



# Registers Direct - Land Register: View Title

## ABN79509

### Search Summary

<b>Date:</b>	01/07/2013	<b>Time:</b>	10:52:35
<b>Search No.:</b>	2013-01872709	<b>User Reference:</b>	

<b>Sasine Search Sheet:</b>	53902
-----------------------------	-------

### A. PROPERTY SECTION

<b>Title Number:</b>	ABN79509	<b>Date of First Registration:</b>	13/06/2005
<b>Date Title Sheet updated to:</b>	10/01/2008	<b>Date Land Certificate updated to:</b>	10/01/2008
<b>Hectarage Code:</b>	2,980.2	<b>Interest:</b>	PROPRIETOR
<b>Map Reference:</b>	NJ3318		

#### Description:

Subjects GLENBUCHAT LODGE, GLENBUCHAT, STRATHDON AB36 8UB tinted pink on the Title Plan being 2980.2 hectares in measurement on the Ordnance Map. Together with (One) all rights of access, rights of way, water rights, drainage rights and pipe tracks of all kinds and wayleaves and servitudes as at present existing and enjoyed by the subjects in this Title, and also including without prejudice to the foregoing generality all necessary heritable and irredeemable servitude right of vehicular and pedestrian access over and across the access tracks tinted brown between the points lettered K-L, M-N, V-X, W-X and Y-Z in blue on the said Plan and (Two) the whole timber, standing, fallen or blown in and on the subjects in this Title.

#### Notes:

1. The boundary between the points lettered A - B in blue on the Title Plan is the Burn of Garbet. Indemnity is excluded in terms of Section 12(2) of the Land Registration (Scotland) Act 1979 in respect of any loss arising as a result of the said boundary being declared or found to follow a different line from that shown on the Title Plan at any time.
2. The boundary between the points lettered B - C in blue on the Title Plan is the Burn of Rochford. Indemnity is excluded in terms of Section 12(2) of the Land Registration (Scotland) Act 1979 in respect of any loss arising as a result of the said boundary being declared or found to follow a different line from that shown on the Title Plan at any time.
3. The boundary between the points lettered C - D in blue on the Title Plan is the Burn of Westlewie. Indemnity is excluded in terms of Section 12(2) of the Land Registration (Scotland) Act 1979 in respect of any loss arising as a result of the said boundary being declared or found to follow a different line from that shown on the Title Plan at any time.
4. The boundary between the points lettered E - F in blue on the Title Plan is the Water of

Buchat. Indemnity is excluded in terms of Section 12(2) of the Land Registration (Scotland) Act 1979 in respect of any loss arising as a result of the said boundary being declared or found to follow a different line from that shown on the Title Plan at any time.

5. The boundary between the points lettered G - H in blue on the Title Plan is Alt na Craigie. Indemnity is excluded in terms of Section 12(2) of the Land Registration (Scotland) Act 1979 in respect of any loss arising as a result of the said boundary being declared or found to follow a different line from that shown on the Title Plan at any time.

6. The boundary between the points lettered H - J in blue on the Title Plan is the Littleglen Burn. Indemnity is excluded in terms of Section 12(2) of the Land Registration (Scotland) Act 1979 in respect of any loss arising as a result of the said boundary being declared or found to follow a different line from that shown on the Title Plan at any time.

7. The land tinted green on the Title Plan is not included in this Title.

8. The parts hatched blue on the Title Plan have been leased - for particulars see Schedule below.

### Schedule of Leases

Entry No	No on Plan	Plot No	Subjects	Tenant	Date of Recording or Registration	Term	Rent
1				Isabel Jean Barclay Milne or Sole	G.R.S. (Aberdeen) 13/09/2006	999 years from 01/10/1969	One shilling Sterling

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

*It does not have the evidential status of an Office Copy.*

### B. PROPRIETORSHIP SECTION

**Title Number:** ABN79509

Entry Number	Date of Registration	Proprietor	Consideration	Date of Entry
1	10/01/2008	NORTH GLEN ESTATE LIMITED (Registered Number 37458) a Company incorporated under the laws of the Turks and Caicos Islands and having their Registered Office at Po Box 171 Bristol House, The Centre, Providenciales, Turks And Caicos.	£4116132 in respect of the subjects in this Title and other subjects	14/12/2007

#### 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.

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

*It does not have the evidential status of an Office Copy.*

### C. CHARGES SECTION

**Title Number:** ABN79509

There are no entries.

