

Property Enquiry Certificate



Date: **13/06/2025**

Our Ref: **SF1366017 - LR**

Your Ref: **PH//PH/946216**

Property enquiry response for: **Aberdein Considine**

Subjects: **3, Mount Melville Steading, ST. ANDREWS, KY16 8NG**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Fife Local Development Plan adopted September 2017
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy 1 - Development Principles - Council Wide Policy Policy 1A - Settlement Envelope Policy 13 - Natural Environment and Access - Gardens and designed landscapes
c)	Have the subjects had any applications made for planning permission in the last five years? 25/00347/LBC - Listed Building Consent for internal alterations to dwellinghouse - Approved on Conditions - 27 Mar 2025
d)	Are the subjects categorised as a listed building? Yes - Mount Melville Home Farm Steading, St Andrews, KY16 Category: B listed: 20/06/1979
e)	Do the subjects lie within a Conservation/Article 4 Area? No
f)	Do the subjects lie within a designated Smoke Control Area? No

(see page 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
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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.
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? U056, Mount Melville - Adopted Access road off U056 serving Mount Melville Steading - Not adopted Prospect Row - Not 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 3 Mid Brae Cottages Mount Melville Craigtoun St Andrews Fife KY16 8NT - 21/01910/FULL - Erection of garage, installation of two dormer extensions, formation of hardstanding to allow for subdivision of house from 3 dwellings to 2 dwellings. - Approved on Conditions - 08 Sep 2021 Hartfield Mount Melville Craigtoun St Andrews Fife KY16 8NT - 21/03273/FULL - External alterations to dwellinghouse including installation of terrace - Approved no Conditions - 18 Jan 2022

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g)	<p>Any other information relevant to the subjects.</p> <p>Feddinch Mains Feddinch St Andrews Fife - 24/01711/FULL - Formation of golf course with driving range, erection of clubhouse, spa and holiday accommodation, gatehouse and agronomy and maintenance buildings (sui generis) including conversion of farmhouse/steading (Class 9) to mixed use events space (Class 11) with access, car parking and ancillary support buildings and associated landscaping, drainage and renewable technology infrastructure - Approved on Conditions - 13 Feb 2025</p> <p>Old Hospital Craigtoun St Andrews Fife KY16 8NX - Change of use from former hospital (Class 8) to 27 flatted dwellinghouses (Sui Generis) and erection of 18 townhouses (Class 9) (Enabling Development), formation of access, hardstanding and associated landscaping. - Conditional Approval/Legal Agreement - 12 Dec 2023</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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