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BURNESS PAULL LLP
DX GW154
GLASGOW

Date: 22 December 2023
Your Ref: PEA/3013/00013
Our Reference: I02202632

LEGAL REPORT - REGISTERED PROPERTY

PROPERTY:

(Please note if no full conveyancing description was provided, additional titles to the subjects may not be traced)

91-95 HIGH STREET, MUSSELBURGH

TITLE NO:

MID164996

TITLE SHEET RECORD UPDATED TO:

08-02-2016

CURRENT TITLE SHEET ENTRIES AFFECTING THE SUBJECTS IN THIS TITLE:

(To disclose: proprietors, charges and any relevant entries registered on or after the proprietors title)

Title to DAVID ALAN PEARLMAN and SUSAN PEARLMAN as Trustees of the WANDERSLORE PENSION SCHEME - 29-10-2015
Standard Security by DAVID ALAN PEARLMAN and SUSAN PEARLMAN as Trustee for the WANDERSLORE PENSION SCHEME to ROYAL BANK OF SCOTLAND PLC - 08-02-2016

APPLICATIONS IN THE COURSE OF REGISTRATION AGAINST THIS TITLE:

(Until registration is complete any application is subject to withdrawal, cancellation or amendment. In respect of a report over "part of" a Title number, no Transfers of Part will be disclosed)

None

EXTANT ADVANCE NOTICES:

None

CORRECT TO:

21/12/2023

FIRST SCOTTISH SEARCHING SERVICES LIMITED
SEARCH IN THE REGISTER OF INHIBITIONS

102202632

AGAINST

DAVID ALAN PEARLMAN

From 21 Dec 2018 to 21 Dec 2023

NO DEED

SUSAN PEARLMAN

From 21 Dec 2018 to 21 Dec 2023

NO DEED

TRUSTEES OF THE WANDERSLORE PENSION SCHEME

From 21 Dec 2018 to 21 Dec 2023

NO DEED

SEARCH IN THE REGISTER OF INHIBITIONS

AND FOUND AS ABOVE

For Searches in The Register of Inhibitions our liability is restricted to exact name and address matches, however there may be occasions where other entries will be shown for your information. Source acknowledgement: Contains data compiled by Registers of Scotland.
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INSOLVENCIES

REGISTER OF INSOLVENCIES (Sequestrations and Protected Trust Deeds)

A Search carried out in the Register held by The Accountant in Bankruptcy has disclosed the following result:

Against:

**DAVID ALAN PEARLMAN
SUSAN PEARLMAN
THE WANDERSLORE PENSION SCHEME**

NO DEED

Correct to: 21st December 2023

SEARCHED IN THE ABOVE REGISTER AND FOUND AS ABOVE

The current practice of the Accountant in Bankruptcy is to remove entries from the Register of Insolvencies in respect of both Sequestration and Protected Trust Deed cases one year after Discharge of the Trustee.

For searches in the Register of Insolvencies, our liability is restricted to exact name and address matches as shown on the instructions received, however there may be occasions where other entries will be shown for your information. Searches are not undertaken against incorporated bodies, Executors as individuals or addresses outwith Scotland.



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Date of Certificate: 22 December 2023
Certificate No: I02202632
Your Ref: PEA/3013/00013

PROPERTY ENQUIRY CERTIFICATE

PROPERTY	
91-95 HIGH STREET, MUSSELBURGH	
PLANNING	
Local Authority Area	East Lothian
Adopted Local Plan/Local Development Plan	East Lothian Local Development Plan
Zoning	Town Centre
Applications	None
Other Matters	See Schedule Over
BUILDING STANDARDS	
Applications	None
Notices	None
Other Matters	None
ENVIRONMENTAL HEALTH	None
HOUSING	None
CONTAMINATED LAND	None
CARRIAGEWAY AND ADJOINING FOOTWAY	
Status	Adopted
Road Proposals	None
WATER	Mains Water
DRAINAGE	Mains Drainage

SCHEDULE OF DETAILS

PLANNING MATTERS

Applications

Reference	Details (if any)
None	

Other Matters

Historic Environment Scotland's records show that the property is located within the Battle of Pinkie battlefield site as referred to on the Inventory of Historic Battlefields.

BUILDING STANDARDS MATTERS

Building Standards Applications

Reference	Details (if any)
None	

Notices

Reference	Date served	Details (if any)
None		

Other Matters

None

ENVIRONMENTAL HEALTH MATTERS

Notices

Reference	Date served	Details (if any)
None		

Other Matters

None

HOUSING MATTERS

Notices

Reference	Date served	Details (if any)
None		

Other Matters

None

CONTAMINATED LAND

Notices & Resolutions

Reference No.	Date served	Details (if any)
None		
Unless details of any entries appear above the answer to each of the questions listed in para 5.3.6 of the UK Finance mortgage lenders Handbook for Scotland is in the negative.		

