

Property Enquiry Certificate



Date: **25/07/2025**

Our Ref: **SF1389904 - PL**

Your Ref: **LVJ/2025.9530**

Property enquiry response for: **Burnett & Reid LLP**

Subjects: **49, Maidencraig Way, ABERDEEN, AB15 6NP**

1.	Planning Details
a)	The current Local Plan is: Aberdeen Local Development Plan 2023
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy - Opportunity Site Policy H1 - Residential Areas
c)	Have the subjects had any applications made for planning permission in the last five years? Land At Maidencraig North & South Of A944 Aberdeen AB15 6XH - 230762/MS - Approval of matters specified in condition 1B (materials) associated with planning permission ref. 190043/S42. Approve Conditionally: 21/08/2023 Land At Maidencraig South Of A944 Aberdeen AB15 6AX - 200390/MS - Approval of Matters Specified in Condition 1a-g (Access, Design, Landscaping, Tree Survey, Boundaries, Waste and Carbon Reduction), 2 (Phasing), 13 (Badger Protection), 14 (pre-construction survey), 15 (nature conservation mgmt plan), 16 (waste mgmt), 17 (pedestrian/ cycle connectivity), 19 (SUDS), 20 (archaeology), 21 (dust suppression), 22 (green travel) and 23 (residential travel pack) of 190043/S42 for the erection of 208 residential units. Approve Conditionally: 14/08/2020
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? Site At Maidencraig South Aberdeen - 230047 - Construction of 109 units. Building Warrant Granted: 23/10/2024 Phase 2B Maidencraig South Aberdeen - 220384 - Construction of 55 dwellings & 6 detached garages. Building Work Started: 24/10/2022
b)	If so are there Certificates of Completion for all of the above? No
3.	<i>Other Details</i>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? Maidencraig Way - 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 not taken over the mains ex adverso the subjects, we understand that they are connected to the mains supply
d)	Is there a public water supply ex adverso the subjects? While Scottish Water's records indicate that they have not taken over the mains ex adverso the subjects, we understand that they are connected to the mains supply
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>Land South Of Langstracht At Maidencraig Aberdeen - 210258/ADV - Installation of 5 flagpoles (with associated signage), one monolith sign, one v-stack sign, one visitor parking sign and twenty fencing banners (partly retrospective). Approve Conditionally: 26/04/2021</p>
g)	<p>Any other information relevant to the subjects.</p> <p>The property lies in a development area, identified on the council's Local Development Plan as: OP31 Maidencraig South East.</p> <p>The area approximately 130m north of the property is identified in the council's local development plan as being affected by proposal: OP32 Maidencraig North East.</p> <p>The area approximately 270m south of the property is identified in the council's local development plan as being affected by proposal: OP50 Skene Road, Hazlehead</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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