

Property Enquiry Certificate



Date: **23/10/2015**

Our Ref: **PADJ000371/AW**

Your Ref: **AD/HC.CRIC0008-1**

Property enquiry response for: **Grant Smith Law Practice**

Subjects: **Flat 0/1, 54 Cleveden Drive, Glasgow, G12 0NU**

1.	Planning Details
a)	The current Local Plan is: Glasgow City Plan 2 Adopted December 2009
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy DEV2 - Residential and Supporting Uses Policy DES3 - Protecting and Enhancing the City's Historic Environment (Conservation Areas)
c)	Have the subjects had any applications made for planning permission in the last five years? 12/00956/DC - Internal alterations to listed flatted property - Refused - 13/07/2012 13/00015/DC - Internal alterations to listed flatted property - Approved - On Conditions - 07/03/2013
d)	Are the subjects categorised as a listed building? Yes Category: B
e)	Do the subjects lie within a Conservation/Article 4 Area? Yes - Glasgow West Conservation Area/Article 4 (1,3,7 and 27)
f)	Do the subjects lie within a designated Smoke Control Area? Yes

(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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2.	<i>Building Standards Details</i>
a)	Have the subjects had any applications made for building warrants in the last five years? 13/01006/BW - Alterations to flat to form an additional apartment - Completion Certificate Accepted - 21/03/2014
b)	If so are there Certificates of Completion for all of the above? Yes
3.	<i>Other Details</i>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? Cleveden Drive 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)	<p>Adjoining Property Search</p> <p>Planning Applications:</p> <p>11/01548/DC - External alterations to listed building to include formation of external staircase and reinstatement of windows - Flat 0/1 52 Cleveden Drive Glasgow G12 0NU - Approved - On Conditions - 20/03/2012</p> <p>11/01549/DC - Internal and external alterations to listed building - Flat 0/1 52 Cleveden Drive Glasgow G12 0NU - Approved - On Conditions - 20/03/2012</p> <p>11/01528/DC - Various internal and external alterations to listed flatted property - Flat B/1 52 Cleveden Drive Glasgow G12 0NU - Approved - On Conditions - 26/08/2011</p> <p>15/00905/DC - External alterations to B-Listed property including erection of two storey rear extension with roof terrace - 1000 Great Western Road Glasgow G12 0NR - Approved - On Conditions - 16/06/2015</p> <p>15/00906/DC - Internal and external alterations to B-Listed property including erection of two storey rear extension with roof terrace - 1000 Great Western Road Glasgow G12 0NR - Approved - On Conditions - 16/06/2015</p> <p>13/00086/DC - Use of vacant hospital as single dwellinghouse including demolition of single storey extension and formation of new doorway to side elevation - Approved - On Conditions - 27/03/2013</p> <p>13/00087/DC - Internal and external alterations to listed building in relation to use of vacant hospital as single dwellinghouse - Homeopathic Hospital 1000 Great Western Road Glasgow G12 0NR - Approved - On Conditions - 28/01/2013</p>
g)	<p>Any other information relevant to the subjects.</p> <p>None</p>

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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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