



Title Information: PTH9252

Search summary

Date/Time of search	12-09-2025 21:58:32
Payment reference number	DSHC-6F66-GYH5-KH5H

Section A

PTH9252

Property

Date of first registration	08-06-2001
Date title sheet updated to	15-06-2016
Hectarage Code	92.2
Real Right	OWNERSHIP
Map Reference	NN8650
Title Number	PTH9252
Cadastral Unit	PTH9252
Sasine Search	52991
Property address	KILLIECHASSIE KILLIECHASSIE HOUSE, ABERFELDY PH152JR KILLIECHASSIE COTTAGE, ABERFELDY PH152JR RIVER TAY

Description

Subjects cadastral unit PTH9252 being (In the First Place) the lands and estate of KILLIECHASSIE tinted pink on the cadastral map with KILLIECHASSIE HOUSE, ABERFELDY PH15 2JR otherwise known as the mansion house of Killiechassie, the outbuildings and KILLIECHASSIE COTTAGE, ABERFELDY PH15 2JR and the whole other buildings thereon (In the Second Place) the exclusive right of salmon fishing in the RIVER TAY tinted blue on the said map with full rights of wayleave thereto at the points marked E, F and G in blue lettering on the said map and (In the Third Place) hill ground, tinted yellow on the said map, being altogether 92.2 Hectares in measurement on the Ordnance Map; Together with (one) the whole rights of access and egress pertaining thereto, including the servitude right of wayleave specified in the Disposition in Entry 4 in the Burdens Section (two) all rights of water, drainage and other rights effering thereto including (a) the rights specified in the Disposition in Entry 4 in the Burdens Section (b) the rights reserved in the Feu Charter in Entry 2 in the Burdens Section and (c) the rights specified in the Disposition in Entry 5 in the Burdens Section and (three) salmon fishing rights in and to rivers and streams passing through or bounding the subjects in this Title.

Notes

1. The part tinted yellow on the cadastral map has been feued - for particulars see Schedule below. Insofar as feued, this part ceased to be within the plot upon the abolition of feudal tenure.
2. The boundary between the points lettered G and E in blue on the cadastral map is the medium filum of the River Tay.

SCHEDULE OF FEUS

Entry No	No on Plan	Plot No	Subjects	Feu Writ	Feuar(s)	Date of Recording or Registration	Feuduty
1			173 1/2 acres of hill ground (under exception of 11 1/2 acres) tinted yellow on the cadastral map	Feu Charter	The Forestry Commissioners	G.R.S. (Perth) 14-08-1933	

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Section B

PTH9252

Proprietorship

JOANNE MURRAY Box 1 44-46, Morningside Road, Edinburgh, EH10 4BF.

Entry number	1
Date of registration	15-06-2016
Date of Entry	06-06-2016
Consideration	No Consideration

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Section C

PTH9252

Securities

There are no entries.

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Section D

PTH9252

Burdens

Number of Burdens: 10

Burden 1

Disposition by Trustees of Francis Willey, Baron Barnby to John Edward Blundell Radcliffe and his heirs and assignees, recorded G.R.S. (Perth) 19 Dec. 1929, of the land of the Barony of Killiechassie (under exception of (In the First Place) (First) 1 acre 18 poles of ground and (Second) 1 acre 3 roods of ground and (In the Second Place) (First) 4 acres 10 poles (Second) 4 acres and (Third) a perpetual right of servitude & c.), contains the following reservations and burdens:

Reserving always to the descendants of the late Reverend Robert Stewart of Killiechassie the sole and exclusive right of sepulture in all time coming within the family burial ground or chapel situated within the foresaid lands and now enclosed by a stone wall and surrounded by trees with free ish and uninterrupted access thereto at all times for the purpose of sepulture or for visiting the same and that in the terms specified in the titles of the lands and in an Agreement as to the said sepulture entered into between Harry George Gordon Esquire sometime proprietor of the said lands and others and James Stewart Robertson of Edradynate one of the descendants of the said Reverend Robert Stewart dated the ninth and fifteenth days of December 1858 and recorded in the Books of Council and session on 6 Jan. 1859,