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

*It does not have the evidential status of an Office Copy.*

## D. BURDENS SECTION

<b>Title Number:</b>	ABN79509	<b>Number of Burdens:</b>	21
----------------------	----------	---------------------------	----

<b>Entry Number</b>	<b>Burden Preamble</b>
1	Disposition by Isabel Jean Barclay Milne or Sole to Lavinia Pearson or Smiley and her executors and assignees, recorded G.R.S. (Aberdeen) 2 Jun. 1969, of 8510 acres part of lands and Estate of Glenbuchat (under exceptions), of which the subjects in this Title form part, contains the following burdens
2	Feu Disposition by Lavinia Pearson or Smiley to Professor John Donald Nisbet and another and their executors and assignees, recorded G.R.S. (Aberdeen) 20 Jul. 1973, of 0.83 ha of ground with Upperton Cottage, contains inter alia the following rights which are burdens on the subjects in this Title, viz.
3	Feu Disposition by Lavinia Pearson or Smiley to Kenneth Lyon Blaxter and his executors and assignees, recorded G.R.S. (Aberdeen) 17 Sep. 1974, of 0.286 ha of ground with Jean Farquharson's Cottage, contains inter alia the following rights which are burdens on the subjects in this Title
4	Blench Disposition by Lavinia Pearson or Smiley to Trustees for Firm of A. C. McRobert and their assignees, recorded G.R.S. (Aberdeen) 17 Nov. 1975, of 203.736 acres of Farm and Lands of Beltamore and Belnaglack, contains inter alia the following rights which are burdens on the subjects in this Title
5	Feu Disposition by Lavinia Pearson or Smiley to Alasdair James Campbell and another and their executors and assignees, recorded G.R.S. (Aberdeen) 6 Oct. 1976, of 0.114 ha of ground with Tombreck Cottage, contains inter alia the following rights which are burdens on the subjects in this Title
6	Blench Disposition by Lavinia Pearson or Smiley to Trustees for Firm of William Grant and their assignees and disponees, recorded G.R.S. (Aberdeen) 18 Mar. 1977, of Farm and Lands of Upperton and Netherton, contains inter alia the following rights which are burdens on the subjects in this Title
7	Blench Disposition by Lavinia Pearson or Smiley to George Norman Johnston and another as Trustees for their Firm of G & I Johnston and his her or their assignees, recorded G.R.S. (Aberdeen) 20 May 1977, of farm and lands of Milton and Drumnagarrow and Tombreck together extending to 240.579 acres, contains the following rights which are burdens on the subjects in this Title
8	Blench Disposition by Lavinia Pearson or Smiley to Trustees for the Firm of A. C. McRobert and their assignees, recorded G.R.S. (Aberdeen) 2 Jul. 1979, of farm and lands of Blackhillock together extending to 148.680 acres, contains the following rights which are burdens on the subjects in this Title
9	Blench Disposition by Lavinia Pearson or Smiley ("the Superior") to Trustees for the Firm of William Thomson and Son and their executors and assignees, recorded GRS (Aberdeen) 16 Mar. 1981, of Farm and Lands of Easter Buchat, extending to 160 acres (under exception), contains the following rights which are burdens on the subjects in this Title
10	Disposition by Lavinia Pearson or Smiley to Edwin Martin and another, recorded G.R.S. (Aberdeen) 11 Apr. 1985, of 0.212 ha of ground with Culfosie Cottage, Easter Buchat, contains inter alia the following rights which are burdens on the subjects in this Title

