

Sample

Property Purchase Information

Contents:

- Title Register & Burdens
- Title Plan
- Property Prices Search
- Property Purchase Information Guide (page 2 shown)



Registers Direct - Land Register: View Title DMF169935

Search Summary

| | | | |
|--------------------|---------------|------------------------|----------|
| Date: | 06/04/2010 | Time: | 16:42:28 |
| Search No.: | 2010-05913443 | User Reference: | |

| | |
|-----------------------------|-------|
| Sasine Search Sheet: | 28853 |
|-----------------------------|-------|

A. PROPERTY SECTION

| | | | |
|-------------------------------------|------------|--|------------|
| Title Number: | DMF169935 | Date of First Registration: | 29/03/2005 |
| Date Title Sheet updated to: | 29/03/2005 | Date Land Certificate updated to: | 29/03/2005 |
| Hectarage Code: | 2.5 | Interest: | PROPRIETOR |
| Map Reference: | NT0800 | | |

Description:

Subjects MIDHURST HOUSE, BEATTOCK, MOFFAT DG10 9PN edged red on the Title Plan being 2.55 hectares in measurement on the Ordnance Map; together with the right to the servitudes set out in Part II of the Disposition in Entry 3 of the Burdens Section.

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

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B. PROPRIETORSHIP SECTION

| | |
|----------------------|-----------|
| Title Number: | DMF169935 |
|----------------------|-----------|

| Entry Number | Date of Registration | Proprietor | Consideration | Date of Entry |
|--------------|----------------------|---|---------------|---------------|
| 1 | 29/03/2005 | SALLY RICHARDS JONES and JOHN RHYS RICE both 41 Sheridian Road, Edinburgh, EH9 6ER in equal shares. | £450,000 | 01/02/2005 |

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.

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C. CHARGES SECTION

| | | |
|----------------------|--|-----------------------------|
| Title Number: | DMF169935 | |
| Entry Number | Specification | Date Of Registration |
| 1 | Standard Security by said JOHN RHYS RICE and SALLY RICHARDS JONES to GOVERNOR and COMPANY OF THE BANK OF SCOTLAND incorporated by Act of Parliament, Head Office The Mound, Edinburgh EH1 1YZ. | 29/03/2005 |

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D. BURDENS SECTION

| | | | |
|----------------------|----------|---------------------------|---|
| Title Number: | DMF16035 | Number of Burdens: | 3 |
|----------------------|----------|---------------------------|---|

| Entry Number | Burden Preamble |
|---------------------|---|
| 1 | Disposition by Patrick Andrew Wentworth Hope Johnstone to Robert Harry Patterson Barnes and another, recorded GRS (Dumfries) 20 Jul 1981, of 41.960 acres of ground, of which the subjects in this Title form part, contains the following declaration |
| 2 | Disposition by Dennis Toohey and another to Anthony John Hexamer and another and their executors and assignees, recorded GRS (Dumfries) 18 Nov 1988, of 21 acres of ground, of which the subjects in this Title form part, contains the following declaration |
| 3 | Disposition by Robert Graham and another to Sally Mathieson Thomson and another and their assignees and executors, registered 29 Mar 2005, of the subjects in this Title, contains the following servitudes and real burdens |

| Entry Number | Burden Detail |
|---------------------|--|
| 1 | Disposition by Patrick Andrew Wentworth Hope Johnstone to Robert Harry Patterson Barnes and another, recorded GRS (Dumfries) 20 Jul 1981, of 41.960 acres of ground, of which the subjects in this Title form part, contains the following declaration: The cost of erection, maintenance and renewal of all boundary walls, fences and hedges (apart from the boundary fence separating the subjects hereby disposed from Marchbankwood Gardeners Cottage the erection and maintenance of which is the sole responsibility of the proprietor of the said Cottage) will be met jointly by my said disponees and their executors and assignees and the adjoining proprietors. |

| Entry Number | Burden Detail |
|---------------------|--|
| 2 | Disposition by Dennis Toohey and another to Anthony John Hexamer and |

another and their executors and assignees, recorded GRS (Dumfries) 18 Nov 1988, of 21 acres of ground, of which the subjects in this Title form part, contains the following declaration: The southern boundary of the subjects hereby disposed separating the said subjects from the subjects remaining in our possession shall be mutual in all time coming.

**Entry
Number**

3

Burden Detail

Disposition by Robert Graham and another to Sally Richards Jones and another and their assignees and executors, registered 29 Mar 2005, of the subjects in this Title, contains the following servitudes and real burdens: Part I Interpretation "The retained property" means the ground in the Parish of Kirkpatrick-Juxta extending to 21 acres in the Disposition in Entry 2 under exception of the disposed property. "The disposed property" means the subjects hereby disposed. Part II Servitudes affecting the Retained Property The following servitudes are imposed on the retained property in favour of the disposed property:- (i) a servitude right of vehicular and pedestrian access to and egress from the disposed property for all necessary purposes over the roadway tinted brown on the Title Plan, the cost of maintenance of the said roadway to be shared equally between the proprietors of the retained property and the disposed property (ii) a servitude right of passage in all time coming in respect of all or any drains, water or other pipes and services serving the disposed property and passing over, under or through the retained property with access thereto when required for purposes of maintenance and repair. Part III Real burdens affecting the disposed property The following real burdens are imposed on the disposed property in favour of the retained property:- (a) the burden of a one half share of the cost of maintenance of the fence separating the retained property from the disposed property following the erection thereof by the proprietors of the retained property and (b) the burden of a one half share of the cost of maintenance of the said roadway.