CARRIAGEWAY AND ADJOINING FOOTWAY

Status	Carriageway and adjoining footway ex adverso the property are adopted.
Road Proposals	None

WATER STATUS	The property is connected to the mains water supply.
DRAINAGE STATUS	The property is connected to a public sewer.

FIRST SCOTTISH IMPORTANT INFORMATION

- Searches have been carried out by our Enquiry Team of all available Public Records in respect of all relevant matters covered by the undernoted legislation and designations insofar as applicable to the subject address referred to on the Property Enquiry Certificate, unless otherwise stated.
- The Planning and Building Standards application search covers the period for 5 years to the date 48 hours prior to the date of issue of this certificate for all Scottish Local Authorities with the exception of Aberdeen City, Aberdeenshire and Moray. Our search of Planning and Building Standards Applications for the Aberdeen City and Aberdeenshire Local Authority areas extends for 10 years to the date 48 hours prior to the date of issue of this certificate. Our search of Planning and Building Standards Applications for the Moray Local Authority area extends for 20 years to the date 48 hours prior to the date of issue of this certificate.
- The details of the current status of any applications disclosed on the certificate are included when the information is readily available.
- Road proposals are disclosed to within a 250m radius from the property address when noted on the adopted Development Plan. On occasions where further information is available to us additional comment may be included on the certificate.
- This search is covered by Professional Indemnity Insurance. A summary of our cover can be provided on request

PUBLIC RECORDS UNDER THE FOLLOWING LEGISLATION HAVE BEEN SEARCHED–

- Town & Country Planning (Scotland) Act 1997
- Planning etc. (Scotland) Act 2006
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- Ancient Monuments and Archaeological Areas Act 1979
- Town & Country Planning (General Permitted Development) (Scotland) Order 1992
- Building (Scotland) Acts 1959/1970/2003
- Civic Government (Scotland) Act 1982
- Edinburgh District Council Order of Confirmation Act 1991
- City of Glasgow Council Order Confirmation Act 1988
- Housing (Scotland) Acts 1969/1987/2006
- Roads (Scotland) Act 1984
- Environmental Protection Act 1990
- Environment Act 1995
- Sites of Special Scientific Interest as designated under the Nature Conservation (Scotland) Act 2004
- Special Areas of Conservation as designated under the EC Habitats Directive (Council Directive 92/43/EEC)
- Special Protection Areas as designated under the EC Birds Directive (Council Directive 79/409/EEC)
- Ramsar Sites as designated under the Convention of Wetlands of International Importance
- National Scenic Areas as designated by the Country Side Commission for Scotland (now Scottish Natural Heritage)
- National Nature Reserves as designated under the National Parks and Access to the Countryside Act 1949 or the Wildlife and Countryside Act 1981.



