

Property Enquiry Certificate



Date: **08/08/2025**

Our Ref: **SF1397214 - BF**

Your Ref: **WR/2024.7221**

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

Subjects: **Land at Milton of Murtle, Bieldside, Aberdeen, AB15 9EN**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Aberdeen Local Development Plan 2023
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy NE2 - Green Space Network Policy NE1 - Green Belt
c)	Have the subjects had any applications made for planning permission in the last five years? 250025/DPP - Change of use of land for water operational purposes, erection of raised kiosk and drystone walls, installation of fence, gates and lighting column, formation of new access, landscaping and all other associated works - Pending - Mon 03 Feb 2025
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)

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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? North Deeside Road (A93) - Carriageway/Footway - Adopted Hillhead Road, Bielside - Carriageway/Footway - 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

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f)	<p>Adjoining Property Search</p> <p>Ravens Croft Murtle Den Road Aberdeen AB13 0HS - 231426/DPP - Erection of garage/workshop extension, replacement doors and associated works - Approve Conditionally - Thu 18 Jan 2024</p> <p>Railway Cottage North Deeside Road Milltimber Aberdeen AB15 9EU - 230758/DPP - Formation of pitched roof with flat section and formation of dormers to side - Approve Conditionally - Fri 20 Oct 2023</p> <p>Roadside 215 North Deeside Road Bielside Aberdeen AB15 9EQ - 210958/DPP - Erection of single storey extension to rear - Approve Unconditionally - Tue 31 Aug 2021</p> <p>Murtle Cottage 153 North Deeside Road Bielside Aberdeen AB15 9EA - 240158/LBC - Installation of replacement window - Approve Unconditionally - Thu 04 Apr 2024</p> <p>151 North Deeside Road Bielside Aberdeen AB15 9EA - 220871/DPP - Formation of dormer to rear, roof material change and installation of air source heat pump - Approve Conditionally - Fri 09 Sep 2022</p> <p>151 North Deeside Road Bielside Aberdeen AB15 9EA - 211215/DPP - Formation of dormer to rear - Approve Conditionally - Thu 25 Nov 2021</p>
g)	<p>Any other information relevant to the subjects.</p> <p>Identified on the local plan: OP48 - Oldfold lies approximately 90m west of subjects.</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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