

Property Enquiry Certificate



Date: **22/07/2025**

Our Ref: **SF1388018 - PL**

Your Ref: **Colin Harcus**

Property enquiry response for: **Harcus Law Ltd**

Subjects: **Lily Brae, Rendall, Orkney, KW17 2PB**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Orkney Local Development Plan Adopted 18th April 2017
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy 1 - Criteria for all Development Policy 5 - Housing in the Countryside
c)	Have the subjects had any applications made for planning permission in the last five years? No outstanding applications found at time of search.
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
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.

(see page 3 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
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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? Hinderayre Road, Rendall - Adopted
b)	Are there any Road Scheme proposals that affect the subjects? No
c)	Is there a public sewer ex adverso the subjects? No
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.
f)	<p>Adjoining Property Search</p> <p>Aviedale Cottage, Puldrite Road, Rendall, Orkney KW17 2PB - 20/321/PP - Change of use from a house (Class 9) to a guest house (Class 7) and erect a self-catering unit (part retrospective). Grant Subject to Conditions: 29/01/2021</p> <p>Aviedale Cottage, Puldrite Road, Rendall, Orkney KW17 2PB - 23/409/PP - Convert a guesthouse to a house. Grant Subject to Conditions: 04/03/2024</p> <p>Aviedale Cottage, Puldrite Road, Rendall, Orkney KW17 2PB - 21/081 - Convert existing Dwellinghouse with B&B rooms to Guesthouse (Shared Residential Accommodation). Approved: 16/12/2021</p>
g)	Any other information relevant to the subjects. None

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Legislation Searched

Building (Scotland) Acts 1959/1970 [as amended by Building (Scotland) Act 2003], Clean Air Act 1956/68 [as amended by Clean Air Act 1993], Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Roads (Scotland) Act 1984, Sewerage (Scotland) Act 1968, Town & Country Planning (Control of Advertisements) (Scotland) Amendment Regulations 1992, Town and Country Planning (General Development)(Scotland) Order 1992 [Amendment No.2 Order (SI2001 No.226)], Town and Country Planning (Scotland) Act 1997, Water (Scotland) Act 1980.

Certificate Notes

1. Information contained in this Property Enquiry Certificate is based on searches of the publicly available Local Authority and Water Authority records, in accordance with the Local Government (Access to Information) Act 1985.
2. Only Notices/Orders served on the subjects within the information period of search, identified in note 1, 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. This Property Enquiry Certificate is covered by the Millar & Bryce Comprehensive Warranty, details supplied on request.

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