

Property Enquiry Certificate



Date: **30/04/2025**

Our Ref: **SF1342601 - KM**

Your Ref: **MIL.2315.00004**

Property enquiry response for: **Fords Daly Legal**

Subjects: **12, Boreland Loan, KIRKCALDY, KY1 2FA**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Fife Local Development Plan adopted September 2017
b)	Policies / proposals in the Local Plan directly affecting the subjects. Proposal KDY025 Strategic Land Allocation - Kirkcaldy East Policy 1 - Development Principles - Council Wide Policy Policy 1A - Settlement Envelope Green Network Policy Area - Infrastructure and Services (Policy 3)

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c)	Have the subjects had any applications made for planning permission in the last five years? 24/03321/PPP - Planning permission in principle for mixed use development comprising residential, commercial and business uses, retail, leisure and community facilities, education provision, landscaping and open space and associated roads/infrastructure. (Section 42 application to vary Conditions 23 (Transport Improvement Timing) and 24 (Redhouse Roundabout Signalisation Timing) of Planning Permission 22/01642/PPP to amend the timings for undertaking Redhouse Roundabout modifications and signalisation works. - Validated 20 Dec 2024 22/01642/PPP - Planning permission in principle for mixed use development comprising residential, commercial and business uses, retail, leisure and community facilities, education provision, landscaping and open space and associated roads/infrastructure (Section 42 application to vary conditions 23 (transport improvement timing) and 24 (Redhouse Roundabout signalisation timing) of 19/01088/PPP) - Approved on Conditions 04 Aug 2023 21/01381/ARC - Approval of revised Phase 1 Development Brief under the terms of Condition 1(i) of planning permission 19/01088/PPP - Approved No Conditions 13 Jul 2021 20/01157/ARC - Approval of Phase 3, 4 and 5 Development Briefs under the terms of Condition 1(i) of planning permission 19/01088/PPP - Approved on Conditions 01 Dec 2020
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>
a)	Have the subjects had any applications made for building warrants in the last five years? No outstanding applications found at time of search

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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? Boreland Loan - 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 - While Scottish Water's records indicate that they have yet to take over the mains ex adverso the subjects, we understand that they are connected to the mains supply
d)	Is there a public water supply ex adverso the subjects? No - While Scottish Water's records indicate that they have yet to take over the mains ex adverso the subjects, we understand that they are connected to the mains supply
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. 22/02097/SCR - EIA Screening for electrification of Fife Circle railway line with associated overhead line equipment and gantry, lineside access, modification of bridge structures and boundary walls/fencing, installation of Feeder Stations and associated temporary works compounds SITE: Various in Kirkcaldy, Thornton, Cardenden - Fife Circle Railway Line A92t Northbound From Ore Mill Road Overpass To Blackwood Road Overpass Thornton Fife - EIA Not Required 16 Sep 2022

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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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