

# Property Enquiry Certificate



Date: **13/06/2025**

Our Ref: **SF1366913 - LR**

Your Ref: **CSB/2025.8146**

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

Subjects: **Ardgowan, Watson Street, BANCHORY, AB31 5TR**

<b>1.</b>	<b><i>Planning Details</i></b>
a)	The current Local Plan is: <b>Aberdeenshire Local Development Plan 2022</b>
b)	Policies / proposals in the Local Plan directly affecting the subjects. <b>Policy - Settlement Boundary</b> <b>Policy E2 - Special Landscape Areas</b>
c)	Have the subjects had any applications made for planning permission in the last five years? <b>APP/2022/1248 - Erection of Garage/Carport - Approved on Conditions - 28 Jul 2022</b>
d)	Are the subjects categorised as a listed building? <b>No</b> Category: <b>N/A</b>
e)	Do the subjects lie within a Conservation/Article 4 Area? <b>No</b>
f)	Do the subjects lie within a designated Smoke Control Area? <b>No</b>
<b>2.</b>	<b><i>Building Standards Details</i></b>

(see page 3 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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a)	Have the subjects had any applications made for building warrants in the last five years? <b>BW/2022/1067 - Alterations to existing extension, internal alterations and erection of single garage and car port - Warrant Approved - 15 Aug 2022</b>
b)	If so are there Certificates of Completion for all of the above? <b>Completion Certificate Accepted:15 May 2025</b>
<b>3.</b>	<b>Other Details</b>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? <b>Watson Street - Adopted Ramsay Road - Adopted</b>
b)	Are there any Road Scheme proposals that affect the subjects? <b>No</b>
c)	Is there a public sewer ex adverso the subjects? <b>Yes</b>
d)	Is there a public water supply ex adverso the subjects? <b>Yes</b>
e)	Are there any outstanding Notices under the legislation searched which affect the subjects? <b>No notices found at time of search.</b>
f)	Adjoining Property Search <b>APP/2024/0661 - Rowanbank 27 Ramsay Road Banchory AB31 5TS - Alterations and Extension to Dwellinghouse - Approved on Conditions - 11 Jun 2024</b>  <b>APP/2021/0700 - Gowanlea (West) Watson Street Banchory Aberdeenshire AB31 5TR - Alterations and Extension to Out-Building to Form Studio Accommodation - Approved on Conditions - 24 May 2021</b>
g)	Any other information relevant to the subjects. <b>None</b>

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## Terms & Conditions

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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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