

(LAND REGISTRATION (SCOTLAND) RULES 2006 Rule 15)

REGISTERS OF SCOTLAND
Executive Agency



Information about Scotland's land & property

LAND REGISTER OF SCOTLAND
LAND CERTIFICATE
VERSION 12/09/2006

Title Number: ROX6403


Subjects: MAIN STREET, HEITON, KELSO.


**THIS LAND CERTIFICATE, ISSUED PURSUANT TO SECTION 5(2)
OF THE LAND REGISTRATION (SCOTLAND) ACT 1979,
IS A COPY OF THE TITLE SHEET RELATING TO THE ABOVE SUBJECTS.**

STATEMENT OF INDEMNITY

Subject to any specific qualifications entered in the Title Sheet of which this Land Certificate is a copy, a person who suffers loss as a result of the events specified in section 12(1) of the above Act shall be entitled to be indemnified in respect of that loss by the Keeper of the Registers of Scotland in terms of that Act.

ATTENTION IS DRAWN TO THE GENERAL INFORMATION OVERLEAF.

 LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	2993 28/6/2006	ROX6403

	ORDNANCE SURVEY NATIONAL GRID REFERENCE	Scale
		1/2500

NT7130 NT7131	Survey Scale
	1/2500

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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.



LAND REGISTER OF SCOTLAND



TITLE NUMBER ROX6403

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION
27 JAN 2005

DATE TITLE SHEET UPDATED TO
27 JAN 2005

DATE LAND CERTIFICATE UPDATED
TO
27 JAN 2005

INTEREST
PROPRIETOR

MAP REFERENCE
NT7130

DESCRIPTION

Subjects ground at MAIN STREET, HEITON, KELSO edged red on the Title Plan; together with (One) the servitude right of pedestrian and vehicular access to the subjects in this Title by the common access roadway leading from the A698 public road to the subjects in this Title and (Two) a servitude right of wayleave over and under the said common access roadway in connection with the provision of all services to the subjects in this Title.



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TITLE NUMBER ROX6403

B 1

B. PROPRIETORSHIP SECTION

ENTRY PROPRIETOR
NO

1 MARK GRAHAM and JENNIFER NOELLE
GRAHAM spouses, Fairfield,
Crailling, Jedburgh, equally
between them.

DATE OF
REGISTRATION
27 JAN 2005

CONSIDERATION
£36000

DATE OF ENTRY
11 JAN 2005



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TITLE NUMBER ROX6403

C 1

C. CHARGES SECTION

ENTRY
NO

SPECIFICATION

DATE OF
REGISTRATION

No Entry



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TITLE NUMBER ROX6403

D 1

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

1 Disposition by Dawson Bowman and another to Mona Beatrice Linton and her heirs and assignees, recorded G.R.S. (Roxburgh) 3 May 1955, of 0.163 Acres of ground at Heiton, Kelso, of which the subjects in this Title form part, contains the following declaration:

Declaring (One) that the said Miss Mona Beatrice Linton and her foresaids shall at all time have a right of access to and egress from the subjects hereby disposed for all necessary purposes by the existing access path from the main road over the subjects retained by and belonging to me the said Dawson Bowman which path shall be maintained in all time coming by me the said Dawson Bowman and my foresaids as proprietors of the said subjects retained by and belonging to me the said Dawson Bowman I and my foresaids being the sole judges of how and in what manner and to what extent the said path shall be maintained and (Two) that the said Miss Mona Beatrice Linton and her foresaids shall have right of access over said pathway so far as belonging to me for the purpose of cleaning or repairing the drainage and water pipes belonging to her and leading from the subjects hereby disposed to the connecting trap and to by the said Miss Mona Beatrice Linton and her foresaids being bound at her and their own expense to restore said pathway and make good any damage occasioned by her or their said operations.

2 Disposition by Helen Forbes Cowe or Bowman to Janet Smart Scott and others and their executors and assignees, recorded G.R.S. (Roxburgh) 1 Jun. 1971, of subjects Hillcrest, Main Street, Heiton, contains the following rights and burdens which may affect the subjects in this Title:

Together with a servitude right of passage beneath the subjects retained by me for drainage water and other pipes

Declaring that (One) my said disponees and their foresaids shall be bound to erect a wall fence hedge or gate on the south and east boundaries of the subjects hereby disposed in so far as said boundaries are not already enclosed and that at the sole expense of my said disponees but of a type or types to be approved of by me Declaring further that the wall fence hedge or gate to be erected shall be maintained and renewed as may be necessary at the mutual expense of me the said Helen Forbes Cowe or Bowman and my successors as proprietors of the subjects retained by me and my



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D 2

D. BURDENS SECTION

said disponees and their foresaids; (Two) my said disponees and their foresaids shall have a right of access over the subjects retained by me for the purpose of cleaning or repairing the drainage water and other pipes belonging to them and leading from the subjects hereby disposed my said disponees and their foresaids being bound at their own expense to restore said ground and make good any damage occasioned by their said operations but in the event of any of said drainage water and other pipes leading from said subjects hereby disposed and being connected to drainage water and other pipes serving the subjects retained by me the maintenance of said drainage water and other pipes shall be mutual between me the said Helen Forbes Cowe or Bowman and my foresaids as proprietors of the subjects retained by me and my said disponees and their foresaids.

- 3 Disposition by George Albert Kellington and another to Gordon Robert Hogsflesh and another and their executors and assignees, recorded G.R.S. (Roxburgh) 16 Jan. 1989, of the subjects in this Title, contains the following burdens:

(One) our said disponees and their foresaids will be responsible for an equal share of the cost of the repairs to the common access road along with all other parties using the same, and (Two) there is reserved to us and our successors as proprietors of the adjoining subjects known as Carnlea, Main Street a servitude right of wayleave and access over the said subjects hereby disposed in connection with any services presently within the said subjects hereby disposed and serving the said subjects known as Carnlea.