

# Property Enquiry Certificate



Date: **04/07/2025**

Our Ref: **SF1378749 - BF**

Your Ref: **1145347**

Property enquiry response for: **Aberdein Considine (COMM)**

Subjects: **75 Tippet Knowes Park, Winchburgh, West Lothian, Broxburn, EH52 6UR**

<b>1.</b>	<b><i>Planning Details</i></b>
a)	The current Local Plan is: <b>West Lothian Local Plan 2018</b>
b)	Policies / proposals in the Local Plan directly affecting the subjects. <b>Policies HOU1, HOU2, HOU 3 : Settlement Boundary</b>
c)	Have the subjects had any applications made for planning permission in the last five years? <b>No outstanding applications found at time of search</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>
a)	Have the subjects had any applications made for building warrants in the last five years? <b>No outstanding applications found at time of search</b>

(see page 4 for Terms & Conditions)

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b)	If so are there Certificates of Completion for all of the above? <b>N/A</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>Tippet Knowes Park, Winchburgh - Carriageway/Footway - 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>Adjoining properties have been searched during the production of this PEC, no adverse applications have been found.</b>

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g)	<p>Any other information relevant to the subjects.</p> <p><b>Ongoing development at Winchburgh identified on the local plan:</b></p> <ul style="list-style-type: none"><li>- <b>Proposal H-WB 7: Glendevon (South) Block K, Site A, (Churchill Brae) approximately 150m west of subjects</b></li><li>- <b>Proposal H-WB 11: Glendevon (North), Block M, (Winchburgh Village) approximately 150m northwest of subjects</b></li></ul> <p><b>Nearby applications:</b></p> <p><b>Blocks Q3 And Q2E Winchburgh West Lothian - 1167/MS/21 - Approval of matters specified in conditions of planning permission 1012/P/05 for the erection of 44 flats and 140 houses (amended from 40 flats and 141 houses), access roads, footpaths, parking, landscaping and associated works - Grant Matters Specified in Conditions - Fri 29 Jul 2022</b></p> <p><b>Blocks CC, EE, FF And HH East Side Of Winchburgh - 0344/MS/22 - Variation of masterplan (relating to planning permission in principle 1012/P/05) to relocate the proposed non denominational primary school and neighbourhood centre and minor alterations to development blocks - Grant Matters Specified in Conditions - Tue 14 Jun 2022</b></p> <p><b>Winchburgh West Lothian - 0232/FUL/22 - Application under Section 42 to vary condition 3 (timescale for submission of further applications) of planning permission 1012/P/05 - Grant Planning Permission in Principle - Mon 30 May 2022</b></p> <p><b>Block T And Z Winchburgh West Lothian - 0106/MS/22 - Application for approval of matters specified in Condition 1 of planning permission 1012/P/05 for amendment to masterplan to relocate park and ride facility to southern portion of Block T and rezone Block Z as residential - Grant Matters Specified in Conditions - Thu 02 Jun 2022</b></p> <p><b>Land To The North Of Stonebyres Winchburgh West Lothian - 0575/MS/21 - Approval of matters specified in conditions of planning permission 1012/P/05 for the construction of town centre core road and associated link roads, earthworks and platforming, including cycle /foot paths, drainage, landscaping and associated works - Grant Matters Specified in Conditions - Mon 02 Aug 2021</b></p> <p><b>Land At Winchburgh West Lothian - 0237/PO/24 - Application for the modification of planning obligations relating to planning permission 1012/P/05 (amended by 0232/FUL/22) to modify clause 1.1 and paragraphs 12 and 17 in relation to developer contributions for A89/Newbridge roundabout - Awaiting decision - Fri 05 Apr 2024</b></p> <p><b>Land At Winchburgh West Lothian - 0059/FUL/25 - Application under Section 42 to vary planning Condition 17 (local/neighbourhood park delivery) of planning permission in principle 1012/P/05 to extend time limit for completion of third neighbourhood park - Grant Planning Permission - Tue 17 Jun 2025</b></p>
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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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