

# Property Enquiry Certificate



Date: **29/09/2015**  
Our Ref: **PADJ000307**

Your Ref: **AJD/JY/PAU005001/TC**

Property enquiry response for: **Dales Solicitors LLP**

Subjects: **Kinninmonth Farm Kinglassie Lochgelly KY5 0UG**

<b>1.</b>	<b><i>Planning Details</i></b>
a)	The current Local Plan is: <b>Mid Fife Local Plan Adopted January 2012</b>
b)	Policies / proposals in the Local Plan directly affecting the subjects. <b>Policy E15 Development in the Countryside</b>
c)	Have the subjects had any applications made for planning permission in the last five years? <b>None</b>
d)	Are the subjects categorised as a listed building? <b>No</b> Category: <b>N/A</b>
e)	Do the subjects lie within a Conservation/Article 4 Area? <b>No</b>
f)	Do the subjects lie within a designated Smoke Control Area? <b>No</b>
<b>2.</b>	<b><i>Building Standards Details</i></b>
a)	Have the subjects had any applications made for building warrants in the last five years? <b>None</b>

(see page 3 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH  
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b)	If so are there Certificates of Completion for all of the above? <b>N/A</b>
<b>3.</b>	<b><i>Other Details</i></b>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? <b>Served by private access road from the C50 to the north. The C50 Carriageway/Footway Adopted from Fife boundary by Manorleys to junction of A911 Auchmuir Bridge.</b>
b)	Are there any Road Scheme proposals that affect the subjects? <b>No</b>
c)	Is there a public sewer ex adverso the subjects? <b>No</b>
d)	Is there a public water supply ex adverso the subjects? <b>No. There is a trunk main to the south of the farmhouse.</b>
e)	Are there any outstanding Notices under the legislation searched which affect the subjects? <b>None</b>
f)	Adjoining Property Search <b>Adjoining properties have been searched during the production of this PEC, no adverse applications have been found.</b>
g)	Any other information relevant to the subjects. <b>Westfield Green Business Park to the east is identified in the Local Plan as Use Class Employment Class 4 Business. Planning consent currently exists at the Westfield opencast site for the provision of waste resource recovery facilities and comprehensive rehabilitation and restoration of the site. This includes a materials recycling facility, composting facility, residual waste landfill site, engineering operations associated with comprehensive land restoration and stabilisation of water bodies, land for a sustainable business park, engineering operations to upgrade rail and service road facilities and ancillary office and education facilities. Planning permission for a Biomass Power Station and associated facilities was approved on 17 September 2008 (07/00170/CEIA) and further Planning Permission (08/02825/EIA) was granted on 25 April 2011.</b>

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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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