

Property Enquiry Certificate



Date: **16/07/2025**

Our Ref: **SF1384410 - KG**

Your Ref: **PM/OSW0011-27**

Property enquiry response for: **Hill & Robb**

Subjects: **Millhall Farm, Millhall Road Stirling FK7 7LP**

1.	Planning Details
a)	The current Local Plan is: Stirling Council Local Development Plan 2018
b)	Policies / proposals in the Local Plan directly affecting the subjects. Overarching Policies PP1-15 - Rural Villages Area - Rural Villages Area - Rural Development Policy 1.5 Green Belts Policy 3 Provision of Infrastructure Policy 5 Flood Risk Management
c)	Have the subjects had any applications made for planning permission in the last five years? 24/00239/FUL : Erection of new entrance walls and gate : Approved on Conditions : 03 Jun 2024 25/00311/FUL : Construction of new extension to dwelling, detached garage, erection of free-standing solar panels and change of use of area of agricultural ground to garden ground : Pending Decision : 25 Jun 2025 21/00773/FUL : Change of use of agricultural field to dog exercise and training classes and formation of a hardcore car park : Approved on Conditions : 05 May 2022
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? No outstanding applications found at time of search
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? Millhall Road : Carriageway/Footway : Adopted A91 : 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? No notices found at time of search.

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f)	<p>Adjoining Property Search</p> <p>Caledonian Marts : 21/00901/FUL : Change of use from overflow parking area to farm machinery storage including lighting and storage container : Approved on Conditions</p> <p>Caledonian Marts : 22/00463/FUL : Renewal of permission 17/00748/FUL for a car boot sale and open air market on Sundays from 6am until 1.30pm : Approve - Temporary Permission</p> <p>Caledonian Marts : 22/00582/FUL : Erection of single storey ATV sales unit (Sui Generis) with associated parking and delivery access : Withdrawn</p> <p>Caledonian Marts : 23/00066/FUL : Erection of single storey ATV sales unit (Sui Generis) with associated parking and delivery access with hours of operation restricted to 9am-5pm Mon-Fri only : Approved on Conditions</p> <p>Caledonian Marts : 25/00174/FUL : Erection of a single storey, single span steel portal framed agricultural building for general purpose storage use of agricultural equipment relating to the Agricultural Auction Mart : Approved on Conditions</p> <p>Land Adjacent And West Of Arnold Clark Renault Millhall Road : 20/00575/FUL : Erection of a portacabin : 19 Oct 2020</p>
g)	<p>Any other information relevant to the subjects.</p> <p>Land at Crookbridge to South of Wickes and North of Kerse Road Muirton Road : 23/00465/FUL : Mixed use development comprising of supermarket, car showroom, offices and business (Class 4), vehicle refuelling hub, pedestrian/wheeling bridge across town burn, and associated car parking, infrastructure and landscaping : Approved</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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