



## Summary

This is a basic style of Disposition for use in the context of a sale and purchase of commercial property where the grantors of the Disposition are trustees and/or executors-nominate acting under a trust disposition and settlement or will and the Property has been sold to a third party. The style incorporates the consent of the beneficiary to whom the Property has been bequeathed. It is designed to give effect to the terms of: (A) the trust disposition and settlement or will, and (B) the missives of sale and purchase entered into with the third party purchaser. The style envisages that the Property has not been registered in the Land Register of Scotland. Since in terms of the Land Registration (Scotland) Act 1979 the main 'trigger' for the first registration of an unregistered interest is the transfer of an interest for valuable consideration (section 2(1)(a)(ii)) most commercial property transactions, involving as they do transfers for valuable consideration, will constitute just such a 'trigger'. As such, the style envisages that the underlying transaction and Disposition will induce first registration.