Declaring always that the boundary walls bounding the subjects (In the Second Place) (First) above described on the North and on the East of the subjects (In the Second Place) (Second) above described respectively are mutual and shall be maintained in all time hereafter mutually by our said Disponee and his foresaids and the proprietors of said (In the Second Place) (First) subjects and her foresaids; And in respect the said lands hereby disposed are intersected by Loch Glassie and access is obtained to the north western portion of said lands over part of the lands and estate of Castle Menzies, also belonging to us as Trustees foresaid lying to the south west of the said lands hereby disposed, our said disponee and his successors, proprietors for the time being of the lands and Estate of Killiechassie shall for sporting and estate purposes have a permanent servitude right of wayleave in all time coming for access by the said disponees and their foresaids proprietors for the time being of said lands and estate of Killiechassie and their tenants and servants to the north western portion of said lands and estate hereby disposed through and over the said lands and estate of Castle Menzies but the servitude of wayleave shall be exercised as nearly as possible to the south western shore of said Loch Glassie in so far as the said lands and estate of Castle Menzies bound the said Loch and said servitude shall in no circumstances extend over the moor of the said lands and Estate of Castle Menzies; Reserving always to us as Trustees foresaid proprietors of Glassie Farm on the Estate of Castle Menzies and our successors in the said farm of a perpetual and irredeemable servitude right of wayleave for access to said farm over the existing road to said farm

through the lands hereby disposed which is at present used for that purpose but provided always that such portion of the said road as may be used in common by the proprietors for the time of said farm and the proprietors for the time being of the subjects hereby disposed shall be maintained in all time coming at the joint expense of the proprietors of said farm and our said disponee and his successors in the lands hereby disposed.

Burden 2

Feu Charter by John Edward Blundell Radcliffe to the Forestry Commissioners and their successors and assignees, recorded G.R.S. (Perth) 14 Aug. 1933, of 173 1/2 acres of hill ground, part of the eight pound land of the Barony of Killiechassie, contains the following rights which affect the subjects in this title:

Together with a servitude right of access and egress to and from the said piece of ground over the roads the routes of which are lettered A B H D, A B H J and L M N in blue on the cadastral map (said route between the points lettered A and B being also hatched blue on the said cadastral map) and the usual facilities for the removal over the said roads of timber which may from time to time be grown upon the said piece of ground.

And also reserving always to me and my heirs and successors the following rights;

(one) rights of access and egress for agricultural and sporting purposes over the roads and paths marked by brown broken lines on the said map, I and my foresaids being bound to keep the gates on said access roads locked for which purpose keys to padlocks to be placed on said gates will be supplied by my disponees

(two) right to the water or burns passing through the piece of ground hereby disposed, my disponees and their foresaids being bound to lead the water by open drains to the points numbered 1, 2 and 3 in blue on the said map or to such other points as may be agreed upon, any necessary field tiles for this purpose to be supplied by me or my foresaids, and my said disponees and their foresaids shall be bound in all time coming to keep said water courses, burns and drains open and redd.

Burden 3

Disposition by Trustees for the creditors of John Edward Blundell Radcliffe to William Hood and his heirs and assignees, recorded G.R.S. (Perth) 4 Sep. 1942, of (first) ground and (second) 162 acres of hill ground, both parts of eight pound land of Barony of Killiechassie (third) ground, part of solum of Loch Glassie (fourth) 1/2 acre of ground, part of estate of Killiechassie and (fifth) exclusive right of salmon fishing in River Tay ex adverso the lands of Killiechassie contains the following reservation:

Reserving always to me as Trustee foresaid as proprietor of said Balnacraig Farm and my successors and my and their tenants in said farm a perpetual and irredeemable servitude right for access and egress to and from the said farm for vehicular and pedestrian traffic,

along with the Forestry Commissioners, over the back entrance road to the Mansionhouse of Killiechassie as shown between the points lettered A and B on the cadastral map; and the cost of maintaining said last mentioned road in good repair in all time coming shall be borne in equal proportions by the proprietor of Killiechassie Mansionhouse and proprietors of adjoining subjects using the same: But the subjects hereby disposed are disposed always with and under burden of any servitudes and easements rights of way and water and drainage rights and facilities affecting the subjects hereby disposed, including all easements and facilities which are presently exercised or used or which have been granted or created over any portion of the subjects hereby disposed.