Officer's ID / Date

4535
6/7/2016

TITLE NUMBER

MID164996

ORDNANCE SURVEY
NATIONAL GRID REFERENCE

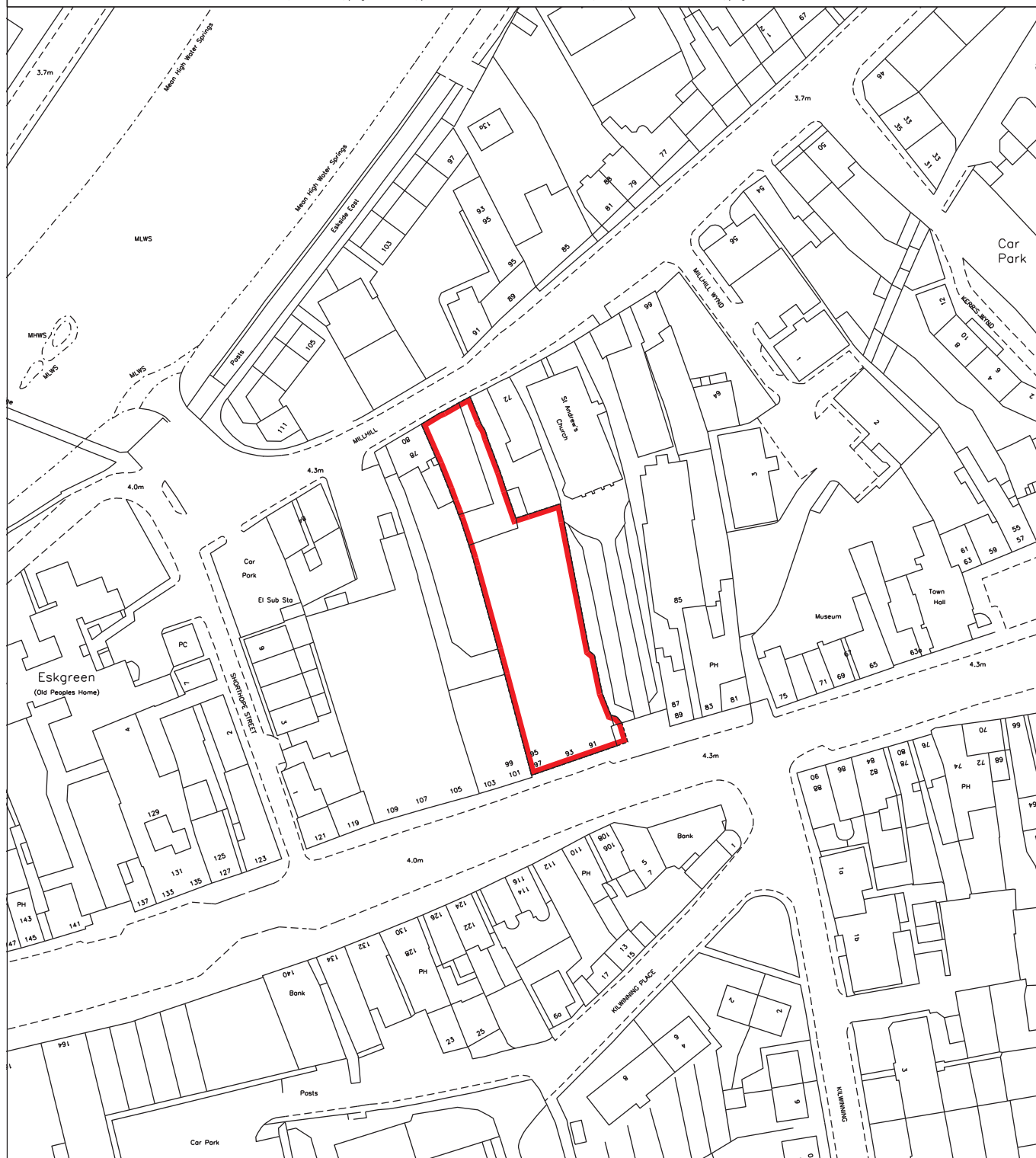
70m

NT3472NW NT3472NE

Survey Scale

1/1250

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Title Information: MID164996

Search summary

Date/Time of search	22-12-2023 09:14:28
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Transaction number	SCO-16547926
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User Reference	
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Section A

MID164996

Property

Date of first registration	29-10-2015
Date title sheet updated to	08-02-2016
Hectarage Code	0
Real Right	OWNERSHIP
Map Reference	
Title Number	MID164996
Cadastral Unit	MID164996
Sasine Search	<u>13307</u>
Property address	91-95 HIGH STREET, MUSSELBURGH EH217DA
Description	Subjects cadastral unit MID164996 91-95, HIGH STREET, MUSSELBURGH EH21 7DA being the shop premises edged red on the cadastral map.
Notes	1. The above subjects have been Leased - for particulars see Schedule of Leases below.

Schedule of Leases

Entry No	No on Plan	Plot No	Subjects	Tenant	Date of Recording or Registration	Term	Rent
1				Woolworths plc	Books of C. and S. 09-01-1989 as varied by Minute of Variation recorded Books of C and S 9 Jan. 1989 and Assignment recorded G.R.S. (Midlothian) 13 Feb. 2009.	as defined in lease and as amended	as defined in lease and as amended

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Section B

MID164996

Proprietorship

DAVID ALAN PEARLMAN and SUSAN PEARLMAN spouses, 26 Sheldon Avenue, London, N6 4JT as Trustees of the WANDERSLORE PENSION SCHEME Third Floor, 9 White Lion Street, London, N1 9PD.

Entry number	1
Date of registration	29-10-2015
Date of Entry	21-09-2015
Consideration	£592,000

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Section C

MID164996

Securities

Entry number	1
Specification	Standard Security by said DAVID ALAN PEARLMAN and SUSAN PEARLMAN as Trustee for the WANDERSLORE PENSION SCHEME to ROYAL BANK OF SCOTLAND PLC incorporated under the Companies Acts, registered in Scotland (Registered Number SC090312), Registered Office 36 St Andrew Square, Edinburgh EH2 2YB.
Date of registration	08-02-2016

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Section D

MID164996

Burdens

Number of Burdens: 1

Burden 1 Preamble

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.

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Full Burdens

Burden 1

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.