- 11 Feu Disposition by Frederick William Tulloch ("the Superior") to Brenda Butler and her executors and assignees ("the Feuar"), registered 15 Sep. 1997, of 0.102 ha with Dulax Cottage, contains inter alia the following rights which are burdens on the subjects in this Title
- 12 Disposition by Frederick William Tulloch to North Glenbuchat Estates Limited and its successors and assignees, registered 23 Nov. 2004, of 106.568 ha at Dulax, Ballochduie and Peatfold Farms, North Glenbuchat, contains the following rights which are burdens on the subjects in this Title
- 13 Entry in the Schedule of Monuments, registered 7 Nov. 2007 by the Scottish Ministers whereby the Monument known as shielings, enclosure and ring ditch house 950m N of Peatfold, shown on Supplementary Plan No. 1 to the Title Plan and forming part of the subjects in this Title is included in the Schedule of Monuments appearing to the Scottish Ministers to be of national importance compiled by them under section 1(1) of the Ancient Monuments and Archaeological Areas Act 1979.
- 14 Entry in the Schedule of Monuments, registered 7 Nov. 2007 by the Scottish Ministers whereby the Monument known as ring-ditches 735m, 775m, 875m, 995m and 1095m NE of Upperton, shown on Supplementary Plan No, 2 to the Title Plan and forming part of the subjects in this Title is included in the Schedule of Monuments appearing to the Scottish Ministers to be of national importance compiled by them under section 1(1) of the Ancient Monuments and Archaeological Areas Act 1979.
- 15 Entry in the Schedule of Monuments, registered 7 Nov. 2007 by the Scottish Ministers whereby the Monument known as hut circle 430m NE of Culfosie, shown on the Supplementary Plan No. 3 to the Title Plan and forming part of the subjects in this Title is included in the Schedule of Monuments appearing to the Scottish Ministers to be of national importance compiled by them under section 1(1) of the Ancient Monuments and Archaeological Areas Act 1979.
- 16 Entry in the Schedule of Monuments, registered 7 Nov. 2007 by the Scottish Ministers whereby the Monument known as burnt mound 335m ENE of Easter Buchat Cottage shown tinted on Supplementary Plan No. 4 to the Title Plan and forming part of the subjects in this Title is included in the Schedule of Monuments appearing to the Scottish Ministers to be of national importance compiled by them under section 1(1) of the Ancient Monuments and Archaeological Areas Act 1979.
- 17 Entry in the Schedule of Monuments, registered 7 Nov. 2007 by the Scottish Ministers whereby the Monument known as burnt mound 465m E of Easter Buchat Cottage shown on Supplementary Plan No. 5 to the Title Plan and forming part of the subjects in this Title is included in the Schedule of Monuments appearing to the Scottish Ministers to be of national importance compiled by them under section 1(1) of the Ancient Monuments and Archaeological Areas Act 1979.
- 18 Entry in the Schedule of Monuments, registered 7 Nov. 2007 by the Scottish Ministers whereby the Monument known as ring-ditch 1300m ENE of Newseat shown on Supplementary Plan No. 6 to the Title Plan and forming part of the subjects in this Title is included in the Schedule of Monuments appearing to the Scottish Ministers to be of national importance compiled by them under section 1(1) of the Ancient Monuments and Archaeological Areas Act 1979.
- 19 Entry in the Schedule of Monuments, registered 7 Nov. 2007 by the Scottish Ministers whereby the Monument known as shielings 1830m NNW of Aldachuie, Moss Hill shown on Supplementary Plan No. 7 to the Title Plan and forming part of the subjects in this Title is included in the Schedule of Monuments appearing to the Scottish Ministers to be of national importance compiled by them under section 1(1) of the Ancient Monuments and Archaeological Areas Act 1979.

- 20 Entry in the Schedule of Monuments, registered 7 No. 2007 by the Scottish Ministers whereby the Monument known as shielings 1360m N of Upperton, shown on Supplementary Plan No. 8 to the Title Plan and forming part of the subjects in this Title is included in the Schedule of Monuments appearing to the Scottish Ministers to be of national importance compiled by them under section 1(1) of the Ancient Monuments and Archaeological Areas Act 1979.
- 21 The rights of the tenants under the Lease specified in the Schedule of Leases in the Property Section are burdens on the subjects in this Title.

