

# Property Enquiry Certificate



Date: **29/10/2015**

Our Ref: **PADJ000496/AW**

Your Ref: **DGW/JW STA**

Property enquiry response for: **FT & DC Wallace**

Subjects: **13 Ninian Road (Plot 4 Duloch Meadows Phase 3 Persimmon), Dunfermline, KY11 8ZA**

<b>1.</b>	<b><i>Planning Details</i></b>
a)	The current Local Plan is: <b>Dunfermline &amp; West Fife Local Plan Adopted November 2012</b>
b)	Policies / proposals in the Local Plan directly affecting the subjects. <b>Policy E2 - Development Within Town and Village Settlement Envelopes DUN 029 - Housing Development Proposal/East Dunfermline North B</b>
c)	Have the subjects had any applications made for planning permission in the last five years? <b>10/04700/ARC - Approval required by conditions for the erection of 239 dwellinghouses and 36 flatted dwellings with associated domestic garages, access road, car parking, landscaping and SUDs scheme - Dunfermline Eastern Expansion Land To The South Of Dunlin Drive Dunfermline Fife - Approved - On Conditions - 15/08/2011</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>

(see page 3 for Terms & Conditions)

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<b>2.</b>	<b><i>Building Standards Details</i></b>
a)	<p>Have the subjects had any applications made for building warrants in the last five years?  <b>14/03105/NBH - Erection of Terraced, semi detached and detached dwellings - Dunfermline Eastern Expansion, Land to South of Dunlin Drive, Dunfermline, Fife - Warrant Approved - 25/09/2015</b></p> <p><b>15/01547/NBH - Erection of 92 Dwellinghouses and Associated Works - Dunfermline Eastern Expansion Land To The South Of Dunlin Drive Dunfermline Fife - Warrant Received 24/06/2015</b></p>
b)	<p>If so are there Certificates of Completion for all of the above?  <b>No</b></p>
<b>3.</b>	<b><i>Other Details</i></b>
a)	<p>Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority?  <b>Ninian Road is prospectively maintainable highway.</b></p>
b)	<p>Are there any Road Scheme proposals that affect the subjects?  <b>No</b></p>
c)	<p>Is there a public sewer ex adverso the subjects?  <b>No - however there are proposed mains within development.</b></p>
d)	<p>Is there a public water supply ex adverso the subjects?  <b>No - however there are proposed mains within development.</b></p>
e)	<p>Are there any outstanding Notices under the legislation searched which affect the subjects?  <b>No notices found at time of search.</b></p>
f)	<p>Adjoining Property Search  <b>Adjoining properties have been searched during the production of this PEC, no adverse applications have been found.</b></p>
g)	<p>Any other information relevant to the subjects.  <b>None</b></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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