

Property Enquiry Certificate



Date: **12/10/2015**

Our Ref: **PZ128294-MP**

Your Ref: **DEH/HXM/MACRAE**

Property enquiry response for: **Munro & Noble**

Subjects: **2 Ness-Side, Inverness IV2 6DH**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Highland-wide Local Development Plan Adopted April 2012
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policies 1-78 - Highland Wide Policies Settlement Hierarchy - Regional Centre Functions
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.	<i>Building Standards Details</i>
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 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
Tel 0131 556 1313 Fax 0131 557 5960 DX 550301 Edinburgh 24 LP 125 Edinburgh 2
Email pec@millar-bryce.com Web www.millar-bryce.com

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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? Ness-Side Road, Inverness is adopted.
b)	Are there any Road Scheme proposals that affect the subjects? Yes - Inverness West Link Road, approximately 170m from the subjects.
c)	Is there a public sewer ex adverso the subjects? No - nearest mains lie at Dores Road
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)	<p>Adjoining Property Search Planning Applications: 12/02050/SCOP - Inverness West Link Road - Land At Ness-Side West Of Dores Road Inverness - Application Approved 03 Jul 2012</p> <p>13/03825/FUL - West Link- Construction of 3.2km new single carriageway road, 5 No. roundabouts, a new swing bridge over the Caledonian Canal & a new bridge over the River Ness, with associated drainage, earthworks, fencing, landscaping, new access tracks/paths, street lighting etc - West Link Road Land Between Dores Road And Torvean Dores Road Inverness - Application Approved 14 Apr 2014.</p> <p>15/01809/S42 - Application under Section 42 to develop land without compliance with conditions 15, 16, 17, 18 & 31 of 13/03825/FUL - Inverness West Link - Land Between Dores Road And Torvean Dores Road Inverness - Application Approved 30 Jun 2015</p> <p>14/02840/FUL - Proposed Access Road to Service Housing Development - Ness-Side Inverness - Application Approved 26 Sep 2015</p>

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g)	Any other information relevant to the subjects. No
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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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