**Entry Number**      **Burden Detail**

- 1 Disposition by Isabel Jean Barclay Milne or Sole to Lavinia Pearson or Smiley and her executors and assignees, recorded G.R.S. (Aberdeen) 2 Jun. 1969, of 8510 acres part of lands and Estate of Glenbuchat (under exceptions), of which the subjects in this Title form part, contains the following burdens: (First) reserving to me and my successors as proprietors of the remaining parts of the said lands and Estate of Glenbuchat the whole rights of access, rights of way, water rights, drainage rights and pipe tracks of all kinds and wayleaves and servitudes affecting the subjects hereby disposed as at present existing enjoyed by the said land and Estate of Glenbuchat so far as not hereby disposed, and in particular reserving always to me and my successors as proprietors of the said remaining parts of the lands and Estate of Glenbuchat a servitude right of access from the public road running parallel to the Water of Bucat over the land between the said public road and the said Water of Buchat for all necessary purposes including timber operations where such accesses are at present in use for such purposes (Second) reserving to me and my successors all existing bridges over the said Water of Buchat, together with a servitude right of support for the said bridges on the north bank thereof; further reserving to me a right to enter the subjects hereby disposed for any necessary repairs, maintenance and renewal of the said bridges, and also if and when required at other existing crossing places (Third) further reserving to me and my successors a servitude right of water supply from the subjects hereby disposed by the existing pipe leading to Maryfield Cottage, with right of access to the said water supply and pipe for all necessary, repairs, renewals and maintenance on payment of all surface damage thereby occasioned (Fourth) reserving in favour of any other adjoining subjects not belonging to me all rights of access, rights of way, water rights, drainage rights and pipe tracks of all kinds and wayleaves and servitudes as at present existing.

**Entry Number**      **Burden Detail**

- 2 Feu Disposition by Lavinia Pearson or Smiley to Professor John Donald Nisbet and another and their executors and assignees, recorded G.R.S. (Aberdeen) 20 Jul. 1973, of 0.83 ha of ground with Upperton Cottage, contains inter alia the following rights which are burdens on the subjects in this Title, viz.: (First) a right in common with the proprietor or proprietors for the time being of the remainder of the Lands and Estate of North Glenbuchat to a supply of water from an existing source on the said Estate of North Glenbuchat and to lay a water supply pipe and all necessary connections from the source to the subjects hereby disposed, declaring, with regard to the water supply pipes and connections, that (a) the costs of maintenance of the same so far as they are exclusively of service to the subjects hereby disposed shall be the sole responsibility of the proprietors of the subjects hereby disposed; and (b) the costs of maintenance of the same so far as they are of common service to the subjects hereby disposed and to other parts of the said Estate of North Glenbuchat shall be shared between the proprietors of the subjects hereby disposed and the proprietor or proprietors for the time being of the said other parts; And such shares shall bear the same ratio to the total costs as the respective assessed rentals for the time being of the subjects affected shall bear to the total assessed rentals of all parts of said Estate so sharing; (Second) a

servitude right of wayleave for the said water supply pipes used in connection with the subjects hereby disposed and full rights of entry to the said Lands and Estate after reasonable notice given for the purpose of repair, renewal or alteration of the levels thereof subject to payment of any surface damage as the same failing agreement shall be settled by arbitration; (Fourth) a servitude wayleave for the disposal of all sewerage, surplus water and eaves'drop from the subjects hereby disposed and that by any necessary soil pipes, septic tanks and effluent pipes at present so used or by any alternative scheme which the proprietors of the subjects hereby disposed may, with the approval of the Local Authority elect to instal; with right of access to the said Lands and Estate on all necessary occasions after notice as aforesaid for the maintenance or renewal or alteration of the levels of the said pipes and septic tank subject to payment of surface damage as aforesaid.

**Entry  
Number**

**Burden Detail**

3

Feu Disposition by Lavinia Pearson or Smiley to Kenneth Lyon Blaxter and his executors and assignees, recorded G.R.S. (Aberdeen) 17 Sep. 1974, of 0.286 ha of ground with Jean Farquharson's Cottage, contains inter alia the following rights which are burdens on the subjects in this Title: (First) a right in common with the proprietor or proprietors for the time being of the remainder of the Lands and Estate of North Glenbuchat to a supply of water from an existing source on the said Estate of North Glenbuchat and to lay a water supply pipe and all necessary connections from the source to the subjects hereby disposed, declaring, with regard to the water pipes and connections, that (a) the costs of maintenance of the same so far as they are exclusively of service to the subjects hereby disposed shall be the sole responsibility of the proprietor of the subjects hereby disposed; and (b) the costs of maintenance of the same so far as they are of common service to the subjects hereby disposed and to other parts of the said Estate of North Glenbuchat shall be shared between the proprietor of the subjects hereby disposed and the proprietor or proprietors for the time being of the said other parts; And such shares shall bear the same ratio to the total costs as the respective rateable values for the time being of the subjects affected shall bear to the total rateable value of all parts of the said Estate so sharing; (Second) a servitude right of wayleave for the said water supply pipes used in connection with the subjects hereby disposed and full rights of entry to the said Lands and Estate after reasonable notice given for the purpose of repair, renewal or alteration of the levels thereof subject to payment of any surface damage as the same failing agreement shall be settled by arbitration; (Third) a servitude right of vehicular access to the subjects hereby disposed over the road access presently serving the subjects; Declaring always that the proprietor of the subjects hereby disposed shall be bound to contribute towards the upkeep of the said access road in a proportion to be gauged by the extent of the use of the said road by the proprietor of the subjects hereby disposed, which proportion shall, failing agreement, be settled by arbitration; (Fourth) a servitude right of wayleave for the disposal of all sewerage, surplus water and eaves drop from the subjects hereby disposed and that by any necessary soil pipes, septic tanks and effluent pipes at present so used or by any alternative scheme which the proprietors of the subjects hereby disposed may, with the approval of the Local Authority elect to instal; with right of access to the said Lands and Estate on all necessary occasions after notice as aforesaid for the maintenance or renewal or alteration of the levels of the said pipes and septic tank subject to payment of surface damage as aforesaid.

