

Property Enquiry Certificate



Date: **23/05/2025**

Our Ref: **SF1356260 - PL**

Your Ref: **1146478**

Property enquiry response for: **Aberdein Considine**

Subjects: **17 Melrose Place, Kintore, AB51 0SY**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Aberdeenshire Local Development Plan 2022
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy - Settlement Boundary
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)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
Tel 0131 556 1313 Fax 0131 557 5960 DX 550301 Edinburgh 24 LP 125 Edinburgh 2
Email pec@millar-bryce.com Web www.millar-bryce.com

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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? Melrose Place, Kintore - 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.
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. The area approximately 200m south east of the property is identified in the council's local development plan as being affected by proposal: OP6 - Housing Land: Kintore, and the following planning applications: Land Beside Woodside Croft Midmill Kintore Aberdeenshire - APP/2023/0872 - Conditions 1 (a) Siting, Design, Layout, External Appearance, Finishing Materials; (b) Design Statement; (c) Landscaping; (d) Levels Survey and Site Sections; (e) Means of Access; (f) Car Parking and Turning Areas; (g) Footpaths to B994 and B987, including Bus Stops; (h) Flood Risk Assessment; (i) Details of Water Bodies, including Method Statements; (j) Foul and Surface Water Disposal; (k) Waste Management Plan of Planning Permission in Principle APP/2017/0288. Approved: 18/10/2024 Land Beside Woodside Croft Midmill Kintore Aberdeenshire - APP/2025/0358 - Residential Development as Enabling Development for a Town Park and Associated Facilities Non Compliance with Condition 3 (Roundabout) of Planning Permission Reference APP/2017/0288. Awaiting decision: 28/03/2025 The area approximately 220m north east of the property is identified in the council's local development plan as being affected by proposal: OP5 - Housing Land: Kintore, and the following planning application: APP/2022/0283 Residential Development comprising of 600 Dwellinghouses, Neighbourhood Centre, Landscaping, Open Space and Associated Infrastructure Without Compliance with Conditions 3 (Dwellinghouse Occupation Date), 4 (Dwellinghouse Occupation until Kintore Primary School opened), 9 (Formation of Access to Supermarket consented under APP/2014/1953 to be formed), 12 (Construction in the Floodplain); and Amendments to the Wording of Conditions 1 and 2 (Timing and Content of MSC submission), 5 (Energy Statement Submission), 6 (Remediation Work Phasing), 7 (Landscaping), 8 (Archaeology), 11 (Approved Use Class of Neighbourhood Centre/Community Facilities) and 13 (Foul Sewerage Details); (Change to Condition numbering) 10 (Travel Plan Phasing), 14 (Public Transport Strategy Phasing) and 15 (Junction Improvement Works Submission) of Planning Permission Reference APP/2013/3830. Approved: 25/07/2023
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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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