

Property Enquiry Certificate



Date: **02/06/2025**

Our Ref: **SF1360524 - BF**

Your Ref: **2025.8533**

Property enquiry response for: **Burnett & Reid LLP**

Subjects: **Land at Waterside of Forbes Farm, Alford**

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 R2 : Countryside Remote Areas Policy E2 : Special Landscape Areas
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 5 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? C56M Tullynessle - Clatt Road - Carriageway/Footway - Adopted C123M Bridge Of Alford - Montgarrie - Keig - Glenton Road - Carriageway/Footway - Adopted A944: Aberdeen - Alford - Strathdon 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? Yes
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>Plot 3 Land West Of Esset Pines Montgarrie Alford Aberdeenshire - APP/2020/2301 - Erection of Dwellinghouse and Garage (Renewal of Previously Approved Planning Permission APP/2018/0426) - Approved - Tue 12 Jan 2021</p> <p>Plot 2 Land To East Of Tullynessle And Forbes Hall Alford Aberdeenshire - APP/2021/0374 - Condition 1a) Layout, Siting, Design and Levels), b) (Vehicular Access, Visibility Splays, Parking and Turning Area), c) (Drainage), d) (Landscaping), e) (Energy Statement), 2 (Visibility Splays), 3 (Lay-by), 4 (Turning and Parking Area), 6) (Drainage) of Planning Permission in Principle APP/2018/1370 For Erection of Dwellinghouse and Garage and Formation of Access - Approved - Tue 20 Apr 2021</p> <p>Plot 3 Land To East Of Wrangham Villa Bridge Of Alford Alford - APP/2022/2050 - Erection of Dwellinghouse and Garage including Formation of Access - Approved - Mon 13 Mar 2023</p> <p>Land To East Of Wrangham Villa Bridge Of Alford Alford Aberdeenshire - APP/2021/0039 - Conditions 1a (Layout and Siting), 1b (External Appearance and Finishing Materials), 1c (Landscaping Scheme), 1d (Levels Survey and Cross Sections), 1e (Boundary Treatments), 1f (Foul and Surface Water Disposal), 1g (Car Parking, Footpath and Bin Uplift), 1h Proposed Access and Visibility Splays) of Planning Permission in Principle Reference APP/2018/0644 for Erection of Dwellinghouse and Garage including Formation of Access (Plot 2)) - Approved - Thu 18 Mar 2021</p> <p>Plot 1 Land To East Of Wrangham Villa Bridge Of Alford Alford - APP/2021/1943 - Conditions 1a (Layout and Siting), 1b (External Appearance and Materials), 1c (Landscaping), 1d (Levels Survey), 1e (Boundary Treatments), 1f (Disposal of Foul and Surface Water), 1g (Car Parking, Public Footbath, Bin Uplift Store) and 1h (Access and Visibility Splays) of Planning Permission in Principle Reference APP/2018/0641 for Erection of Dwellinghouse and Garage including Formation of Access - Approved - Tue 12 Oct 2021</p> <p>3 Waterside Cottages Bridge Of Alford Alford Aberdeenshire AB33 8QL - APP/2021/1273 - Alterations and Extension to Dwellinghouse and Erection of Garage - Approved - Mon 23 Aug 2021</p> <p>Willowbank Bridge Of Alford Alford Aberdeenshire AB33 8PB - APP/2020/1431 - Alterations and Extension to Dwellinghouse - Approved - Thu 24 Sep 2020</p> <p>Former Shop And Post Office Bridge Of Alford Alford Aberdeenshire AB33 8QJ - APP/2021/1211 - Change of Use From Class 1 (Shop) to Form Multi-Purpose Community Building Class 11 (Assembly and Leisure) and Class 3 (Cafe) - Approved - Wed 03 Nov 2021</p> <p>Former Bridge Of Alford Stores And Post Office Bridge Of Alford Alford Aberdeenshire AB33 8QJ - Internal alterations to Form Multi-Purpose Community Building Class 11 (Assembly and Leisure) and Class 3 (Cafe) - Approved - Wed 07 Jul 2021</p>
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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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