**Entry  
Number**

**Burden Detail**

4

Blench Disposition by Lavinia Pearson or Smiley to Trustees for Firm of A. C. McRobert and their assignees, recorded G.R.S. (Aberdeen) 17 Nov. 1975, of 203.736 acres of Farm and Lands of Beltamore and Belnaglack, contains inter alia the following rights which are burdens on the subjects in this Title: The right to use for the water supply, drainage and sewerage of the subjects hereby disposed all

existing springs, wells, streams, water courses, reservoirs, tanks, pipes and connections, drains, ditches, sewers and others on or under any other part of the Lands and Estate of North Glenbuchat which are at present so used with right of access for the maintenance or renewal or alteration of levels of the same subject to payment of any surface damage thereby occasioned, the amount of which shall, failing agreement, be fixed by an arbiter to be mutually appointed or failing such an appointment then by an arbiter to be appointed by the Sheriff Principal of Grampian, Highland and Islands or the Senior Sheriff at Aberdeen.

**Entry  
Number**

**Burden Detail**

5 Feu Disposition by Lavinia Pearson or Smiley to Alasdair James Campbell and another and their executors and assignees, recorded G.R.S. (Aberdeen) 6 Oct. 1976, of 0.114 ha of ground with Tombreck Cottage, contains inter alia the following rights which are burdens on the subjects in this Title: (First) a right in common with the proprietor or proprietors for the time being of the remainder of the Lands and Estate of North Glenbuchat to a supply of water from the existing source which serves the subjects on the said Estate of North Glenbuchat and to lay a water supply pipe and all necessary connections from the said source to the subjects hereby disposed, declaring, with regard to the water pipes and connections, that (a) the costs of maintenance of the same so far as they are exclusively of service to the subjects hereby disposed shall be the sole responsibility of the proprietor of the subjects hereby disposed; and (b) the costs of maintenance of the same so far as they are of common service to the subjects hereby disposed and to other parts of the said Estate of North Glenbuchat shall be shared between the proprietor of the subjects hereby disposed and the proprietor or proprietors for the time being of the said other parts; And such shares shall bear the same ratio to the total costs as the respective rateable values for the time being of the subjects affected shall bear to the total rateable value of all parts of the said Estate so sharing; (Second) a servitude right of wayleave for the said water supply pipes used in connection with the subjects hereby disposed and full rights of entry to the said Lands and Estate after reasonable notice given for the purpose of repair, renewal or alteration of the levels thereof subject to payment of any surface damage as the same failing agreement shall be settled by arbitration; (Fourth) a servitude right of wayleave for the disposal of all sewerage, surplus water and eaves'drop from the subjects hereby disposed and that by any necessary soil pipes, septic tanks and effluent pipes at present so used or by any alternative scheme which the proprietors of the subjects hereby disposed may, with the approval of the Local Authority elect to instal; With right of access to the said Lands and Estate on all necessary occasions after notice as aforesaid for the maintenance or renewal or alteration of the levels of the said pipes and septic tank subject to payment of surface damage as aforesaid.

