

Property Enquiry Certificate



Date: **07/05/2025**

Our Ref: **SF1346426 - BF**

Your Ref: **Aberdein Considine**

Property enquiry response for: **Sophie Duncan**

Subjects: **Wirhom, Gulberwick, SHETLAND, ZE2 9JX**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Shetland Local Development Plan Adopted September 2014
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policies GP1- GP3 : General Development Policies
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>
a)	Have the subjects had any applications made for building warrants in the last five years? BW/2021/129 - Construct 3 bedroom, 4 apartment, timber frame, single storey dwellinghouse with attached garage - Building Work Started - Tue 01 Feb 2022

(see page 3 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
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Property Enquiry Certificate



b)	If so are there Certificates of Completion for all of the above? No
3.	<i>Other Details</i>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? C213 - Gulberwick Loop Road - 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? No - Nearest public mains approximately 160m north
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 House Site Lower Setter North Gulberwick Shetland - 2020/144/PPF - New Dwelling house and separate accommodation unit in basement; and mobile home on site during building works - Grant subject to conditions - Wed 13 Jan 2021 Plot 1 Gulberwick Shetland - 2020/144/DCON1 - Application to discharge condition 9 (surface water drainage) of planning application 2020/144/PPF - Approved - Fri 13 Aug 2021 Site 1 Lower Setter North Gulberwick Shetland - 2021/022/PPF - Erect dwellinghouse with attached garage and air source heat pump - Grant subject to conditions - Wed 02 Jun 2021 Makira Gulberwick Shetland ZE2 9JX - 2023/067/PPF - Proposed extension to existing dwelling house - Grant subject to conditions - Wed 17 May 2023
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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