

Sample

Audit Information for Property Companies

(ISA 500 & 550 compliance)

Contents:

- Title Register, Burdens and Title Plan
- List of Sales during the last 6 months for each respective Property
- Quarterly Official Property Statistics
- Inhibition Search
- Auditor Information Guide for Property Companies (page 2 shown)



Registers Direct - Land Register: View Title ARG13902

Search Summary

Date:	05/03/2012	Time:	09:28:31
Search No.:	2012-00685403	User Reference:	
Sasine Search Sheet:	2226 & 9534		

A. PROPERTY SECTION

Title Number:	ARG13902	Date of First Registration:	15/08/2007
Date Title Sheet updated to:	15/08/2007	Date Land Certificate updated to:	15/08/2007
Hectarage Code:	0	Interest:	TENANT
Map Reference:	NR6708/NR6808		

Description:

Subjects at HIGH KEIL, SOUTHEND, CAMPBELTOWN tinted pink on the Title Plan; Together with the rights as specified in Part 1 of the Schedule to the Lease in Entry 1 of the Burdens Section.

Short Particulars of the Lease under which the above subjects are held

Parties	Date of Recording or Registration	Term
James Cameron Barber to National Grid Wireless Limited	Land Register 15/08/2007	21 years from 1 Apr. 2007

This is a Quick Copy which reflects the position at the date the Title Sheet was last updated.

It does not have the evidential status of an Office Copy.

B. PROPRIETORSHIP SECTION

Title Number:		ARG13902		
Entry Number	Date of Registration	Proprietor	Consideration	Date of Entry
1	15/08/2007	NATIONAL GRID WIRELESS LIMITED a Company incorporated under the Companies Acts, (Company Number 3196207),	Rent: £1700 per annum or such other sum as may from time to time become payable under the provisions of Part 2 of the Schedule to	01/04/2007

and having its
Registered Office at
Wireless House
Warwick
Technology Park,
Heathcote Lane,
Warwick, CV34
6DD.

the Lease specified
in Entry 1 of the
Burdens Section

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C. CHARGES SECTION

Title Number: ARG13902

There are no entries.

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D. BURDENS SECTION

Title Number: ARG13902 **Number of Burdens:** 1

**Entry
Number**

Burden Preamble

1

Lease by James Cameron Barbour to National Grid Wireless Limited, registered 15 Aug. 2007 of the subjects in this Title, contains the following rights, conditions and burdens - Copy in Certificate. Note 1

**Entry
Number**

Burden Detail

1

Lease by James Cameron Barbour to National Grid Wireless Limited, registered 15 Aug. 2007 of the subjects in this Title, contains the following rights, conditions and burdens - Copy in Certificate. Note 1: The access coloured brown on the deed plan has been tinted brown on the Title Plan. Note 2: The point marked X on the deed plan has been lettered X in blue on the Title Plan. Note 3: The foregoing Lease was executed after 1 September 1974 and is subject to the provisions of Part II of the Land Tenure Reform (Scotland) Act 1974.