Burden 4

Disposition by Trustee for Creditors of John Edward Blundell Radcliffe to John Robertson Crystal and his heirs and assignees, recorded G.R.S. (Perth) 2 Sep. 1943, of Farm and lands of Balnacraig and Tombuie & c. extending to 127 acres of ground, contains the following rights and burdens which affect the subjects in this title:

The reservations, servitudes and easements, rights of water supply and rights of drainage and other rights and privileges, conditions and others constituted by or specified or contained in the Disposition in Entry 1 and particularly and without prejudice to said generality with and under a servitude right of wayleave over Balnacraig Farm between the two points marked B and D in blue letters and tinted mauve on the cadastral map and a perpetual and irredeemable right of servitude in all time coming to obtain and draw water from the springs as at present existing on the farms of Balnacraig and Tombuie with right to lead away water flowing therefrom by pipes into cisterns as presently existing or similar water pipes and cisterns which may be substituted therefor and a heritable and irredeemable right of servitude and wayleave for the said cisterns and existing pipe tracks with right of access thereto at all times for all usual and necessary purposes on payment of surface damage as the same may be ascertained by Arbiters mutually chosen for that purpose, all as said servitudes of wayleave and for drawing of water are constituted by the Disposition in Entry 3; And without prejudice to the before written generality it is expressly provided and declared that the lands and others hereby disposed shall be accepted by our said disponent under burden of any servitudes and easements, rights of way and water and drainage rights and facilities affecting the said lands hereby disposed including all easements and facilities which are presently exercised or used and which have been granted or created over any portion of the subjects hereby disposed.

Burden 5

Disposition by James Townshend Boscawen to William Russell Millar and Belinda Millar and their executors and assignees, recorded G.R.S. (Perth) 17 Nov. 1976, of (primo) farm and lands of Cuil (under exception) (secundo) ground, part of estate of Farleyer and (tertio) ground, part of estate of Killiechassie, both forming farm of Glassie extending to 338 acres contains the following rights which affect the subjects in this title:

Reserving to me and my successors as proprietors of the estate of Killiechassie a heritable and irredeemable right of access over the whole subjects hereby disposed to the lands comprising the hill lands and solum of Loch Glassie as also all rights of water, drainage and other rights as presently in use by me as proprietor of the Estate of Killiechassie including the right to take water for the dwellinghouse at Killiechassie and the other buildings and dwellinghouses on the said estate of Killiechassie from the wells or springs presently used by me in so far as these lie within the lands hereby disposed, including the right to repair and maintain all water pipes on payment of surface damages only; Also reserving to me a full and unfettered right of access over that part of Lower Cuil lying to the south of the public road for the purposes of reaching the bank of the River Tay for the fishing of salmon and other necessary purposes.

Burden 6

Disposition by James Townshend Boscawen to Myrtle Melita Aymer and her executors and assignees, recorded G.R.S. (Perth) 4 Oct. 1979, of 0.5 acre of ground known as The Old School, Killiechassie, contains the following rights which are burdens on the subjects in this title and the following burdens which benefit the subjects in this title:

(First) right of access to the said 0.5 acre of ground from the public road between Aberfeldy and Logierait by way of the farm road between the points lettered A and C in blue on the cadastral map (Second) right to the existing water supply serving the said 0.5 acre of ground, shown with a blue broken line on the said map including right of access thereto for inspection and repair on all necessary occasions and (Third) right to the existing septic tank and the drains leading thereto serving the said 0.5 acre of ground and situated in the adjoining field belonging to me shown lettered ST in blue on the said map with right of access thereto for inspection and cleaning on all necessary occasions;