See Title Plan for illustration of the location of the access road.

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The red edging shows the approximate boundaries positions the property. The brown tinted road shows a right of way in favour of the owner across adjoining land - see Burden 3



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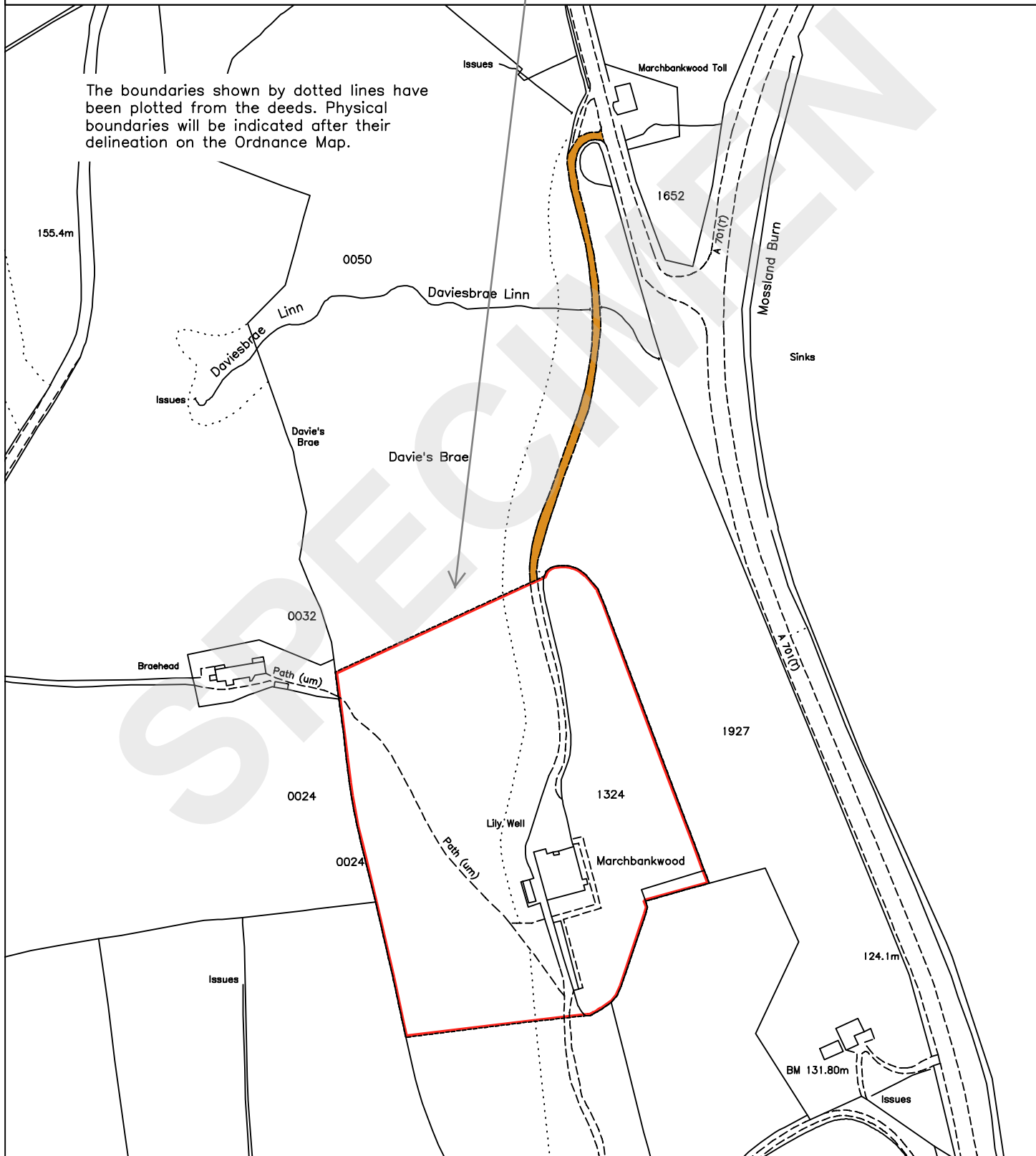
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The boundaries shown by dotted lines have been plotted from the deeds. Physical boundaries will be indicated after their delineation on the Ordnance Map.





