

Property Enquiry Certificate



Date: **03/07/2025**

Our Ref: **SF1377732/NS**

Your Ref: **1125694**

Property enquiry response for: **Aberdein Considine**

Subjects: **6 Craigrath Place, Banchory, AB31 5DB**

1.	Planning Details
a)	The current Local Plan is: Aberdeenshire Local Development Plan 2022
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy - Settlement Boundary Policy E2 - Special Landscape Areas Proposal OP2 - Banchory: Mixed Use Opportunity Site
c)	Have the subjects had any applications made for planning permission in the last five years? APP/2023/0884 - Site At Banchory North (Phase 1B) Hill Of Banchory South Banchory Aberdeenshire - Conditions 1 i) (Landscaping), 5 g) (Existing Trees, Shrubs and Hedges to be Removed) of Planning Permission Reference APP/2018/2796 Mixed Use Development (Comprising 390 Dwellinghouses and Commercial and Business Development) Without Compliance with Condition 18 (Traffic Mitigation Signals) of Planning Permission APP/2014/1973 - Approved on conditions - 26/06/2023. APP/2024/0456 - Site At Banchory North Hill Of Banchory South Banchory Aberdeenshire - Mixed Use Development (Comprising 390 Dwellinghouses and Commercial and Business Development) Without Compliance with Condition 16 (Roundabout on A980 Raemoir Road) of Planning Permission APP/2018/2796 - Approved on conditions - 22/08/2024.
d)	Are the subjects categorised as a listed building? No Category: N/A

(see page 4 for Terms & Conditions)

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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? BW/2021/1869 - Phase 1B Lochside Of Leys Banchory - Erection of 43 No dwellings and 4 No detached garages - Warrant Approved - 07/01/2022. BW/2021/1869/A - Phase 1B Lochside Of Leys Banchory - Amendment to Building Warrant Ref: BW/2021/1869 - Accessible entrances have been amended on the following house types, Osborne (Plots 12, 13, 45, 46, 49 & 50), Rosehill (Plots 15, 16, 48 & 51), Cairnfield (Plots 41 - 43, 85, 87, 88, 92), Dee (Plots 98 - 100) & Larch (Plots 44, 47 & 101) house types. Updated gas box detail - gas box previously fitted onto garage timber cladding now onto small section of blockwork / roughcast wall (all plots). Drainage to the all Cairnfield house type plots has been amended. Updated specification document to include solar PVs (as previously approved) - Warrant Approved - 06/11/2023.
b)	If so are there Certificates of Completion for all of the above? Completion Certificate Accepted - 02/05/2023.
3.	<i>Other Details</i>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? Craigraith Place - Carriageway/Footway is not adopted.
b)	Are there any Road Scheme proposals that affect the subjects? No
c)	Is there a public sewer ex adverso the subjects? While Scottish Water's records indicate that they have yet to take over the mains ex adverso the property, we understand that the property is connected to the mains supply.

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d)	Is there a public water supply ex adverso the subjects? While Scottish Water's records indicate that they have yet to take over the mains ex adverso the property, we understand that the property is connected to the mains supply.
e)	Are there any outstanding Notices under the legislation searched which affect the subjects? No notice found at time of search.
f)	Adjoining Property Search Adjoining properties have been searched during the production of this PEC, no adverse applications have been found.
g)	Any other information relevant to the subjects. None

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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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