

Property Enquiry Certificate



Date: **07/05/2025**

Our Ref: **SF1346433 - CN**

Your Ref: **1037885**

Property enquiry response for: **Aberdein Considine (COMM)**

Subjects: **139 Mill Drive, Bucksburn, Aberdeen, AB21 9FR**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Aberdeenshire Local Development Plan Adopted 2022
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy H2 - Mixed Use Areas Policy OP - Opportunity Site
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? No outstanding applications found at time of search

(see page 4 for Terms & Conditions)

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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? Mill Drive, Aberdeen - Carriageway/Footway - 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 Waters records indicate that the main directly ex-adverso the subjects is not adopted, we understand it is still connected to the mains supply.
d)	Is there a public water supply ex adverso the subjects? No - While Scottish Waters records indicate that the main directly ex-adverso the subjects is not adopted, we understand it is still 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

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f)	<p>Adjoining Property Search</p> <p>151844/O AMENDMENT TO 151844: Block 5 - 21 apartments - Ventilation system changed to DMEV (previously system 1). Enhanced early warning introduced into bedrooms therefore along with fire suppression system, protected enclosures removed from within apartments. Plots 102-121 - site layout updated to reflect planning approval. All house types STAS approved. Mugiemoss Road Bucksburn Aberdeen</p> <p>Status: Pending Consideration</p> <p>151844/L AMENDMENT TO WARRANT: Apartment Blocks 5 - 21 plots, this includes 1 additional unit compared to original approval. Block 6 - 23 plots and 33 low rise timber frame dwellings. Block 5 changed to timber kit construction B151844. (Riverside Quarter)(Phase 2B)(Barratt North Scotland) Mugiemoss Road Bucksburn Aberdeen</p> <p>Status: Warrant Granted</p> <p>Decision Date: Mon 05 Jun 2023</p> <p>151844/K AMENDMENT TO WARRANT: Alterations to Block 7 amendment to plots 182, 184 and 186 for bedrooms to be relocated to rear of apartment. Also extent of hardie plank cladding cementitious cladding adjusted B151844. (Riverside Quarter)(Phase 2B)(Barratt North Scotland) Mugiemoss Road Bucksburn Aberdeen</p> <p>Status: Warrant Granted</p> <p>Decision Date: Fri 28 Aug 2020</p>
g)	<p>Any other information relevant to the subjects.</p> <p>Subjects lie within a mixed use opportunity site - OP16 - 29.5ha at Davidsons Papermill, Mugiemoss Road, Bucksburn</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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