

Property Enquiry Certificate



Date: **29/10/2015**
Our Ref: **PADJ000469/NS**

Your Ref: **JYF/MEI010-001**

Property enquiry response for: **Dales Solicitors LLP**

Subjects: **West Mainshill Farm & Lands, Maybole KA19 7JW**

1.	<i>Planning Details</i>
a)	The current Local Plan is: South Ayrshire Local Development Plan 2014
b)	Policies / proposals in the Local Plan directly affecting the subjects. LDP Policy: Spatial Strategy - Carrick Investment Area
c)	Have the subjects had any applications made for planning permission in the last five years? 11/00215/APP - Change of use and extension of barn to form dwellinghouse - Approved no conditions - 30/5/2011.
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 3 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

Property Enquiry Certificate



a)	Have the subjects had any applications made for building warrants in the last five years? 14/00115/CONEX - Conversion and extension to dwellinghouse (Plot A) - Pending Consideration - 17/2/2014. 13/00796/AMEND - Amendment to layout (Plot C) - Warrant Approved - 27/11/2013. 11/00105/AMEND - Amendment to warrant - 09/00551/CONEX (Plot B) - Warrant Approved - 12/2/2013. 10/01082/CONV - Conversion to form dwelling (Plot C) - Warrant Approved - 2/02/2011.
b)	If so are there Certificates of Completion for all of the above? 10/01082/CONV - 27/11/2013
3.	Other Details
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? B742 is Adopted Access Road serving West Mainshill Farm, Maybole 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 - None in vicinity
d)	Is there a public water supply ex adverso the subjects? No - None in vicinity
e)	Are there any outstanding Notices under the legislation searched which affect the subjects? No notices found at time of search.
f)	Adjoining Property Search Adjoining properties have been searched during the production of this PEC, no adverse applications have been found.
g)	Any other information relevant to the subjects. No

(see page 3 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

Property Enquiry Certificate



Terms & Conditions

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.

(see page 3 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