



Title Information: GLA77925

Search summary

Date/Time of search	14-07-2023 15:12:26
---------------------	---------------------

Transaction number	SCO-14964328
--------------------	--------------

User Reference	
----------------	--

Section A

GLA77925

Property

Date of first registration	04-02-1991
Date title sheet updated to	30-01-2020
Hectarage Code	0
Real Right	OWNERSHIP
Map Reference	NS5762L
Title Number	GLA77925
Cadastral Unit	GLA77925
Sasine Search	
Property address	986 POLLOKSHAWS ROAD, GLASGOW G41 2HA
Description	Subjects 986 POLLOKSHAWS ROAD, GLASGOW G41 2HA edged red on the Title Plan; Together with the heritable and irredeemable servitude right described in Part 3 B of the Disposition in Entry 4 of the Burdens Section and Together also with the subsisting rights to real burdens specified in the Schedule of Particulars relative to Subsisting Rights to Real Burdens below.
Notes	1. The following rights are also included in this Title viz: free ish and entry thereto by the mutual lane; and also with a servitude of light over that portion of ground tinted yellow on said plan to the effect that no buildings or structure shall be erected thereon in all time coming by the proprietors of the said portion of ground tinted yellow on said plan over which the said servitude of light is hereby created; and also the rights specified in the Disposition in Entry 3 of the Burdens Section.

Schedule of Particulars Relative to Subsisting Rights to Real Burdens

Entry No	Benefited Property	Real Burdens	Burdened Property
1	subjects in this Title	Part 2B of the Disposition by Speediprint (Scotland) Limited to Trustees of Mrs. Marlene Helen McNeill Robinson's Accumulation and Maintenance Trust for Grandchildren.	Subjects, registered under Title Number GLA77927

This is a Copy which reflects the position at the date the Title Sheet was last updated.

© Crown copyright 2022

Section B

GLA77925

Proprietorship

EDZELL HERITABLE INVESTMENT COMPANY LIMITED incorporated under the Companies Acts (Company Number 084235) and having their Registered Office at 1008 Pollokshaws Road, Shawlands, Glasgow.

Entry number	1
Date of registration	10-01-2020
Date of Entry	17-12-2019
Consideration	£160,000

This is a Copy which reflects the position at the date the Title Sheet was last updated.

© Crown copyright 2022

Section C

GLA77925

Securities

There are no entries.

This is a Copy which reflects the position at the date the Title Sheet was last updated.

© Crown copyright 2022

Section D

GLA77925

Burdens

Number of Burdens: 4

Burden 1

Instrument of Sasine, recorded G.R. 3 Jun. 1796, on Feu Contract by Robert Crawford to Catherine Gordon and her heirs or assignees of 3 roods of ground, contains no burdens.

Burden 2

Instrument of Sasine, recorded P.R.S. (Renfrewshire &c.) 30 Oct. 1798, on Feu Contract by Robert Crawford to Duncan Lawrie and his heirs or assignees, of 1 rood of ground, contains the following declaration:

That it should not be competent nor lawful to the said Duncan Lawrie or his foresaids to have in any house or houses, wall or walls to be erected by him or them nearer than fifteen feet from the west boundary looking or fronting to the said west boundary.

Burden 3

Disposition by Neale Thomson, with consent to John Jarvie and Robert Bryson Jarvie and their heirs and assignees and disponees, recorded G.R.S. (Glasgow) 20 Jul. 1901, of 906 square yards of ground, comprising the subjects edged red on the Title Plan, contains the following burdens &c.:

Declaring always that any servitude of passage or right of ish and entry over the remaining ground belonging to me situated to the South West of the plot or area of ground hereby disposed and the lane or passage leading thereto which may have been acquired by or constituted in favor of the said plot or area of ground hereby disposed through the joint prescriptive use or enjoyment thereof and of said remaining ground by me or my authors is hereby discharged and extinguished: Declaring always that the mutual Lane whereof the central line forms one of the South Western boundaries of the plot or area of ground hereby disposed is and shall in all time coming remain mean and common exclusively to my said disponees and their successors in the said plot or area of ground and to my disponees Robert Jardine Lockhart, Hugh Crawford Smith, Hugh Blackburn Lockhart and Thomas Hepburn all partners of the firm of Lockhart Smith and Company, Cocoa Room Proprietors in Glasgow in inter alia other portions of the two plots of ground each containing one rood and that the said Lane shall be maintained repaired and upheld jointly by my said disponees and their foresaids and the said Robert Jardine Lockhart, Hugh Crawford Smith, Hugh Blackburn Lockhart and Thomas Hepburn, and their heirs and successors in the said portions of ground and that any servitude of passage or right of ish and entry over the plot or area of ground hereby disposed and said lane which may have been acquired by or constituted in favor of me or the said remaining ground belonging to me situated to the South West of the plot or area of ground hereby disposed through the joint prescriptive use or enjoyment thereof and of said plot or area