**Entry  
Number**

**Burden Detail**

6 Blench Disposition by Lavinia Pearson or Smiley to Trustees for Firm of William Grant and their assignees and disponees, recorded G.R.S. (Aberdeen) 18 Mar. 1977, of Farm and Lands of Upperton and Netherton, contains inter alia the following rights which are burdens on the subjects in this Title: The right to use for the water supply, drainage and sewerage of the subjects hereby disposed all existing springs, wells, streams, water courses, reservoirs, tanks, pipes and connections, drains, ditches, sewers and others on or under any other part of the Lands and Estate of North Glenbuchat which are at present so used with right of access for the maintenance or renewal or alteration of the levels of the same subject to payment of any surface damage thereby occasioned, the amount of which shall, failing agreement, be fixed by an Arbiter to be mutually appointed or failing such an appointment, then by an Arbiter to be appointed by the Sheriff Principal of Grampian, Highland and Islands or the Senior Sheriff at Aberdeen.

**Entry  
Number****Burden Detail**

7

Blench Disposition by Lavinia Pearson or Smiley to George Norman Johnston and another as Trustees for their Firm of G & I Johnston and his her or their assignees, recorded G.R.S. (Aberdeen) 20 May 1977, of farm and lands of Milton and Drumnagarrow and Tombreck together extending to 240.579 acres, contains the following rights which are burdens on the subjects in this Title:- the right to use for the water supply, drainage and sewerage of the subjects hereby disposed all existing springs, wells, streams, water courses, reservoirs, tanks, pipes and connections, drains, ditches, sewers and others on or under any other part of the Lands and Estate of North Glenbuchat which are at present so used with right of access for the maintenance or renewal or alteration of the levels of the same subject to payment of any surface damage thereby occasioned, the amount of which shall, failing agreement, be fixed by an Arbiter to be mutually appointed or failing such an appointment, then by an Arbiter to be appointed by the Sheriff Principal of Grampian, Highland and Islands or the Senior Sheriff at Aberdeen.

**Entry  
Number****Burden Detail**

8

Blench Disposition by Lavinia Pearson or Smiley to Trustees for the Firm of A. C. McRobert and their assignees, recorded G.R.S. (Aberdeen) 2 Jul. 1979, of farm and lands of Blackhillock together extending to 148.680 acres, contains the following rights which are burdens on the subjects in this Title:- The right to use for the water supply, drainage and sewerage of the subjects hereby disposed all existing springs, wells, streams, water courses, reservoirs, tanks, pipes and connections, drains, ditches, sewers and others on or under any other part of the Lands and Estate of North Glenbuchat which are at present so used with right of access for the maintenance or renewal or alteration of the levels of the same subject to payment of any surface damage thereby occasioned, the amount of which shall, failing agreement, be fixed by an Arbiter to be mutually appointed or failing such an appointment, then by an Arbiter to be appointed by the Sheriff Principal of Grampian, Highland and Islands or the Senior Sheriff at Aberdeen.

**Entry  
Number****Burden Detail**

9

Blench Disposition by Lavinia Pearson or Smiley ("the Superior") to Trustees for the Firm of William Thomson and Son and their executors and assignees, recorded GRS (Aberdeen) 16 Mar. 1981, of Farm and Lands of Easter Buchat, extending to 160 acres (under exception), contains the following rights which are burdens on the subjects in this Title:- The right to use for the water supply, drainage and sewerage of the subjects hereby disposed all existing springs, wells, streams, water courses, reservoirs, tanks, pipes and connections, drains, ditches, sewers and others on or under any other part of the Lands and Estate of North Glenbuchat which are at present so used with right of access for the maintenance or renewal or alteration of levels of the same subject to payment of any surface damage thereby occasioned, the amount of which shall, failing agreement, be fixed by an arbiter to be mutually appointed or failing such an appointment, then by an arbiter to be appointed by the Sheriff Principal of Grampian, Highland and Islands or the Senior Sheriff at Aberdeen; and the following reservation which benefits the subjects in this Title:- the Superior hereby reserves a right of vehicular access to the hill ground still possessed by her for shooting purposes over the routes currently used, lettered K - L and M - N in blue on the Title Plan, declaring that the said rights shall be observed reasonably by the Superior.

