

# Property Enquiry Certificate



Date: **02/10/2015**

Our Ref: **PADJ000331-MP**

Your Ref: **ACT/KC/FER004-0090**

Property enquiry response for: **Hill & Robb**

Subjects: **Almondgrove Place, Inveralmond Industrial Estate, Perth PH1 3TR**

<b>1.</b>	<b><i>Planning Details</i></b>
a)	The current Local Plan is: <b>Perth &amp; Kinross Local Development Plan 2014</b>
b)	Policies / proposals in the Local Plan directly affecting the subjects. <b>Policy ED1 - Employment and Mixed Use Areas</b>
c)	Have the subjects had any applications made for planning permission in the last five years? <b>No outstanding applications found at time of search.</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>

(see page 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH  
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a)	Have the subjects had any applications made for building warrants in the last five years? <b>13/00687/NDOM8 - Alterations to Form Two Separate Units at - Units 1-4 7 Almondgrove Place Inveralmond Industrial Estate Perth PH1 3TR - Warrant Approved 23 May 2013</b>
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>Almondgrove Place, Perth is adopted.</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>Yes</b>
d)	Is there a public water supply ex adverso the subjects? <b>Yes</b>
e)	Are there any outstanding Notices under the legislation searched which affect the subjects? <b>No notices found at time of search.</b>
f)	Adjoining Property Search <b>Planning Applications:</b> <b>A B P Scotland Ltd Ruthvenfield Road Inveralmond Industrial Estate Perth PH1 3XB - 13/01518/FLL - Alterations and extension to meat processing plant - Application Approved 23 Dec 2013</b>  <b>Store Spectraglass Ltd Inveralmond Close Inveralmond Industrial Estate Perth - 13/01375/FLL - Alterations and extension to factory, change of use of landscaped open space, removal of trees and formation of additional parking - Application Approved 18 Dec 2013</b>

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g)	<p>Any other information relevant to the subjects.</p> <p><b>Land to north of Inveralmond Industrial Estate is identified in the local plan as H7 Bertha Park housing proposal for 750 houses by 2024 and beyond 2024 2500 houses.</b></p> <p><b>Land to East of Lawgrove Place is identified in the local plan as E1 Employment Opportunity Site, The Triangle Dunkeld Road for high amenity employment uses or for car sales with a size of 6.8 ha and E3 Employment Opportunity Site Arran Road for General Employment uses with a size of 18.3 ha.</b></p>
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## Terms & Conditions

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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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