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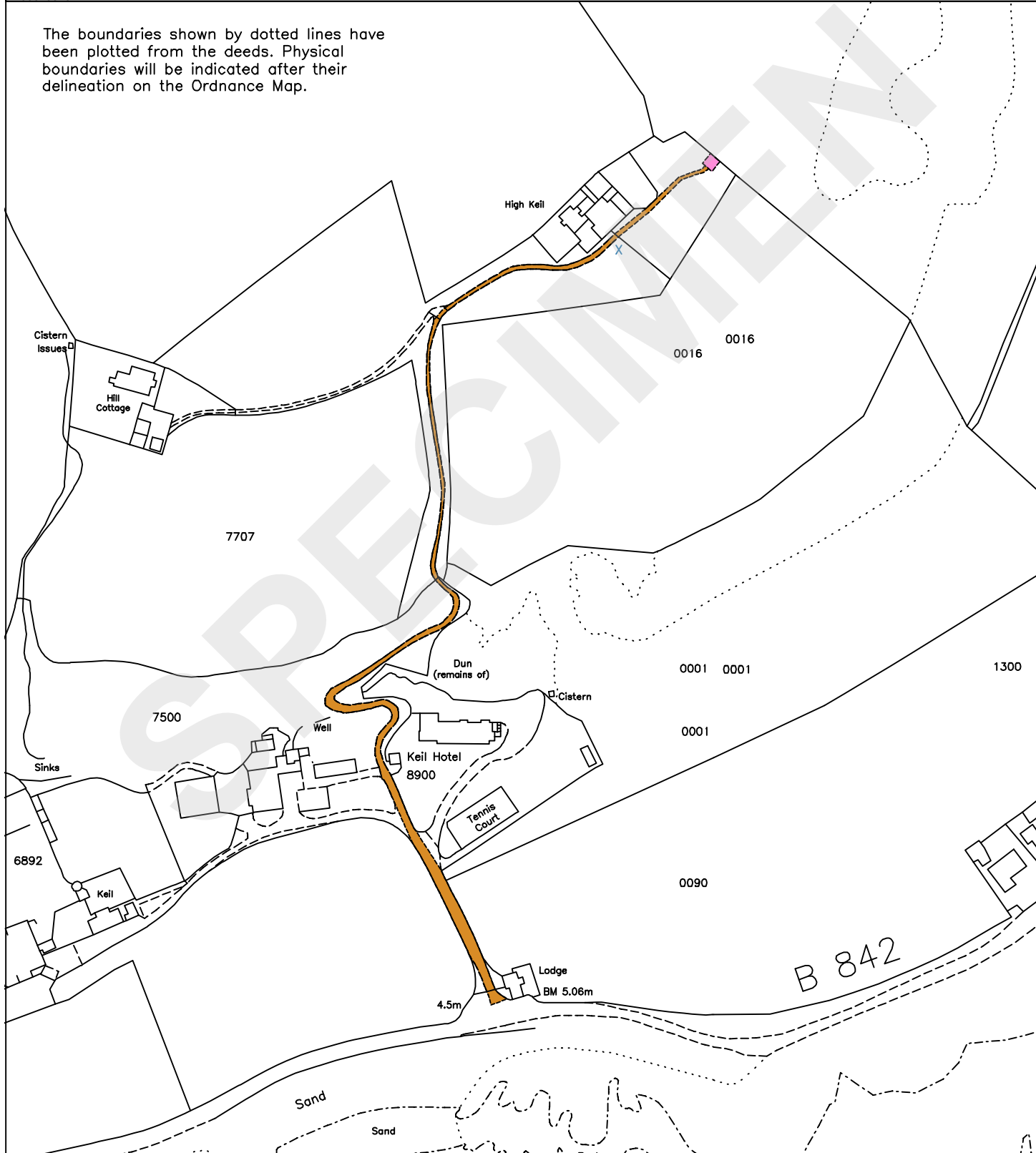
NR6707 NR6708 NR6808 NR60NE

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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.





Registers Direct - Information Services: Property Price Search Results List

This search is not covered by the Keeper's indemnity. This copy does not have any evidential status.

Search Summary

User ID:	carkat92	User Reference:	
Date Time:	05/03/2012 09:45:42	Search No.:	2012-00685892
Search Criteria:	COUNTY=Argyll; POSTCODE=PA28 6; FROM=SEPTEMBER 2011; TO=MARCH 2012		

Found 59 results

Search Results

Property Address	Date Of Application	Date Of Registration	Consideration
BARRMAINS COTTAGE BELLOCHANTUY CAMPBELTOWN PA28 6QE	15/02/2012		£62000.00
PUTECHAN LODGE HOTEL BELLOCHANTUY CAMPBELTOWN PA286QE		07/10/2011	£145000.00
CALA-FIONN CARRADALE CAMPBELTOWN PA28 6QX	24/01/2012		£150000.00
3 GROGPORT CARRADALE CAMPBELTOWN PA28 6QL	01/12/2011		£122237
ASHGROVE KILWHIPNACH CAMPBELTOWN PA28 6RJ	07/10/2011		£110000
MACHRIHANISH CARAVAN PARK MACHRIHANISH CAMPBELTOWN PA286PT		25/10/2011	£240000.00

