



Registers Direct - Land Register: View Title MID83631

Search Summary

Date:	09/04/2014	Time:	13:06:51
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A. PROPERTY SECTION

Title Number:	MID83631	Date of First Registration:	23/11/2005
Date Title Sheet updated to:	07/08/2008	Date Land Certificate updated to:	07/08/2008
Hectarage Code:	0	Interest:	PROPRIETOR
Map Reference:	NT2573NE		

Description:

Subjects PARLIAMENT HOUSE, HIGH STREET, EDINBURGH tinted pink and blue on the Title Plan; together with (One) the servitudes contained in the Disposition in Entry 2 of the Burdens Section and (Two) the subsisting rights to real burdens specified in the Schedule of Particulars relative to Subsisting Rights to Real Burdens below.

Schedule of Particulars Relative to Subsisting Rights to Real Burdens

Entry No	Benefited Property	Real Burdens	Burdened Property
1	Subjects in this Title	Disposition to Treasurer of Faculty of Advocates, registered 23 Jan. 2006 specified in Entry 2 of the Burdens Section.	Subjects Laigh Hall. High Street, Edinburgh edged and numbered 1 in green on the Title Plan, being the subjects registered under Title Number MID 86039

Notes:

- As to the part tinted blue on the Title Plan, the two bridges connecting Parliament House with The Solicitors Buildings at ground floor level and -1 level of Parliament House, with the fifth and third floor levels respectively of The Solicitors Buildings, are not included in this Title.
- The parts specified in the Schedule of Removals below have been removed from this Title.
- The parts edged and numbered in yellow on the Title Plan have been leased - for particulars see Schedule below.

Schedule of Removals

Entry No	No in Green on title Plan	Subjects	Date of Recording or Registration
1	1	Room known as Laigh Hall, High Street, Edinburgh ("the Subjects") but only to the extent of the inner surfaces of the walls, floor and ceiling thereof and excluding all structural pillars within the said Hall, all electricity mains or cables, gas supply pipes and ducts, water supply pipes, sewage disposal pipes, drainage pipes and all electrical and mechanical and other plant and equipment and service connections passing through the Subjects but exclusively serving parts of said Parliament House other than the Subjects (which electricity mains or cables and other are referred to in the Disposition in Entry 2 of the Burdens Section as "the Services").	

Schedule of Leases

Entry No	No on Plan	Plot No	Subjects	Tenant	Date of Recording or Registration	Term	Rent
1	1		Electricity substation within a room on the ground floor	SP Distribution Limited	Land Register 07/08/2008	60 years from and after 13 Jun. 2008	Rent £1.00 per annum if asked

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B. PROPRIETORSHIP SECTION

Title Number: MID83631

Entry Number	Date of Registration	Proprietor	Consideration	Date of Entry
1	23/11/2005	SCOTTISH MINISTERS Victoria Quay, Leith Docks, Edinburgh.	Voluntary Registration	10/11/2005

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C. CHARGES SECTION

Title Number: MID83631

There are no entries.

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D. BURDENS SECTION

Title Number: MID83631 **Number of Burdens:** 4

Entry Number	Burden Preamble
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- 1 Disposition by Secretary of State for the Environment to The Society of Solicitors in the Supreme Courts of Scotland and their assignees, recorded G.R.S. (Midlothian) 2 Sep. 1997, of the two bridges, within the subjects tinted blue on the title plan, connecting Parliament House with The Solicitors Buildings at ground floor level and -1 level of Parliament House, with the fifth and third floor levels respectively of The Solicitors Buildings, (hereinafter referred to as "the Bridge"), contains the following rights which burden the subjects in this Title
- 2 Disposition by Scottish Ministers to Sidney Neil Brailsford as Treasurer for Honourable Faculty of Advocates as Trustee and in Trust for said Faculty, (hereinafter referred to as "our disponees"), registered 23 Jan. 2006, of room known as Laigh Hall, Parliament House, High Street, Edinburgh being the subjects registered under Title Number MID 86039 (hereinafter referred to as "the Subjects"), contains the following servitudes in favour of the Subjects which affect the subjects in this Title
- 3 The rights of the tenants under the Leases specified in the Schedule of Leases in the Property Section are burdens on the subjects in this Title.
- 4 Lease by the Scottish Ministers (who and whose successors are hereinafter referred to as "the Landlords") to SP Distribution Limited and their successors and assignees ("the Tenants"), registered 7 Aug. 2008, of the subjects edged and numbered 1 in yellow on the Title Plan, being an indoor electricity substation within a ground floor room, contains inter alia the following rights which affect the subjects in this Title

Entry Number **Burden Detail**

- 1 Disposition by Secretary of State for the Environment to The Society of Solicitors in the Supreme Courts of Scotland and their assignees, recorded G.R.S. (Midlothian) 2 Sep. 1997, of the two bridges, within the subjects tinted blue on the title plan, connecting Parliament House with The Solicitors Buildings at ground floor level and -1 level of Parliament House, with the fifth and third floor levels respectively of The Solicitors Buildings, (hereinafter referred to as "the Bridge"), contains the following rights which burden the subjects in this Title: (One) a heritable and irredeemable servitude right of support over the Parliament House Building and Solicitors Buildings for the Bridge, (Two) a heritable and irredeemable servitude right of overhang over the ground situated directly beneath the Bridge, together with all necessary rights of access and egress over the said ground for maintenance, repair and rebuilding of the Bridge, subject to payment for any damage, loss or injury occasioned by the exercise of such right of access, and (Three) a heritable and irredeemable servitude right of access for the said disponees and their invitees and tenants including without prejudice to the foregoing generality all workmen, clients and other persons authorised by them over the Parliament House Buildings using all existing stairs, doors, corridors, passages, hallways or any which may be formed in the future including routes as may be open to the public, and other routes as agreed between us and our said disponees.

