

Property Enquiry Certificate



Date: **20/06/2025**

Our Ref: **SF1371598 - LR**

Your Ref: **1151378**

Property enquiry response for: **Aberdein Considine**

Subjects: **5 Dollarfield Farm Steading, Dollarfield, Dollar, FK14 7LX**

1.	Planning Details
a)	The current Local Plan is: Clackmannanshire Local Development Plan 2015
b)	Policies / proposals in the Local Plan directly affecting the subjects. General Policies - East Ochils LDP Sub Area Policy EA1 - Green Network
c)	Have the subjects had any applications made for planning permission in the last five years? 21/00188/FULL - Single Storey Extensions to Front and Rear, Internal Alterations and Replacement Windows - Approved on Conditions - 15 Sep 2021 22/00018/FULL - Change of Use of Land to Garden Ground and Erection Of Shed - Approved on Conditions - 23 Jun 2022
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

(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? 21/00378/BW - Extension to Dwellinghouse to Form Porch & Dining Room & Alterations to Internal Layout - Warrant Approved - 09 Dec 2022 23/00076/BW - Erection of Metal Shed - Warrant Approved - 30 May 2023
b)	If so are there Certificates of Completion for all of the above? No
3.	<i>Other Details</i>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? B913 - Adopted Access off B913 Dollarfield Farm Steading - Not adopted
b)	Are there any Road Scheme proposals that affect the subjects? No
c)	Is there a public sewer ex adverso the subjects? No - nearest mains lie approximately 450m northwest
d)	Is there a public water supply ex adverso the subjects? No - nearest mains lie approximately 215m northwest
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>21/00156/FULL - Burnmouth Cottage Dollarfield Dollar Clackmannanshire FK14 7LX - Demolition Of House And Erection Of Replacement House, And Change Of Use From Paddock To Garden Ground - Approved on Conditions - 25 Aug 2021</p> <p>Red House Dollarfield Dollar Clackmannanshire FK14 7LX - 21/00183/FULL - Demolition Of Existing House And Erection Of 1 No. House and Proposed Landscaping - Approved on Conditions - 08 Oct 2021</p> <p>White House Dollarfield Dollar Clackmannanshire FK14 7LX - 22/00005/FULL - Change Of Use Of Agricultural Land To Garden Ground and 3m Extension to Shed - Approved on Conditions - 28 Feb 2022</p> <p>Dollarfield Barns Dollarfield Dollar Clackmannanshire FK14 7LX - 23/00277/FULL - Demolition of Barn And Erection Of New Agricultural Building - Approved on Conditions - 08 Feb 2024</p>
g)	<p>Any other information relevant to the subjects.</p> <p>Land West Of Rackmill House Dollar Clackmannanshire - 22/00195/FULL - Proposed Erection of 12 Holiday Lodges - Amended Site Layout to Planning Application 07/00081/FULL - Approved on Conditions - 02 Dec 2022</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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