BUT ALWAYS WITH AND UNDER the following burdens and conditions (First) the cost of maintaining the said farm road so far as it extends from the said public road to the east boundary of the subjects hereby disposed shall be borne equally by my said disponent and the proprietors of the remaining parts of the said Estate subject to the recovery of such share of the cost of maintenance of the said road as may be due by other users thereof and subject to the obligation of each of the said proprietors to make good any extraordinary damage to the said road occasioned by traffic for the introduction of which he she or they may be responsible (Second) the cost of maintaining the fences on the north east and south east boundaries of and separating the subjects hereby disposed from the adjoining fields forming part of the said Estate shall be borne by my said disponent and the proprietors of the adjoining fields in equal shares; and the fences on the remaining boundaries of the subjects hereby disposed shall be maintained at the sole expense of my said disponent (Third) my said disponent and her foresaids shall be bound to have the said septic tank cleaned at regular intervals so as to prevent it from overflowing on to the adjoining fields.

Burden 7

Disposition by James Townshend Boscawen to Maureen Angela Thomson, recorded G.R.S. (Perth) 17 Apr. 1980, of lands and estate of Killiechassie & c., of which the subjects in this Title form part, contains the following reservations:

Reserving always to me as proprietor of the subjects known as Tighnault the salmon fishings on that part of the River Tay from the point where the Boltachan Burn enters the River Tay to the point lettered E in blue on the cadastral map as also reserving to me a right of access to the said salmon fishings by the said point lettered E in blue on the said map which access by the said point lettered E shall be shared equally between me and my said disponent and her successors;

As also reserving to me and my successors a right of access over the farm road to Killiechassie from the Aberfeldy-Balnaluig Road for the purpose of access to the subjects known as Broom Park otherwise Braepark and being the subjects excluded from those parts of the estate of Killiechassie hereby disposed.

Burden 8

Disposition by Maureen Angela Thomson to Killiechassie Investment Limited and their successors and assignees, recorded G.R.S. (Perth) 3 Dec. 1991, of the subjects in this Title, contains the following reservation:

Reserving to me and my successors as owners of the subjects tinted brown on the cadastral map and also other subjects belonging to me lying to the north west of the Estate of Killiechassie which adjoining subjects are tinted green on the said map (and known as Broompark) a right of access and egress for all normal purposes over the access track lettered A-B in blue on the said map subject to maintenance thereof on a user basis.

Burden 9

Deed of Servitude, recorded G.R.S. (Perth) 14 Nov. 1994 between Killiechassie Investment Limited (who and whose successors as proprietor of the servient tenement being the lands and estate of Killiechassie are hereinafter referred to as "KIL",) and John Donald Watson Crystal (who and whose successors as proprietor of the dominant tenement being the farms and lands of Balnacraig and Tombuie are hereinafter referred to as "Mr Crystal") contains agreement between said parties in the following terms:

(One) Save as amended hereby, the provisions regulating the water supply contained in the Disposition in Entry 4 will remain in full force and effect;

(Two) KIL as proprietor of the Servient Tenement will lay a new water supply pipe of no more than Twenty-five millimetre diameter from the existing water storage tank lettered W in blue on the cadastral map along the intended route shown by a red broken line on the said map to the point lettered X in blue on the said map;

(Three) The said pipe is to be laid by KIL at a depth adequate to be free from frost, the trench in which the pipe is laid is to be backfilled with selected excavated material, free of stones, to a depth of One hundred and Fifty millimetres above the said pipe, with the remainder of the trench to be infilled with excavated material all at the sole expense of KIL; and

(Four) While it is intended that the water supply being led from the water storage tank along the said pipe to the Servient Tenement be used as a supply Killiechassie House, nonetheless it is agreed between the parties hereto that KIL as proprietors of the Servient Tenement may use the water supply for whatever use they deem fit within the Servient Tenement;

(Five) KIL may repair, replace and renew the said pipe on condition that they make good any damage caused thereby and in any event use all reasonable endeavours to keep all damage to a minimum. On no account will the diameter of the said pipe be increased beyond twenty-five millimetres.

Burden 10

The feu rights created by the feu writ specified in the Schedule of Feus in the Property Section are burdens on the subjects in this Title.

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