

Property Enquiry Certificate



Date: **20/10/2015**

Our Ref: **PZ128699-MP**

Your Ref: **MCMIK01-03/DEH**

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

Subjects: **2 Aird View Kirkhill Inverness IV5 7NE**

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 Policy 57 - Natural, Built and Cultural Heritage
c)	Have the subjects had any applications made for planning permission in the last five years? 14/02631/FUL - Erection of 6 houses - Land SE Of 11 Birch Brae Drive Kirkhill - Application Approved 15 May 2015
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>

(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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a)	Have the subjects had any applications made for building warrants in the last five years? 15/00513/ERDM - Erection of 6 houses - STAGE 1 - Erection of underbuilding, foundations and floor slabs up to DPC level (Plots 31-36) - Land SE Of 11 Birch Brae Drive Kirkhill - Warrant Approved 08 May 2015 15/00513/ERDM/1 - Erection of 6 houses - STAGE 2 - All outstanding works (Plots 31-36) - Land SE Of 11 Birch Brae Drive Kirkhill
b)	If so are there Certificates of Completion for all of the above? No
3.	Other Details
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? Aird View, Kirkhill is not adopted.
b)	Are there any Road Scheme proposals that affect the subjects? No
c)	Is there a public sewer ex adverso the subjects? No - nearest mains lie approximately 40m south of the property.
d)	Is there a public water supply ex adverso the subjects? No - nearest mains lie at Birch Brae Drive, Kirkhill approximately 70m west of the property.
e)	Are there any outstanding Notices under the legislation searched which affect the subjects? No
f)	Adjoining Property Search Planning Applications: 15/01826/FUL - Erection of 6 houses - Land 70M SE Of 9 Birch Brae Drive Kirkhill - Application Approved 29 Jun 2015 Building Warrants: 15/01858/ERDM - Erection of 6 Houses - Plots 25-30 - Moniach View Kirkhill - Warrant Pending Consideration 07 Oct 2015 14/01109/ERDM/1 - Erection of 4 houses - STAGE 2 - Remainder of works - Land SE Of 11 Birch Brae Drive Kirkhill - Warrant Approved 28 Oct 2014

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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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