**Entry  
Number****Burden Detail**

10

Disposition by Lavinia Pearson or Smiley to Edwin Martin and another, recorded G.R.S. (Aberdeen) 11 Apr. 1985, of 0.212 ha of ground with Culfosie Cottage,

Easter Buchat, contains inter alia the following rights which are burdens on the subjects in this Title: (One) a servitude right of wayleave for the purpose of repair, renewal or alteration of the levels of the water supply pipes connecting the subjects hereby disposed to the water supply serving the neighbouring Farm and Lands of Easter Buchat subject to payment of the cost of repairing any surface damage as the same, failing agreement, shall be settled by arbitration, and (Two) a servitude right of wayleave (a) for the disposal of all sewerage, surplus water and eaves drop from the subjects hereby disposed to said neighbouring Farm and Lands and by any necessary soil pipes, septic tanks and effluent pipes, and (b) for all necessary rights of vehicular and pedestrian access to and egress from the subjects hereby disposed from the public road over the vehicular access road presently existing and forming part of said neighbouring Farm and Lands.

**Entry  
Number**

**Burden Detail**

11 Feu Disposition by Frederick William Tulloch ("the Superior") to Brenda Butler and her executors and assignees ("the Feuar"), registered 15 Sep. 1997, of 0.102 ha with Dulax Cottage, contains inter alia the following rights which are burdens on the subjects in this Title: (First) a right of pedestrian and vehicular access to and from the subjects hereby disposed over the Bridge of Buchat to Glenbuchat to Bellabeg Road; (Second) a right to sink a well on ground lying to the north of the subjects hereby disposed forming part of the Lands and Estate of North Glenbuchat and thereafter to instal, use, maintain, repair and replace such water supply pipe or pipes as are necessary to convey water from the said well to the subjects hereby disposed, together with a right of access thereto, on all necessary occasions, subject to the Feuar making good all surface damage occasioned thereby; (Third) a right to instal a septic tank and soakaway, together with all necessary outfall pipes leading therefrom to serve the foul water disposal needs of the dwellinghouse to be erected on the subjects hereby disposed, together with a right to use, maintain, repair and replace same and a right of access thereto on all necessary occasions for the purposes of maintaining, repairing and replacing same, subject always to the Feuar repairing any surface damage occasioned thereby; Declaring that without prejudice to the foregoing generality, the Feuar shall be bound to make good all surface damage occasioned by exercise of the said servitude rights, (First) (Second) and (Third) hereinbefore described and that to the reasonable satisfaction of the Superior, failing which the matter will be referred to arbitration (the arbiter to be mutually appointed, or failing such an appointment, to be appointed on the application of either party by the Sheriff Principal of Aberdeen).

**Entry  
Number**

**Burden Detail**

12 Disposition by Frederick William Tulloch to North Glenbuchat Estates Limited and its successors and assignees, registered 23 Nov. 2004, of 106.568 ha at Dulax, Ballochduie and Peatfold Farms, North Glenbuchat, contains the following rights which are burdens on the subjects in this Title: (One) a heritable and irredeemable servitude right of access to and egress from the subjects hereby disposed for vehicular, pedestrian, bestial and agricultural purposes over those portions of the access roadway between the points lettered P-Q, R-S and T-U in blue on the Title Plan, leading to Ballochduie, Newseat and Peatfold respectively; Declaring that the cost of maintenance, repair and renewal of the said access roadway will be shared according to user, which, failing agreement, will be determined by an independent expert appointed by agreement among the parties or failing agreement to be appointed by the President of the Royal Institution of Chartered Surveyors in Scotland on the application of any one of the parties using the said access roadway and whose decision shall be final and binding; and (Two) a heritable and irredeemable servitude right to use for the water supply, drainage and sewerage of, or for the watering of stock on the subjects hereby disposed, all springs, wells, rivers, streams, water courses, reservoirs, tanks, pipes and connections, drains, ditches, sewers and others existing as at 22 Nov. 2004 in or under the subjects

then or formerly forming part of the Lands and Estate of Glenbuchat and others of which the subjects hereby disposed form part and were at that date so used, with right of access, for the inspection, maintenance, renewal or alteration of levels of the same upon payment of any surface damage thereby occasioned, and subject to payment for any common parts, calculated according to user, which, failing agreement will be determined as aforesaid; Declaring that my said disponee and its foresaids will compensate the proprietors of the remainder of North Glenbuchat Estate in respect of all loss or damage occasioned by exercise of the rights hereby granted (including crop loss and the costs of a qualified agricultural valuer in assessing the amount of said loss or damage), which, failing agreement, will be determined as aforesaid.

