

Property Enquiry Certificate



Date: **16/04/2025**

Our Ref: **SF1337166 - PL**

Your Ref: **1136997**

Property enquiry response for: **Aberdein Considine**

Subjects: **Plot of Land at Willow Lodge, Kintore, Aberdeenshire, Inverurie, AB51 0YH**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Aberdeenshire Local Development Plan 2022
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy R2 - Countryside Accessible Area Policy E3 - Preferred Areas for Woodland Creation Policy E1 - Local Nature Conservation Sites
c)	Have the subjects had any applications made for planning permission in the last five years? Willow Lodge Clovenstone Kintore Aberdeenshire AB51 0YH - APP/2024/1373 - Variation of Condition 1 (Expiry Date) of Planning Application Reference APP/2009/3002 from Three Years to Five Years, Without Compliance with Condition 6 (Occupancy) of Planning Permission Reference APP/2012/1988 for Plot 2. Approved: 15/10/2024
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

(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? No outstanding applications found at time of search.
b)	If so are there Certificates of Completion for all of the above? N/A
3.	<i>Other Details</i>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? Access off U113c serving Willow Lodge - Not adopted U113C Tom's Forest Road - Adopted
b)	Are there any Road Scheme proposals that affect the subjects? No
c)	Is there a public sewer ex adverso the subjects? No
d)	Is there a public water supply ex adverso the subjects? No
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.

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g)	Any other information relevant to the subjects. Nearby Applications: Land To The West Of Thainstone Business Park (Thainstone LDP Sites E3 And SR2) Inverurie - APP/2021/0686 - Commercial Development To include Class 4, 5 And 6 Uses with Associated Infrastructure and Landscaping: Non Compliance with Condition 8 of Planning Permission in Principal Reference APP/2015/3793. Approved: 23/06/2021 Land To West Of Thainstone Business Park Thainstone Inverurie Aberdeenshire - APP/2024/0886 - Commercial Development to include Class 4, 5 and 6 Uses with Associated Infrastructure and Landscaping (Non Compliance with Condition 8 of Planning Permission in Principal Reference APP/2015/3793) Without Compliance with Condition 1 of Planning Permission in Principle Reference APP/2021/0686. Approved: 25/10/2024 Land At Braeside Farm Thainstone Inverurie Aberdeenshire - APP/2024/1166 - Formation of a Constructed Farm Wetland. Approved: 16/09/2024 Nearby area is identified in the council's local development plan as being affected by proposal: OP10 - Employment Land - Inverurie & Port Elphinstone
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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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