no trade or business shall be carried on upon any portion thereof which shall form a nuisance to the neighbouring proprietors or to the said Isabella Duncan or Stevenson or the tenants or feuars of the remaining subjects still belonging to her That the said Simon Slater shall be bound to construct the West and South gables of the tenement to be erected on the area or building stance hereby disposed as mutual gables having equal advantages on both sides for fire places and presses one half of the said mutual gables to be erected on the area or piece of ground hereby disposed and the other half on the adjoining ground and when the adjoining ground on the south comes to be feued out and built upon the said Simon Slater and his foresaids shall be entitled to recover from the adjoining feuar one half of the value of the said South gable as the same shall be ascertained by the valuation of two neutral men to be mutually chosen or their oversman Further the said disponent and his foresaids shall be bound to enclose the back green and passage leading thereto with iron railings not less than four feet in height placed one half on the ground hereby disposed and the other half on the adjoining ground and when the adjoining ground comes to be feued out and built upon the said disponent and his foresaids shall be entitled to recover from the adjoining feuars one half of the value of said iron railings as the same shall be ascertained by valuation as aforesaid and the same shall thereafter be mutual between the said disponent and the adjoining feuars and their respective heirs and successors in all time coming.

Burden 2 Preamble

Disposition by Towmill Properties Limited to John Alexander McInnes and another and their successors and assignees, recorded G.R.S. (Midlothian) 4 Oct. 1972, of the subjects in this Title, contains the following burdens:

▼ Full details of Burden 2

Payment of a part or share along with the whole other proprietors in the tenement of which the subjects hereby disponed form part in proportion to the feuduties payable by each of the expense of upholding the roof of said tenement and also the mutual walls and gables thereof and the common passage and stair and front and doors thereof chimney stalks of said tenement and pavement in front thereof rainwater conductors drains waterpipes and channels backgreen and mutual railings and poles of said backgreen and all others common or mutual to said tenement.

Note: A proportion of Two pounds twenty five pence of the feuduty of Thirty seven pounds fifty pence payable under the above Feu Contract was allocated on the subjects in this Title and has been redeemed.

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