

# Property Enquiry Certificate



Date: **16/04/2025**

Our Ref: **SF1336541/NS**

Your Ref: **PFH/SJG BAGGS001/2**

Property enquiry response for: **Andersonbain & Co**

Subjects: **F P Manse Inver, Lochinver IV27 4LJ**

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| <b>1.</b> | <b><i>Planning Details</i></b>                                                                                                                                                                                                                                                                                                                                            |
| a)        | The current Local Plan is:<br><b>Highland-wide Local Development Plan Adopted April 2012</b>                                                                                                                                                                                                                                                                              |
| b)        | Policies / proposals in the Local Plan directly affecting the subjects.<br><b>Policies 1-78 - Highland Wide Policies</b><br><b>Policy 57 - Natural, Built and Cultural Heritage</b><br><b>Settlement Hierarchy - Local Centre Functions</b><br><br><b>Highland - Caithness and Sutherland Local Development Plan 2018:</b><br><b>Policy - Settlement Development Area</b> |
| c)        | Have the subjects had any applications made for planning permission in the last five years?<br><b>No outstanding applications found at time of search</b>                                                                                                                                                                                                                 |
| d)        | Are the subjects categorised as a listed building? <b>No</b><br><br>Category: <b>N/A</b>                                                                                                                                                                                                                                                                                  |
| e)        | Do the subjects lie within a Conservation/Article 4 Area?<br><b>No</b>                                                                                                                                                                                                                                                                                                    |
| f)        | Do the subjects lie within a designated Smoke Control Area?<br><b>No</b>                                                                                                                                                                                                                                                                                                  |

(see page 4 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?<br/><b>20/00951/DOM4 - Alterations and improvements to bathroom/en-suite accommodation, new kitchen and minor structural alterations to proposed kitchen external walls - Warrant Approved - 31/08/2020.</b></p> <p><b>20/00951/DOM4/A - Alterations and improvements to bathroom/en-suite accommodation, new kitchen and minor structural alterations to proposed kitchen external walls - AMENDMENT - Changes to kitchen windows and doors - Warrant Approved - 28/09/2021.</b></p> <p><b>20/00951/DOM4/B - Addition of a toilet, a sink will still be in place, Bedroom one (previously the kitchen) will be either a Bedroom, craft room or additional utility room as required - Warrant Approved - 13/05/2022.</b></p> |
| b)        | <p>If so are there Certificates of Completion for all of the above?<br/><b>Completion Certificate Accepted - 26/06/2023.</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?<br/><b>Baddidarroch Road (U1041) is adopted.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| b)        | <p>Are there any Road Scheme proposals that affect the subjects?<br/><b>No</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| c)        | <p>Is there a public sewer ex adverso the subjects?<br/><b>Nearest public sewer lies approximately 53m east in the A837.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| d)        | <p>Is there a public water supply ex adverso the subjects?<br/><b>Yes</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| e)        | <p>Are there any outstanding Notices under the legislation searched which affect the subjects?<br/><b>No notice found at time of search.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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| f) | Adjoining Property Search<br><b>Adjoining properties have been searched during the production of this PEC, no adverse applications have been found.</b>     |
| g) | Any other information relevant to the subjects.<br><b>Land immediately adjacent is identified on the Local Development Plan as Housing Proposal - LV02.</b> |

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### Legislation Searched

- Acquisition of Land (Authorisation Procedure) (Scotland) Act 1947 – Section: 1
- Building (Scotland) Acts 1959/1970 – Sections: 10 & 13
- Building (Scotland) Act 2003 – Sections: 24, 25, 26, 27, 28, 29 & 30
- City of Edinburgh District Council Order Confirmation Act 1991 (Where applicable) – Sections: 24 & 31
- Civic Government (Scotland) Act 1982 – Sections: 87, 90, 92, 95, 96
- Clean Air Act 1993 – Section: 18
- Environmental Protection Act 1990 & Part IIA {as amended by the Environment Act 1995} – Sections: 78B, 78E, 78G, 78R & 80
- Local Government (Access to Information) Act 1985 – Section: 2
- Housing (Scotland) Act 1987 – Sections: 88, 89, 90, 91, 108, 114, 115, 116, 156, 157, 160, 161, 162, 166
- Housing (Scotland) Act 2006 – Sections: 1, 3, 5, 30, 31, 32, 33, 35, 36, 37, 38, 40, 42, 146 & 148
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 {as amended by the Historic Environment Scotland Act 2014 – Sections: 1A, 3, 4, 34, 42, 43, 49, 50, 61 & 62
- Roads (Scotland) Act 1984 – Sections: 1, 5, 12, 68, 70, 71 & 104
- Sewerage (Scotland) Act 1968 {as amended by the Water Industry (Scotland) Act 2002} – Section: 11
- Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984 {as amended} – Section 24
- Town and Country Planning (General Permitted Development) (Scotland) Order 1992 {as amended} – Article 4
- Town and Country Planning (Scotland) Act 1997 {as amended by the Planning etc. (Scotland) Act 2006} – Sections: Part II, 33A, 36, 71, 127, 136, 136A, 140, 144A, 145, 147, 168, 179, 186, 189, 190, 194, 202, 203, 205, 206, 207 & 208
- Water (Scotland) Act 1980 {as amended by Local Government etc. (Scotland) Act 1994, and the Water Industry (Scotland) Act 2002} – Section 24A

### Certificate Notes

1. Information contained in this Property Enquiry Certificate has been derived from searches of publicly available records.
2. Only Notices/Orders served on the subjects under the above legislation list 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. Contaminated Land - Unless details are confirmed in section 3(e) of the PEC above, the answer to each question in para 5.3.6 of the CML Handbook is in the negative.
7. This Property Enquiry Certificate is covered by the Millar & Bryce Comprehensive Warranty, details supplied on request.

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