

Property Enquiry Certificate



Date: **16/09/2015**
Our Ref: **PZ124285**

Your Ref: **MB**

Property enquiry response for: **Grant & McKay**

Subjects: **Flat 3/1, 25 Albert Avenue, Glasgow G42 8RB**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Glasgow City Plan 2 Adopted December 2009
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy DEV2 Residential and Supporting Uses
c)	Have the subjects had any applications made for planning permission in the last five years? None
d)	Are the subjects categorised as a listed building? No Category: N/A
e)	Do the subjects lie within a Conservation/Article 4 Area? Yes, Crosshill Conservation Area
f)	Do the subjects lie within a designated Smoke Control Area? Yes
2.	<i>Building Standards Details</i>
a)	Have the subjects had any applications made for building warrants in the last five years? None

(see page 4 for Terms & Conditions)

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b)	If so are there Certificates of Completion for all of the above? N/A
3.	<i>Other Details</i>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? Yes, Albert Avenue is adopted
b)	Are there any Road Scheme proposals that affect the subjects? No
c)	Is there a public sewer ex adverso the subjects? Yes
d)	Is there a public water supply ex adverso the subjects? Yes
e)	<p>Are there any outstanding Notices under the legislation searched which affect the subjects?</p> <p>Housing (Scotland) Act 1969 Section 024 - Reference: HD024004530 Comments: CONSOLIDATION WORKS - AREA "B" AGENT:BUILDING CONTROL/CONTRACTOR:WIMPEY LABORATORIES Service Date: 21/09/1987 Expiry Date: 29/09/1987 Completion Date: 21/11/1988 TLC Reference: HN959773</p> <p>Housing (Scotland) Act 1969 Section 024 - Reference: HD024003346 Comments: MUTUAL ADDRESS:9+25 ALBERT AVE AGENT:J H LYGATE/CONTRACTOR:ROBERT BURNS & SON LTD Service Date: 22/03/1984 Expiry Date: 19/04/1984 Completion Date: 25/02/1988 TLC Reference: HN962632</p> <p>Housing (Scotland) Act 1969 Section 024 - Reference: HD024A01044 Comments: DOC 21/11/88 INFORMED TO REMOVE BY D.F.(S108)18/12/89 Service Date: 12/03/1982 Expiry Date: 09/04/1982 Completion Date: 12/06/1990 TLC Reference: HN963889</p> <p>Housing (Scotland) Act 2006 Section 30 - Reference: 0099/11/S30WRK Service Date: 16/02/2011 Expiry Date: 09/03/2011 Completion Date: 22/07/2011 TLC Reference: HN2178986</p>

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f)	Adjoining Property Search Adjoining properties have been searched during the production of this PEC, no adverse applications have been found.
g)	Any other information relevant to the subjects. 25 Albert Avenue Glasgow 14/00404/EN - Alleged breach: unauthorised installation of microwave antenna. Pending Consideration

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Legislation Searched

Acquisition of Land (Authorisation Procedure)(Scotland) Act 1947, Building (Scotland) Acts 1959/1970 [as amended by Building (Scotland) Act 2003], City of Edinburgh District Council Order Confirmation Act 1991 (Where Applicable), Civic Government (Scotland) Act 1982, Clean Air Act 1956/68 [as amended by Clean Air Act 1993], Environmental Protection Act 1990 Part IIA [Contaminated Land (Scotland) Regulations 2000 (SI 2000 No 178)], Housing (Scotland) Act 1987, Housing (Scotland) Act 2006, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Roads (Scotland) Act 1984, Sewerage (Scotland) Act 1968, Town & Country Planning (Control of Advertisements) (Scotland) Amendment Regulations 1992, Town and Country Planning (General Development)(Scotland) Order 1992 [Amendment No.2 Order (SI2001 No.226)], Town and Country Planning (Scotland) Act 1997, Water (Scotland) Act 1980.

Certificate Notes

1. Information contained in this Property Enquiry Certificate is based on searches of the publicly available Private Rented Housing Panel (PRHP), Local Authority and Water Authority records, in accordance with the Local Government (Access to Information) Act 1985.
2. Only Notices/Orders served on the subjects within the information period of search, identified in note 1, are disclosed.
3. Only Road Schemes that lie 250m or less from the subjects are disclosed.
4. Only planning applications validated within the past 5 years will be disclosed.
5. Only building warrant applications validated within the past 5 years will be disclosed.
6. This Property Enquiry Certificate is covered by the Millar & Bryce Comprehensive Warranty, details supplied on request.
7. Contaminated Land - Unless details are confirmed in section 3(e) above, the answer to each question in para 5.3.6 of the CML Handbook for Scotland 2nd Edition is in the negative.

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