

Property Enquiry Certificate



Date: **25/07/2025**

Our Ref: **SF1389778 - PL**

Your Ref: **PFH/SJG BAGGS001/3**

Property enquiry response for: **Andersonbain LLP**

Subjects: **7 Hopeton Court, Blindwells, PRESTONPANS, EH32 9SZ**

1.	<i>Planning Details</i>
a)	The current Local Plan is: East Lothian Local Plan 2018
b)	Policies / proposals in the Local Plan directly affecting the subjects. Proposal BW1 - Mixed Use Proposal Policy CH5 - Battlefields Policy OI3 - Edinburgh Airport Safeguarding Zone
c)	Have the subjects had any applications made for planning permission in the last five years? Blindwells, Tranent East Lothian - 21/00449/PM - Erection of 77 houses and associated works. Granted Permission: 15 Sep 2022
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>

(see page 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
Tel 0131 556 1313 Fax 0131 557 5960 DX 550301 Edinburgh 24 LP 125 Edinburgh 2
Email pec@millar-bryce.com Web www.millar-bryce.com

Property Enquiry Certificate



a)	<p>Have the subjects had any applications made for building warrants in the last five years? Area 11 Blindwells Tranent East Lothian - 22/00136/BW - Erection of 54nr detached, semi-detached and terraced properties including all roads, drainage and infrastructure. Warrant Granted: 06 Oct 2022</p> <p>Area 11 Blindwells Tranent East Lothian - 22/00136/BW_A - Amend 22/00136/BW: EV charging provision. Window schedules updated to clarify window extension measurements. Precast schedules updated to state standard sized lengths. Radiator blocks updated per heating designs. New garages to linton house types as standard. General minor updates to all house types. Warrant Granted: 21 Jun 2023</p>
b)	<p>If so are there Certificates of Completion for all of the above? No</p>
3.	<i>Other Details</i>
a)	<p>Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? Hopetoun Court, Blindwells - Not Adopted</p>
b)	<p>Are there any Road Scheme proposals that affect the subjects? No</p>
c)	<p>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</p>
d)	<p>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</p>
e)	<p>Are there any outstanding Notices under the legislation searched which affect the subjects? No notices found at time of search.</p>
f)	<p>Adjoining Property Search The property lies in an area of ongoing development.</p>

(see page 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
 Tel 0131 556 1313 Fax 0131 557 5960 DX 550301 Edinburgh 24 LP 125 Edinburgh 2
 Email pec@millar-bryce.com Web www.millar-bryce.com

Property Enquiry Certificate



g)	<p>Any other information relevant to the subjects.</p> <p>Blindwells Tranent, East Lothian - 24/00085/PM - Section 42 application to vary condition 12 of planning permission 21/00449/PM. Granted Permission: 26 Mar 2024</p> <p>Blindwells Tranent, East Lothian - 22/00002/OBL - Modification of the planning obligation on planning permission in principle 14/00768/PPM and planning permission 20/01030/PM. Application Permitted: 24 Aug 2022</p> <p>Blindwells Tranent, East Lothian - 20/01030/PM - Amend condition 30 of planning permission in principle 14/00768/PPM. Granted Permission: 18 Feb 2021</p> <p>Blindwells Tranent, East Lothian - 21/01580/PM - Section 42 application variation to conditions 1, 13, 30 and delete condition 31 of planning permission 20/01030/PM. Granted Permission: 07 Jun 2022</p> <p>Blindwells Tranent, East Lothian - 23/00002/OBL - Modification of the planning obligation on planning permission in principle 14/00768/PPM, planning permissions 20/01030/PM and 21/01580/PM. Granted Permission: 04 Oct 2023</p>
----	--

(see page 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
Tel 0131 556 1313 Fax 0131 557 5960 DX 550301 Edinburgh 24 LP 125 Edinburgh 2
Email pec@millar-bryce.com Web www.millar-bryce.com

Property Enquiry Certificate



Terms & Conditions

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.

(see page 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
Tel 0131 556 1313 Fax 0131 557 5960 DX 550301 Edinburgh 24 LP 125 Edinburgh 2
Email pec@millar-bryce.com Web www.millar-bryce.com