**LEGAL PACK**

**35-39 Murraygate, Dundee, DD1 2EE**

**Title**

1. Title Sheet ANG30572 for 35-39 Murraygate, Dundee, DD1 2EE in the name of Corwood Properties Limited updated to 13 November 2017.
2. Certified copy Standard Security by Corwood Properties Limited in favour of Lloyds Bank plc dated 3 October 2017.
3. Copy Debenture between Corwood Properties Limited and Lloyds Bank Plc (signed but undated)

**Lease Documentation**

1. Extract registered Lease between Malcolm Campbell Limited and Ladbrokes Betting & Gaming Limited dated 12 and 22 February 2007 and registered in the Books of Council and Session on 8 March 2007.
2. Extract registered Fitting-Out Licence between Malcolm Campbell Limited and Ladbrokes Betting & Gaming Limited dated 12 and 22 February 2007 and registered in the Books of Council and Session on 8 March 2007.
3. Extract registered Minute of Alteration and Partial Reminciation of Lease between Malcolm Campbell Limited and Ladbrokes Betting & Gaming Limited dated 30 October and 6 November 2007 and registered in the Books of Council and Session on 15 February 2008.
4. Extract registered Minute of Variation of Lease between Malcolm Campbell Limited and Ladbrokes Betting & Gaming Limited dated 5 and 13 May 2010 and registered in the Books of Council and Session on 11 October 2010.
5. Extract registered Minute of Extension and Variation of Lease between Malcolm Campbell Limited and Ladbrokes Betting & Gaming Limited dated 2 and 6 September 2016 and registered in the Books of Council and Session on 26 September 2016.
6. Extract registered Assignation among Ladbrokes Betting & Gaming Limited, Done Brothers (Cash Betting) Limited and Malcolm Camplell Limited dated 3 and 8 August 2017 and registered in the Books of Council and Session on 10 August 2017.

**Reports/Certificates and Searches**

1. Energy Performance Certificate dated 14 June 2017.
2. Asbestos Survey dated 20 December 2006.
3. Legal Report by Millar & Bryce dated 14 March 2024 (ANG30572).
4. Charges Search against Corwood Properties Ltd by Millar & Bryce dated 14 March 2024 and certified to 13 March 2024.
5. Property Enquiry Certificate by Millar & Bryce dated 14 March 2024
6. RCIL Search by Millar & Bryce dated 14 March 2024 and certified correct to 13 March 2024.
7. Insurance Certificate for period 1 April 2023 to 31 March 2024
8. Rent Payment History to 18 March 2024

**Planning and Building Warrant Documentation**

1. Planning Refusal (Ref: D4933) of conversion of dwelling flat to office dated 10 March 1980.
2. Planning Permission (Reference No. D10027) for change of use from offices to dental surgery dated 5 July 1984.
3. Building Warrant (Reference No. 980-84) dated 25 September 1984
4. Listed Building Consent (Ref: DLB00487) for the installation of floodlights and the cleaning of stonework dated 27 March 1988.
5. Building Warrant (Reference No. 909-92) dated 7 August 1992.
6. Letter from Dundee Council confirming listed building consent and planning permission not required for replacement downlighters dated 14 January 1994.
7. Planning Permission (Reference No. D21612) for removal of existing ATM from Murraygate elevation of Bank and internal alterations dated 22 February 1996.
8. Listed Building Consent (Reference No. DLBO1221) for removal of existing ATM from Murraygate façade of Bank and internal alterations to building dated 23 February 1996.
9. Certificate of Completion (Ref: 95/1593) dated 28 November 1996 relates to Building Warrant dated 16 May 1996.
10. Building Warrant (Reference No. 95-1593) dated 16 May 1996.
11. Planning Permission (Reference No. D23536) for change of use from banking hall to Class 3 Food and Drink dated 31 March 1999.
12. Planning Permission (Reference No. 02/00399/FUL) for installation of satellite antenna (dish) dated 26 July 2002.
13. Listed Building Consent (Ref: 02/00398/LBC) for the installation of a satellite dish dated 15 August 2002
14. Listed Building Consent (Reference No. 16/00975/LBC) for Internal alterations to listed building to form serviced apartments at 1/0, 39 Murraygate, Dundee dated 26 January 2017.
15. Planning Permission (Reference No. 16/00974/FULL) for change of use of listed building from vacant offices to serviced apartments at at 1/0, 39 Murraygate, Dundee dated 26 January 2017.
16. Listed Building Consent (Reference No. 20/00508/LBC) for proposed internal alterations to existing building to form 3 flatted dwellings at 1/0, 39 Murraygate, Dundee dated 11 December 2020.
17. Planning Permission (Reference No. 20/00509/FULL) for proposed change of use from vacant offices to 3 flatted dwellings at 1/0, 39 Murraygate, Dundee dated 11 December 2020.