of ground and lane by me or my authors is hereby discharged and extinguished: but declaring that my said disponees and their foresaids shall have all right competent to me to use the drains crossing said Lane and the free use of the drain which passes through my said remaining ground on the North West of the subjects hereby conveyed or any drain which may be substituted therefor: and further that I and my foresaids shall be bound when required by my said disponees and their foresaids shall be bound when required by my said disponees and their foresaids to discontinue the use of the drains from my said property on the south west which pass through the subjects hereby conveyed, but such discontinuance of use shall not be required as regards the southmost of said drains so long as my property known as the "Malakoff Bakehouse" remains unlet or unsold.

Burden 4

Disposition by Speediprint (Scotland) Limited to Trustees for Mrs. Marlene Helen MacNeill Robinson's Accumulation and Maintenance Trust for Grandchildren, registered 30 Mar. 2007, of the subjects 974 Pollockshaws Road, Glasgow, contains the following rights and burdens:

Part 1 Interpretation

"the Warehouse" means the subjects 974 Pollokshaws Road, Glasgow, registered under GLA77927.

"our remaining subjects" means the subjects in this Title.

Part 2

A Real Burdens affecting our remaining subjects

The proprietors of our remaining subjects shall be prohibited at all times from blocking or restricting pedestrian or vehicular access to and egress from the Warehouse along the lane currently serving the Warehouse and lying generally to the south west of same and leading to and from Pollokshaws Road.

B Real Burdens affecting the Warehouse

The proprietors of the Warehouse shall be prohibited at all times from blocking or restricting pedestrian or vehicular access to and egress from our remaining subjects along the lane currently serving the Warehouse and lying generally to the south west of same and leading to and from Pollokshaws Road.

Part 3

A Servitudes affecting our remaining subjects

The following servitudes are imposed on our remaining subjects in favour of the Warehouse:-

1. A right of access in favour of the Warehouse through our remaining subjects for the purpose of inspection, maintenance, repair and renewal of any cables, pipes, drains and other services

belonging solely to the Warehouse or jointly to the Warehouse and our remaining subjects on all necessary occasions and for all necessary purposes subject to restoration of all damage caused thereby.

2. A heritable and irredeemable right of access and egress at all times to the Warehouse for pedestrian and vehicular traffic over the lanes serving the Warehouse and lying generally to the south west of same leading to and from Pollokshaws Road, said lane forming part of our remaining subjects.

3. A heritable and irredeemable servitude right to connect into the existing water supply pipes, sewage and other waste and rain water drains, pipes and tanks, electric mains, cables, telephone cables, any gas pipes, any other transmitters and any other tanks or other equipment relating to all the foregoing services as presently existing or which may in future exist over, through or under our remaining subjects and serving the Warehouse; all which services, cables, pipes, tanks and other related equipment so far as within our remaining subjects will be maintained in good order and repair and where necessary renewed.

4. A right to the proprietors of the Warehouse and to all statutory undertakers and any other public or private body concerned in the provision of electricity, gas, water, sewage and telecommunications of access when necessary to our remaining subjects for the purpose of (1) inspection, maintenance, alteration, decoration, repair and renewal of any common services; (2) laying, maintenance, repair and renewal of cables, pipes, drains and other services and (3) for all other necessary purposes subject to restoration of all damage caused thereby.

B Servitudes affecting the Warehouse

The following servitudes are imposed on the Warehouse in favour of our remaining subjects:-

1. A right of access in favour of our remaining subjects through the Warehouse for the purpose of inspection, maintenance, repair and renewal of any cables, pipes, drains and other services belonging solely to our remaining subjects or jointly to the Warehouse and our remaining subjects on all necessary occasions and for all necessary purposes subject to restoration of all damage caused thereby.

2. A heritable and irredeemable servitude right to connect into the existing water supply pipes, sewage and other waste and rain water drains, pipes and tanks, electric mains, cables, telephone cables, any gas pipes, any other transmitters and any other tanks or other equipment relating to all the foregoing services as presently existing or which may in future exist over, through or under the Warehouse and serving our remaining subjects; all which services, cables, pipes, tanks and other related equipment so far as within the Warehouse will be maintained in good order and repair and where necessary renewed.

3. A right to the proprietors of our remaining subjects and to all statutory undertakers and any other public or private body concerned in the provision of electricity, gas, water, sewerage and telecommunications of access when necessary to the Warehouse for the purposes of (1) inspection, maintenance, alteration, decoration, repair and renewal of any common services; (2) laying, maintenance, repair and renewal of cables, pipes, drains and other services and (3) for all other necessary purposes subject to restoration of all damage caused thereby.

This is a Copy which reflects the position at the date the Title Sheet was last updated.

© Crown copyright 2022