DUNCANIN PENINVER CAMPBELTOWN PA28 6QP	24/10/2011		£138000
THE POST OFFICE PENINVER CAMPBELTOWN PA286QP		09/12/2011	£107000
13 SEALAND PENINVER CAMPBELTOWN PA28 6QP	15/02/2012		£67500.00
AMOD FARM SOUTHEND CAMPBELTOWN PA28 6RN	05/12/2011		£61500.00
AMOD FARM SOUTHEND CAMPBELTOWN PA28 6RN	05/12/2011		£8000.00
ARGYLL ARMS HOTEL SOUTHEND CAMPBELTOWN PA286RP		28/09/2011	£135000.00
BRECKLATE FARMHOUSE SOUTHEND CAMPBELTOWN PA286PJ		23/12/2011	£272500
CNOC BAN SOUTHEND CAMPBELTOWN PA286RQ		05/10/2011	£108000
COULINLONGART FARM SOUTHEND CAMPBELTOWN PA28 6RN	23/01/2012		£80000
MACHARIOCH COTTAGE SOUTHEND CAMPBELTOWN PA28 6RF	01/02/2012		£110000.00
12 BAROCHAN PLACE ARGYLL STREET CAMPBELTOWN PA28 6AX	31/01/2012		£85000.00
51 CASTLEACRES CAMPBELTOWN PA286SJ		14/09/2011	£127000
6 CASTLEPARK CAMPBELTOWN PA286LD		18/10/2011	£43500.00
83 CROSSHILL AVENUE CAMPBELTOWN PA286LJ		14/10/2011	£60000



Registers Direct - Judicial Register: Inhibition Name Search Results

Search Summary

User ID:	earhat92	User Reference:	eUf\
Date Time:	24/03/2010 11:54:04	Search No.	2010-057447922
Search Criteria:	NAME1= ALICE JONES, FROM=20 MARCH 2005 TO=24 MARCH 2010		
Search Reference:	earh		

The Register of Inhibitions is current to date 19/03/2010

Found 2 results

Search Results

Minute Number	Deed Type	Name	Address
10845523	Letters of Inhibition [decree]	ALICE JONES	22 Johnson Drive, Carronshore, Falkirk, Stirlingshire
10920662	Discharge of Inhibition	ALICE JONES	22 Johnson Drive, Carronshore, Falkirk, Stirlingshire

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Disclosure Print

Search Reference: afebers

REGISTERS OF SCOTLAND

SEARCH IN THE REGISTER OF INHIBITIONS AND ADJUDICATIONS AGAINST

1. JONES
ALICE

From: 24 MARCH 2005
00:00:00
To: 19 MARCH 2010

Search Summary

User ID:	carkat92	User Reference:	afebers
Date Time:	22/03/2010 11:53:04	Search No.:	2010-057447922

Minute Number:	10845523
Date of Minute:	17/12/2008
Minute Details:	Letters of Inhib. [on decree] 1st Credit Finance Limited ; - against ALICE JONES , 22 Johnson Drive, Carronshore, Falkirk, Stirlingshire . Per Euan Nelson, Registers of Scotland .

Minute Number:	10920662
Date of Minute:	05/06/2009
Minute Details:	Disch. by 1st Credit Finance Limited ; - of Inhib. (registered 17 Dec 2008) against ALICE JONES , 22 Johnson Drive, Carronshore, Falkirk, Stirlingshire . Per J McNamara, Registers of Scotland .

Searched the Register of Inhibitions and Adjudications and found as above.

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Audit Information for Property Companies (ISA 500 and 550 compliance)

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INTRODUCTION

ISA Regulations 500 and 550 require auditors involved in property company audits to demonstrate compliance by obtaining documentary evidence to:

- establish ownership by the company of its property assets
- establish any third party rights
- establish the current and past value of the properties
- Determine whether those values are likely to rise or fall
- Check that the company's solvency is not fettered

Our Auditor search provides all the above information, and consists of the following documents, for each property:

- The Land Registry Title Register. This proves current ownership and reveals

any third party rights, e.g. mortgages and other financial charges. It also shows the purchase price of the property, and any bankruptcy petitions or orders are also revealed.

- A list of sale prices during the last 2 years for the postcode area of each property. This provides current and recent past valuation comparisons.
- Land Registry House Price Index Report for the last quarter.
- Inhibitions Search against the company, which confirms the company's current solvency status.

