

Property Enquiry Certificate



Date: **17/06/2025**

Our Ref: **SF1368884 - PL**

Your Ref: **AQ/CSTG/937198**

Property enquiry response for: **Aberdein Considine**

Subjects: **Plot 6, The Paddocks, Powmil, Dollar, FK14 7GZ**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Perth and Kinross Local Development Plan 2019
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policies 8, 19 - Countryside Policies
c)	Have the subjects had any applications made for planning permission in the last five years? Former Steading Pitfar Powmill - 21/01720/FLL - Erection of a dwellinghouse (revised design) (plot 6). Approve the application: 19/11/2021
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? U223, Craigend - Adopted Access off the U223 - 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? Building (Scotland) Act 2003 Section 25 - Former Steading Pitfar Powmill - 23/00067/UW: Dwelling structure has been erected with the windows and doors installed without a building warrant. Serced: 06/12/2023

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f)	<p>Adjoining Property Search Former Steading Pitfar Powmill - 21/00036/AMDOM2 - Amendment to Comply with Current Regulations (Warrant Ref: 09/00277/DOM2. Pending Consideration: 12/01/2021</p> <p>1 Pitfar Steadings Powmill Dollar FK14 7GZ - 21/01065/DOM2 - Erection of a New Dwellinghouse and Separate Garage. Plans Approved: 26/03/2025</p> <p>Land 280 Metres South East Of Barnhill Farm Powmill DOLLAR FK14 7NS Powmill - 24/00295/PNA - Erection of agricultural storage building. Prior Approval not Required: 15/03/2024</p> <p>1 Barnhill Farm Powmill Dollar FK14 7NS - 22/00823/FLL - Alterations and extension to dwellinghouse. Approve the application: 20/07/2022</p> <p>Barnhill Farm Powmill Dollar FK14 7NS - 25/00421/FLL - Change of use of part agricultural barn to vehicle workshop and garage (in retrospect). Awaiting decision: 21/05/2025</p> <p>Barnhill Farm Powmill Dollar FK14 7NS - 25/00673/FLL - Erection of recreational hut (in retrospect). Awaiting decision: 29/05/2025</p> <p>Land 80 Metres West Of Barnhill Farm Powmill FK14 7NS - 25/00610/FLL - Siting of hut with decking, composting toilet and formation of parking for recreational use.</p>
g)	<p>Any other information relevant to the subjects. None</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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