

Property Enquiry Certificate



Date: **24/04/2025**

Our Ref: **SF1340038 - BF**

Your Ref: **MORR03-03**

Property enquiry response for: **Stewart Balfour & Sutherland (Castlehill)**

Subjects: **7, Lochnell Street, LOCHGILPHEAD, PA31 8JL**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Argyll & Bute Local Development Plan Adopted 2024
b)	Policies / proposals in the Local Plan directly affecting the subjects. Proposal : Area for Action - Lochgilphead Town Centre/Waterfront Policy 1 : Settlement Areas Policy 17 : Conservation Area Policy 45 : Town Centre
c)	Have the subjects had any applications made for planning permission in the last five years? 21/01727/ADV - Erection of fascia sign (non illuminated) - Application Approved - Thu 18 Nov 2021
d)	Are the subjects categorised as a listed building? No Category: N/A
e)	Do the subjects lie within a Conservation/Article 4 Area? Yes - Lochgilphead Conservation Area
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? Lochnell Street, Lochgilphead (A83) - Carriageway/Footway - 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

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f)	Adjoining Property Search Colchester Square, Argyll Street And Oban Road Lochgilphead Argyll And Bute - 21/00613/CPD - Installation of 10 assisted crossing points - Permitted Development - Tue 13 Apr 2021 Front Green Poltalloch Street Lochgilphead Argyll And Bute - 20/02253/NMA - Non Material Amendment to Planning Permission 19/02018/PP (Environmental enhancements including formation of new play area, area of hard-standing, picnic area, shelter, tree planting, path enhancements, raised levels and seating wall) Amendment to the design. - Application Approved - Tue 26 Jan 2021 Front Green Poltalloch Street Lochgilphead Argyll And Bute - 21/00056/NMA - Non Material Amendment to Planning Permission reference 19/02018/PP (Environmental enhancements including formation of new play area, area of hard-standing, picnic area, shelter, tree planting, path enhancements, raised levels and seating wall). Variation to the approved environmental enhancements. To use Achnaba stone for re-surfacing of public footways at Colchester Square; kerb stone/drainage channel replacement; tactile stud surfaces at crossing points; re-surfacing parking bays and crossing point; installation of pedestrian bollards and cycle racks. - Application Approved - Mon 18 Jan 2021 Colchester Square, Argyll Street And Oban Road Lochgilphead Argyll And Bute - 21/00720/CPD - Installation of new bicycle racks and bollards and replacement pedestrian guard rail - Application Approved - Thu 06 May 2021
g)	Any other information relevant to the subjects. None

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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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