

Property Enquiry Certificate



Date: **17/04/2025**

Our Ref: **SF1337851 - PL**

Your Ref: **1065672**

Property enquiry response for: **Aberdein Considine**

Subjects: **144 Greenlaw Road, Chapelton, Stonehaven, AB39 8AL**

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. Proposal OP1 - Housing Site - Chapelton Policy - Settlement Boundary Policy R2 - Countryside Accessible Area
c)	Have the subjects had any applications made for planning permission in the last five years? No outstanding applications found at time of search.
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 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
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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? Greenlaw Road (From its junction with the northwest arm of the C24K Newtonhill roundabout westward direction for about 893m, near Greenlaw Road No 107), Chapelton - Adopted Nether Cairnhill Drive, Chapelton - Not Adopted Nether Cairnhill Lane, Chapelton - Not 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.
f)	Adjoining Property Search 2 Nether Cairnhill Drive Chapelton Stonehaven AB39 8AG - APP/2023/0603 - Installation Of Solar PV Panels. Approved: 26/05/2023

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g)	<p>Any other information relevant to the subjects.</p> <p>Nearby Applications:</p> <p>Land At Moray Place (north), Naismith Drive And Rothesay Street (Block 1) Chapelton Newtonhill Aberdeenshire - APP/2022/1965 - 3 a) (Level and Cross Sections), b) (Drainage Plan), c) (Connection to Existing Scottish Water), e) (Cut and Fill Operations), f) (Roads, Footpaths and Cycleways), g) (Screen Walls/Fencing), h) (Landscaping), j) (Layout, Siting, Design and Finish), l) (Waste/Recycling), 4 (Phasing), 6 a) (Existing and Proposed Finished Ground Levels), b) (Existing Landscape Features), c) (Existing and Proposed Services), d) (Location of New Trees, Shrubs, Hedges), e) (Schedule of Plants), f) (Hard Landscaping), g) (Indication of Trees, Shrubs to be Removed), 6j (Completion and Maintenance of Landscaping), 7a-f Drainage, 8) (Street Design), 17 (Construction Method Statement), 25) (Energy Statement), 36 (Waste Management Plan), 37 (Environmental Management Plan) of Planning Permission in Principle Reference APP/2011/3100 for New Settlement Comprising Residential (up to 4045 Dwellinghouses), Commercial, Retail and Community Facilities, with Associated Landscaping, Open Space, Drainage and Roads Infrastructure and Services - 33 Dwellinghouses. Approved: 14/02/2023</p> <p>Plots 14, 16, 17, 28, 29, 30 & 32 Queen Elizabeth Drive South Of Pheppie Burn Chapelton Stonehaven AB39 8BZ - APP/2025/0234 - Condition 3J (Layout, Siting, Design and Finish) of Planning Permission in Principle Reference APP/2011/3100 for New Settlement Comprising Residential (up to 4045 Dwellinghouses), Commercial, Retail and Community Facilities with Associated Landscaping, Open Space, Drainage and Roads Infrastructure and Services. Approved: 02/04/2025</p>
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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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