Entry Number **Burden Detail**

- 2 Disposition by Scottish Ministers to Sidney Neil Brailsford as Treasurer for Honourable Faculty of Advocates as Trustee and in Trust for said Faculty, (hereinafter referred to as "our disponees"), registered 23 Jan. 2006, of room known as Laigh Hall, Parliament House, High Street, Edinburgh being the subjects registered under Title Number MID 86039 (hereinafter referred to as "the Subjects"), contains the following servitudes in favour of the Subjects which affect the subjects in this Title: (One) a servitude right of access to the Subjects through Parliament House, High Street, Edinburgh, being the subjects in this Title (hereinafter referred to as "the Building"), the route of which shall at any time be

within the discretion of us or our successors as proprietors of the Building, using reasonable endeavours to make the access route as convenient as possible; and (Two) free and uninterrupted passage and running of water, soil, drainage, gas, electricity, telephone and all other services in and through the drains, sewers, water courses, pipes, wires, cables and other conducting media in so far as presently passing through the Building and serving the Subjects (whether or not in common with other parts of the Building) as the same may be altered or extended or renewed from time to time, together with all necessary rights to connect into and/or use the Services (as described in the Schedule of Removals in the Property Section) on payment of an equitable share of the expense of using the same where it is not possible or not economic to install separate metering to record the extent to which such Services are used exclusively by our disponees but our disponees shall be obliged on being given not less than one years notice in writing to discontinue their connection to and use of electricity and heating services used in common with the Building; And also the following real burdens and servitudes in favour of the proprietors of "the Building": (One) a servitude right of access through the Subjects for all purposes at all times including, without prejudice to the foregoing, the inspection of the Subjects and the Building, the carrying out of repairs and alterations to the Building, the supervision of security systems in the Building and the emergency evacuation of the Building; for the purpose of this servitude the Subjects shall be left unlocked at all times and our disponees shall not obstruct any entrances or exits to or from the Subjects; (Two) for the purpose of exercising the said servitude right of access we hereby reserve the right to use existing means of access or to create new means of access to the Subjects and if required by us stop up existing means of access; (Three) a servitude right for the free and uninterrupted passage and running of ventilation, heating, water, soil, gas, electricity, heating, telephone and all other services through the Subjects together with a right at all reasonable times to enter the Subjects for the purpose of inspecting, cleaning, repairing, altering, extending or renewing any service equipment declaring that the foregoing servitude rights shall at all times be exercised by us and our foresaids in such a way as to cause the minimum of disturbance to and disruption of the occupation of the Subjects by our disponees and, without prejudice to the foregoing generality, we and our foresaids shall give our disponees reasonable prior notice of our intention to obtain access to the Subjects for any of the foregoing purposes except where access is required to other parts of the Building and the most convenient or the only means of access is through the Subjects and also in cases of emergency when no such prior notice shall be required; (Four) the Subjects shall be used by our disponees primarily as a library and study area for their members and as ancillary to such primary use for exhibitions, seminars, conferences, run by our disponees for the benefit of their members and guests and for no other purpose without our prior written consent which shall not be unreasonably withheld for any use which is compatible with the primary activities of our disponees and the use of the Subjects as a library and study area; (Five) our disponees shall uphold, maintain, repair and renew the Subjects and shall not make alterations or additions thereto without our prior written consent which consent shall not be unreasonable withheld or delayed where such alterations or additions do not affect the structure of the Building; (Six) it shall not be in the power of our disponees or their assignees or successors in ownership of or having power of sale of the Subjects or any part thereof to sell, alienate or dispose of the Subjects or any part thereof to any person until they have first offered the same in writing to us or our successors as proprietors of the Building for the time being at the price of one pound and we or our successors shall be bound to intimate in writing, acceptance or refusal of the offer within 21 days after the offer shall have been received; (Seven) in the event of substantial damage to or destruction of the Building and we or our successors (acting reasonably) determining that the Building (including the Subjects) is not to be reinstated so as to provide broadly comparable accommodation our disponees shall forthwith on being called upon in writing to do convey the subjects to us at the price of one pound.

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

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

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

4 Lease by the Scottish Ministers (who and whose successors are hereinafter referred to as "the Landlords") to SP Distribution Limited and their successors and assignees ("the Tenants"), registered 7 Aug. 2008, of the subjects edged and numbered 1 in yellow on the Title Plan, being an indoor electricity substation within a ground floor room, contains inter alia the following rights which affect the subjects in this Title: together with (One) an unrestricted right of access to and egress from the substation site 24 hours a day (subject to reporting to the security office on site) for vehicular and pedestrian traffic over and across the access route hatched mauve on said Plan (Two) an unrestricted right to lay, use, inspect, maintain, repair, remove, renew, replace and or enlarge in, through and over those areas of ground shown by a blue broken line on said Plan ("the cable route") all cables, pipes, drains and other underground works (hereinafter referred to as "the electric lines") required by the Tenants in the exercise of their functions as statutory electricity undertakers with all necessary rights of access thereto; and (Three) an unrestricted right of access for the purpose of erecting, inspecting, maintaining, repairing the substation and the ancillary apparatus and equipment enclosed within the substation site and all enclosures (all hereinafter referred to as "the Leased Subjects") subject to, in each of cases (One), (Two) and (Three), the Tenants being liable to (a) make good to the reasonable satisfaction of the Landlords or pay reasonable compensation to the Landlords for any damage caused in the exercising of such rights and (b) exercise such rights so as to cause the least inconvenience practicable to the Landlords and occupiers of the said building.

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