**Entry  
Number**

**Burden Detail**

13 Entry in the Schedule of Monuments, registered 7 Nov. 2007 by the Scottish Ministers whereby the Monument known as shielings, enclosure and ring ditch house 950m N of Peatfold, shown on Supplementary Plan No. 1 to the Title Plan and forming part of the subjects in this Title is included in the Schedule of Monuments appearing to the Scottish Ministers to be of national importance compiled by them under section 1(1) of the Ancient Monuments and Archaeological Areas Act 1979.

**Entry  
Number**

**Burden Detail**

14 Entry in the Schedule of Monuments, registered 7 Nov. 2007 by the Scottish Ministers whereby the Monument known as ring-ditches 735m, 775m, 875m, 995m and 1095m NE of Upperton, shown on Supplementary Plan No, 2 to the Title Plan and forming part of the subjects in this Title is included in the Schedule of Monuments appearing to the Scottish Ministers to be of national importance compiled by them under section 1(1) of the Ancient Monuments and Archaeological Areas Act 1979.

**Entry  
Number**

**Burden Detail**

15 Entry in the Schedule of Monuments, registered 7 Nov. 2007 by the Scottish Ministers whereby the Monument known as hut circle 430m NE of Culfosie, shown on the Supplementary Plan No. 3 to the Title Plan and forming part of the subjects in this Title is included in the Schedule of Monuments appearing to the Scottish Ministers to be of national importance compiled by them under section 1(1) of the Ancient Monuments and Archaeological Areas Act 1979.

**Entry  
Number**

**Burden Detail**

16 Entry in the Schedule of Monuments, registered 7 Nov. 2007 by the Scottish Ministers whereby the Monument known as burnt mound 335m ENE of Easter Buchat Cottage shown tinted on Supplementary Plan No. 4 to the Title Plan and forming part of the subjects in this Title is included in the Schedule of Monuments appearing to the Scottish Ministers to be of national importance compiled by them under section 1(1) of the Ancient Monuments and Archaeological Areas Act 1979.

**Entry  
Number**

**Burden Detail**

17 Entry in the Schedule of Monuments, registered 7 Nov. 2007 by the Scottish Ministers whereby the Monument known as burnt mound 465m E of Easter Buchat Cottage shown on Supplementary Plan No. 5 to the Title Plan and forming part of the subjects in this Title is included in the Schedule of Monuments appearing to the Scottish Ministers to be of national importance compiled by them under section

1(1) of the Ancient Monuments and Archaeological Areas Act 1979.

**Entry  
Number**      **Burden Detail**

18      Entry in the Schedule of Monuments, registered 7 Nov. 2007 by the Scottish Ministers whereby the Monument known as ring-ditch 1300m ENE of Newseat shown on Supplementary Plan No. 6 to the Title Plan and forming part of the subjects in this Title is included in the Schedule of Monuments appearing to the Scottish Ministers to be of national importance compiled by them under section 1(1) of the Ancient Monuments and Archaeological Areas Act 1979.

**Entry  
Number**      **Burden Detail**

19      Entry in the Schedule of Monuments, registered 7 Nov. 2007 by the Scottish Ministers whereby the Monument known as shielings 1830m NNW of Aldachuie, Moss Hill shown on Supplementary Plan No. 7 to the Title Plan and forming part of the subjects in this Title is included in the Schedule of Monuments appearing to the Scottish Ministers to be of national importance compiled by them under section 1(1) of the Ancient Monuments and Archaeological Areas Act 1979.

**Entry  
Number**      **Burden Detail**

20      Entry in the Schedule of Monuments, registered 7 No. 2007 by the Scottish Ministers whereby the Monument known as shielings 1360m N of Upperton, shown on Supplementary Plan No. 8 to the Title Plan and forming part of the subjects in this Title is included in the Schedule of Monuments appearing to the Scottish Ministers to be of national importance compiled by them under section 1(1) of the Ancient Monuments and Archaeological Areas Act 1979.

**Entry  
Number**      **Burden Detail**

21      The rights of the tenants under the Lease specified in the Schedule of Leases in the Property Section are burdens on the subjects in this Title.

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

*It does not have the evidential status of an Office Copy.*

*This is an electronic Watermarked Copy*