Registers Direct - Information Services: Property Price Search Results List

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Search Summary

| | | | |
|-------------------------|--|------------------------|---------------|
| User ID: | carkat92 | User Reference: | |
| Date Time: | 06/04/2010 16:44:10 | Search No. | 2010-05913460 |
| Search Criteria: | COUNTY=Dumfries; POSTCODE=DG10 9; FROM=OCTOBER 2009; TO=APRIL 2010 | | |

Found 33 results

Search Results

| Property Address | Date Of Application | Date Of Registration | Consideration |
|--|---------------------|----------------------|---------------|
| DYKE FARM MOFFAT DG10 9SF | 24/02/2010 | | £3000 |
| MOFFAT LODGE MOFFAT DG109RZ | | 06/01/2010 | £175000 |
| CAULDHOLM FARMHOUSE BEATTOCK MOFFAT DG10 9QA | 09/03/2010 | | £237900.00 |
| COGRIEBURN COTTAGE BEATTOCK MOFFAT DG109PP | | 23/12/2009 | £154000 |
| LOCHHOUSE COTTAGE BEATTOCK MOFFAT DG109SG | | 09/11/2009 | £105500 |
| MOFFAT COMPRESSOR STATION BEATTOCK MOFFAT DG10 9RL | 26/01/2010 | | £8662.51 |
| BRIGEND WAMPHRAY MOFFAT DG10 9NA | 14/12/2009 | | £245000.00 |
| MINI MARKET | | | |

| | | | |
|--|------------|------------|------------|
| ACADEMY ROAD MOFFAT DG10 9HP | 03/02/2010 | | £66000.00 |
| 5 ANNANDALE ROAD MOFFAT DG109BD | | 12/10/2009 | £39800 |
| BURNRIGG BALLPLAY ROAD MOFFAT DG109JX | | 13/10/2009 | £250000.00 |
| DUNDORAN BALLPLAY ROAD MOFFAT DG10 9JX | 07/01/2010 | | £174999.00 |
| RAM LODGE 3 BATH PLACE MOFFAT DG109HJ | | 26/02/2010 | £103000 |
| 10 BEATTOCK PARK BEATTOCK MOFFAT DG10 9RA | 05/11/2009 | | £76500.00 |
| GILBERT HOUSE BEECHGROVE MOFFAT DG109RS | | 14/12/2009 | £250000 |
| HARTHOPE HOUSE CHURCH GATE MOFFAT DG10 9EG | 22/12/2009 | | £125000 |
| CRAIGIELANDS SMITHY 1 CRAIGIELANDS VILLAGE BEATTOCK MOFFAT DG109QZ | | 22/12/2009 | £156000 |
| 20 CROSSLAW BURN MOFFAT DG10 9LP | 12/03/2010 | | £220000.00 |
| FLAT B DUNDANION HOUSE DUNDANION ROAD MOFFAT DG109AH | | 09/10/2009 | £97500.00 |
| CONWAY HOUSE EASTGATE MOFFAT DG109AE | | 03/12/2009 | £109995 |
| 6 GOLF HILL DRIVE MOFFAT DG109ST | | 22/12/2009 | £175000 |

| | | | |
|---|------------|------------|------------|
| 8 GRANGE PLACE MOFFAT DG10 9HU | 02/04/2010 | | £61500.00 |
| GLENCAIRN GRANGE ROAD MOFFAT DG10 9HS | 24/03/2010 | | £130000.00 |
| 4 HIGH STREET MOFFAT DG10 9HH | 18/01/2010 | | £260000.00 |
| 6 MEADOW BANK RISE MOFFAT DG10 9LL | 16/11/2009 | | £349200.00 |
| 8 MEADOW BANK RISE MOFFAT DG10 9LL | 05/02/2010 | | £340000.00 |
| 8 MEADOW BANK RISE MOFFAT DG10 9LL | 08/02/2010 | | £340000.00 |
| 12 PRINGLE COURT MOFFAT DG109DD | | 12/01/2010 | £130000 |
| 19 SMITH WAY BEATTOCK MOFFAT DG10 9QH | 02/11/2009 | | £79695.00 |
| 6 THE GLEBE MOFFAT DG109ER | | 27/10/2009 | £105000 |
| 26 WARRISTON PLACE MOFFAT DG109DH | | 19/01/2010 | £110000 |
| 7 WARRISTON ROAD MOFFAT DG109BA | | 27/10/2009 | £95000 |
| 29 WELL STREET MOFFAT DG109DP | | 18/01/2010 | £215000.00 |
| 19 YOUNGER PLACE BEATTOCK MOFFAT DG109PA | | 23/11/2009 | £83000.00 |

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Property Purchase Information

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INTRODUCTION

Our Property Purchase Information search is a combination of 3 of our standard conveyancing searches that people find useful in helping them to decide whether to make an offer to purchase, and if so, for what amount.

The information provided will help to identify the owners of the property, the rights, burdens and covenants affecting it, the extent of the

property, how many mortgages and charges have been registered against it, whether the owner's title is fettered by inhibitions, the purchase date and price of the property and its current value.



WHAT WE PROVIDE

- Title Register and Burdens
- Title Plan
- List of Sales for the same Postcode Area during the last 6 months