Property Enquiry Certificate

Millar & Bryce

Date: **25/09/2015**
Our Ref: **PZ126960/AW** Your Ref: **IC/IC/SXN/504837**

Property enquiry response for: **Aberdein Considine (Banchory)**

Subjects: **Roann, Craigmyle Road, Torphins, Aberdeenshire, AB31 4LQ**

1.	***Planning Details***
a)	The current Local Plan is: **Aberdeenshire Local Development Plan Adopted 2012**
b)	Policies / proposals in the Local Plan directly affecting the subjects. **Policies 1-14 - Main Settlements**
c)	Have the subjects had any applications made for planning permission in the last five years? **No outstanding applications found at time of search.**
d)	Are the subjects categorised as a listed building? **No** Category: **N/A**
e)	Do the subjects lie within a Conservation/Article 4 Area? **No**
f)	Do the subjects lie within a designated Smoke Control Area? **No**
2.	***Building Standards Details***
a)	Have the subjects had any applications made for building warrants in the last five years? **No outstanding applications found at time of search.**

(see page 3 for Terms & Conditions)

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b)	If so are there Certificates of Completion for all of the above? **N/A**
3.	***Other Details***
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? **Craigmyle Road, Torphins 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)	Are there any outstanding Notices under the legislation searched which affect the subjects? **No notices found at time of search.**
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. **None**

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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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