

# Property Enquiry Certificate



Date: **26/06/2025**

Our Ref: **SF1374092 - PL**

Your Ref: **RS/KC MARG1.3**

Property enquiry response for: **A C Morrison & Richards**

Subjects: **Ground floor flat 9 Albyn Terrace, Aberdeen, AB10 1YP**

<b>1.</b>	<b><i>Planning Details</i></b>
a)	The current Local Plan is: <b>Aberdeen Local Development Plan 2023</b>
b)	Policies / proposals in the Local Plan directly affecting the subjects. <b>Policy VC6 - West End Area</b>
c)	Have the subjects had any applications made for planning permission in the last five years? <b>Ground, First And Attic Floors 9 Albyn Terrace Aberdeen AB10 1YP - 250314/DPP - Change of use from offices to residential dwelling and associated works. Approve Conditionally: 12/06/2025</b>
d)	Are the subjects categorised as a listed building? <b>Yes</b> Category: <b>B Listed - 26/04/1977</b>
e)	Do the subjects lie within a Conservation/Article 4 Area? <b>Yes - Albyn Place/Rubislaw Conservation Area</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 4 for Terms & Conditions)

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a)	Have the subjects had any applications made for building warrants in the last five years? <b>Ground, First And Attic Floor 9 Albyn Terrace Aberdeen AB10 1YP - 250417 - Ground Floor Office accommodation and First Floor/Second Floor accommodation combined to create a single dwelling. Works include replacement boiler and radiators, new kitchen and bathroom, alterations to existing electrical fittings to suit residential accommodation. Pending Consideration: 13/06/2025</b>
b)	If so are there Certificates of Completion for all of the above? <b>No</b>
<b>3.</b>	<b><i>Other Details</i></b>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? <b>Albyn Terrace, Aberdeen - Carriageway - Not Adopted</b> <b>Albyn Place, Aberdeen - Carriageway/Footway - Adopted</b> <b>Albyn Terrace Lane - Lane - 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>

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f)	<p>Adjoining Property Search</p> <p><b>9 Albyn Terrace Aberdeen AB10 1YP - 200618/DPP - Change of use of basement from class 2 (financial professional and other services) to a residential flat, with associated works - Approved on Conditions - 06 Nov 2020</b></p> <p><b>31 - 32 Albyn Place Aberdeen AB10 1YL - 241162/DPP - Change of use and conversion of fire damaged former office (class 4) to form 6no residential flats (sui generis), erection 2 storey extension with terraces, installation of 2 new dormers and formation of garden to the rear, reinstatement of fire damaged roof and dormers of No 32, formation of 4 car parking spaces, bin and cycle store and installation of new rooflights to the front - Pending Consideration - 11 Oct 2024</b></p> <p><b>The Coach House 34 Albyn Lane Aberdeen AB10 6XF - 221472/DPP - Change of use from office to dwelling house including replacement of doors. Refurbishment of windows, gutters and pipes. Installation/replacement of roof lights. Removing of boundary wall. Re-painting. Installation of patio doors with steps with associated car parking and landscaping works - Approved on Conditions - 10 Feb 2023</b></p> <p><b>F G Burnett 33 Albyn Place Aberdeen AB10 1YL - 220592/TPO - Works to 1 Protected Tree; T1 - Beech - Crown reduction by 25% as overgrow - Approved on Conditions - 26 May 2022</b></p> <p><b>7 Albyn Terrace Aberdeen AB10 1YP - 250586/DPP - Change of use from office (class 4) to residential dwelling (class 9) including erection of fence and gate and associated landscaping to rear. Pending: 04/06/2025</b></p> <p><b>8 Albyn Terrace Aberdeen - 230613/LBC - Alterations to building including window repairs, removal of existing steel access stair, formation of window from existing door opening, installation of external stairs, alterations to retaining walls, formation of steps and internal alterations to partitions with associated works. Approve Conditionally: 19/07/2023</b></p>
g)	<p>Any other information relevant to the subjects.</p> <p><b>None.</b></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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