

INVENTORY OF DATA ROOM

0 Offer to Sell

- 0.1 Template Offer to Buy 31.01.2024
- 0.2 Sale and Purchase Conditions

1 Title information

- 1.1 STG19506 - Title Sheet
- 1.2 STG19506 - Title Plan

2 Lease Documents

- 2.1 Copy Extract Lease of 2nd Floor East Suite between Hazledene House Limited and Scottish Sea Farms Limited dated 13 and 18 October and registered in the Books of Council and Session on 21 October all dates in the year 2016.
- 2.2 Copy Minute of Agreement between Protector Number 1 Limited and Scottish Sea Farms Limited dated 5 and 6 January both dates in the year 2021
- 2.3 Copy Minute of Extension between Protector Number 1 Limited and Scottish Sea Farms Limited dated 28 August 2023
- 2.4 Copy Extract Tripartite Licence between MJ Gleeson Group Plc, Capital Bank Plc and Hydro Seafood GSP Limited dated 4 May and 1 June both dates in the year 1998 and 10 March 1999.

3 Reports and Searches

- 3.1 Millar & Bryce Legal Report (STG19506) dated 4 September 2023 including personal searches
- 3.2 Millar & Bryce Register in Community Interests in Land dated 4 September 2023
- 3.3 Millar & Bryce Property Enquiry Certificate dated 1 September 2023
- 3.4 Millar & Bryce Charges Search against Protector Number 1 Limited dated 4 September 2023
- 3.5 Landmark Information Sitecheck Assessment dated 4 September 2023
- 3.6 Coal Authority Coal Mining Report dated 4 September 2023
- 3.7 Energy Performance Certificate dated 29 January 2018
- 3.8 S63 Action Plan dated 31 July 2018
- 3.9 Electrical Installation Condition Report dated October 2021
- 3.01 Millar & Bryce Roads Adoption Plan dated 4 September 2023
- 3.11 Millar & Bryce Roads Adoption Report dated 4 September 2023
- 3.12 Rateable Values - Laurel House

- 3.13 Lift Maintenance Letter dated 15 July 2022
- 3.14 Legionella Risk Assessment dated 6 May 2021
- 3.15 Fire Risk Assessment dated 3 February 2021
- 4 **Planning**
 - 4.1 Graham + Sibbald Planning Position Report dated 22 August 2023
 - 4.2 Online Property History dated 28 June 2023
- 5 **VAT documentation**
 - 5.1 HMRC Option to Tax confirmation
 - 5.2 Protector Number 1 Limited - VAT Number check
- 6 **Administration Details**
 - 6.1 Notice of Appointment of Administrators
- 7 **Service Charge Information**
 - 7.1 Service Charge Budget (February 2022 - February 2023)
 - 7.2 Service Charge Budget Apportionment
 - 7.3 Service Charge Expenditure dated 19 July 2023
 - 7.4 Service Charge Account (February 2022 - February 2023)
 - 7.5 Service Charge Account (February 2021 - February 2022)
 - 7.6 Service Charge Account (February 2020 - February 2021)
 - 7.7 Service Charge Invoice dated 12 July 2023
 - 7.8 Tenant Demand (28 May 2023 - 27 August 2023)
 - 7.9 Payment History (November 2019 - August 2023)
 - 7.10 Maintenance Schedule dated 3 February 2020
 - 7.11 Arrears List