

Property Enquiry Certificate



Date: **06/05/2025**

Our Ref: **SF1345945 - KG**

Your Ref: **1131336**

Property enquiry response for: **Aberdein Considine**

Subjects: **28 Snabhead View Bannockburn FK7 8NA**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Stirling Council Local Development Plan 2018
b)	Policies / proposals in the Local Plan directly affecting the subjects. Overarching Policies PP1-15 - Core Area - Urban Consolidation Policy - Housing Site
c)	Have the subjects had any applications made for planning permission in the last five years? 20/00609/FUL : Erection of 41No. dwelling houses with associated access, landscaping, services, infrastructure and open space plus demolition of existing buildings : Approved on Conditions : 28 May 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? No
f)	Do the subjects lie within a designated Smoke Control Area? Yes
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? 20/00665/EBWS : Erection of 41 Residential Dwellings (Stage 1) Foundations, Underbuilding, Drainage : Completion Certificate Accepted : 14 Jul 2023 20/00665/EBWS/A : Erection of 41 Residential Dwellings (Stage 2) All remaining works : Warrant Approved : 27 Aug 2021 20/00665/EBWS/C : Alterations to Foundation Zoning and Levels .Introduction of Retaining Walls between Plots. Amended Foundation Details for Walls between Plots and Alterations to Drainage Layout : Warrant Approved : 06 Mar 2023
b)	If so are there Certificates of Completion for all of the above? Yes
3.	<i>Other Details</i>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? Snabhead View : Carriageway/Footway : PMH (Prospectively Maintainable Highway)
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 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. Land North East of Pirnhall and South West of Bannockburn : 24/00678/PPP : Planning Permission in Principle for new homes, associated infrastructure including footpath connections, open space and landscape treatment : Awaiting decision Land North East of Pirnhall and South West of Bannockburn : 25/00118/MSD : Phase 2 residential development incorporating the delivery of 265 new homes with associated engineering works and landscape treatment : Awaiting decision Land North East of Pirnhall and South West of Bannockburn : 22/00177/FUL : Erection of 118No. dwellinghouses with associated access, open space, SUDS and infrastructure works : Withdrawn Land North East of Pirnhall and South West of Bannockburn : 18/00850/PPP : Mixed use development comprising circa 800 new homes (private and 25% affordable), provision for local retail/commercial uses comprising of Classes 1, 2, 3, 4 and sui generis (hot food takeaway), a primary school, a park and ride facility and a golf facility with associated infrastructure, earthworks, landscaping, play areas and public open space : Approved
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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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