

Property Enquiry Certificate



Date: **06/08/2025**

Our Ref: **SF1394268 - LR**

Your Ref: **SMYEL001/02/KWR/CJD/PLOT17
QUEEN ELIZABETH DRIVE**

Property enquiry response for: **Andersonbain LLP**

Subjects: **Plot 17, Queen Elizabeth Drive, Chapelton, AB39 8BZ**

1.	Planning Details
a)	The current Local Plan is: Aberdeenshire Local Development Plan 2022
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy - Settlement Boundary Proposal OP1 - Housing Site - Chapelton

(see page 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
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c)	<p>Have the subjects had any applications made for planning permission in the last five years?</p> <p>APP/2021/2486 - Block 30 South Of Pheppie Burn Chapelton Newtonhill Stonehaven - Conditions 3a (Levels Survey), 3b (Drainage Plan), 3c (Foul Water Drainage), 3e (Cut and Fill Operations), 3f (Roads, Footpaths and Cycleways), 3g (Screen Walls/Fencing), 3h (Landscaping), 3j (Layout, Siting, Design and Finish), 3l (Waste/Recycling), 4 (Phasing of Development), 6a (Finished Ground Levels), 6b (Existing Landscape Features), 6c (Existing and Proposed Services), 6d (Location of New Trees, Shrubs, Hedges, Water Features), 6e (Schedule of Plants), 6f (Hard Landscaping), 6g (Existing Trees, Shrubs and Hedges to be Removed), 6j (Completion and Maintenance of Landscaping), 7a-f (Disposal of Surface Water), (8 (Street Design), 17 (Construction Method Statement), 19 (Site Investigation), 20 (Remediation Scheme), 27 (Soil Audit), 36 (Waste Management Plan) and 37 (Environmental Management Plan) of Planning Permission in Principle Reference APP/2011/3100 for New Settlement Comprising Residential (up to 4045 Dwellinghouses), Commercial, Retail and Community Facilities with Associated Landscaping, Open Space, Drainage and Roads Infrastructure and Services - Withdrawn - 14 Jun 2022</p> <p>APP/2022/1346 - Block 30 South Of Pheppie Burn Chapelton Newtonhill Aberdeenshire - Conditions 3a (Levels Survey), 3b (Drainage Plan), 3c (Foul Water Drainage), 3e (Cut and Fill Operations), 3f (Roads, Footpaths and Cycleways), 3g (Screen Walls/Fencing), 3h (Landscaping), 3j (Layout, Siting, Design and Finish), 3l (Waste/Recycling), 4 (Phasing of Development), 6a (Finished Ground Levels), 6b (Existing Landscape Features), 6c (Existing and Proposed Services), 6d (Location of New Trees, Shrubs, Hedges, Water Features), 6e (Schedule of Plants), 6f (Hard Landscaping), 6g (Existing Trees, Shrubs and Hedges to be Removed), 6j (Completion and Maintenance of Landscaping), 7a-f (Disposal of Surface Water), (8 (Street Design), 17 (Construction Method Statement), 19 (Site Investigation), 20 (Remediation Scheme), 27 (Soil Audit), 36 (Waste Management Plan) and 37 (Environmental Management Plan) of Planning Permission in Principle Reference APP/2011/3100 for New Settlement Comprising Residential (up to 4045 Dwellinghouses), Commercial, Retail and Community Facilities with Associated Landscaping, Open Space, Drainage and Roads Infrastructure and Services (Erection of 34 Dwellinghouses) - Approved on conditions - 22 Sep 2022</p> <p>APP/2023/2075 - Block 30 (Queen Elizabeth Drive/Greenheads) South Of Pheppie Burn Chapelton Newtonhill Aberdeenshire - Conditions (3f) Roads, Footpaths and Cycleways; (3g) Screen Walls/Fencing; (3h) Landscaping; (3j) Layout, Siting, Design and Finish; (3l) Waste/Recycling; (6d) Location of New Trees, Shrubs, Hedges, Water Features; (6e) Schedule of Plants; (6f) Hard Landscaping; (8) Street Design of Planning Permission in Principle Reference APP/2011/3100 for New Settlement Comprising Residential (up to 4045 Dwellinghouses), Commercial, Retail and Community Facilities with Associated Landscaping, Open Space, Drainage and Roads Infrastructure and Services (Erection of 34 Dwellinghouses) - Approved on Conditions - 22 Jan 2024</p> <p>APP/2025/0234 - Plots 14, 16, 17, 28, 29, 30 & 32 Queen Elizabeth Drive South Of Pheppie Burn Chapelton Stonehaven AB39 8BZ - Condition 3j (Layout, Siting, Design and Finish) of Planning Permission in Principle Reference APP/2011/3100 for New Settlement Comprising Residential (up to 4045 Dwellinghouses), Commercial, Retail and Community Facilities with Associated Landscaping, Open Space, Drainage and Roads Infrastructure and Services - Approved on Conditions - 02 Apr 2025</p>
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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? BW/2025/0607 - Plot 16 And Plot 17 - Queen Elizabeth Drive Chapelton Stonehaven AB39 8BZ - Erection of 2no 1½ storey detached dwelling houses with integral garage - Warrant Approved - 02 Jul 2025
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? Queen Elizabeth Drive - Carriageway/Footway - Not adopted
b)	Are there any Road Scheme proposals that affect the subjects? No
c)	Is there a public sewer ex adverso the subjects? New development no mains
d)	Is there a public water supply ex adverso the subjects? New development no mains
e)	Are there any outstanding Notices under the legislation searched which affect the subjects? No notices found at time of search.
f)	Adjoining Property Search The property forms part of a larger ongoing development
g)	Any other information relevant to the subjects. The property forms part of a larger ongoing development

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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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