

Property Enquiry Certificate



Date: **19/10/2015**
Our Ref: **PZ128700/AW**

Your Ref: **S664**

Property enquiry response for: **J Myles & Co**

Subjects: **19 Fintry Place, Broughty Ferry, Dundee, DD5 3BG**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Dundee Local Development Plan 2014
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policies 1-57 - General Plan-Wide Policies
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? Yes - Forthill Conservation Area/Article 4 (1-9,23-28,30,31,33,38-40,43A,67,68)
f)	Do the subjects lie within a designated Smoke Control Area? Yes
2.	<i>Building Standards Details</i>

(see page 4 for Terms & Conditions)

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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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a)	Have the subjects had any applications made for building warrants in the last five years? 06/01326/ALTEXT - Domestic - Alterations and extension to form kitchen, sun room and bedroom accommodation - Completion Certificate Accepted - 10/09/2010 06/01326/ALTEXT/A - Domestic - Amendment to 06/01326/ALTEXT - Change of bathroom layout - change of fixings on glass balustrade, change to steps & rail on 1st floor - Warrant Approved - 28/05/2010
b)	If so are there Certificates of Completion for all of the above? Yes
3.	Other Details
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? Fintry Place, Broughty Ferry is adopted. Cedar Road, Broughty Ferry 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.

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f)	Adjoining Property Search Planning Applications: 11/00196/FULL - Proposed extension to form En-suite Shower Room with new roof extended over existing Boiler room - 21 Fintry Place Broughty Ferry Dundee DD5 3BG - Approved - No Conditions - 07/06/2011 Building Warrants: 06/00775/ALTEXT - Domestic - Extension to provide kitchen and family room and garage - 21 Fintry Place Broughty Ferry Dundee DD5 3BG - Warrant Approved - 11/09/2006 11/00186/ALTEXT - Domestic - Construct an extension to form en-suite shower room with new roof extended over existing boiler room CV 11/12 - 21 Fintry Place Broughty Ferry Dundee DD5 3BG - Warrant Approved - 04/05/2011
g)	Any other information relevant to the subjects. Building Warrants has been searched for 10 years.

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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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