

Property Enquiry Certificate



Date: **11/08/2025**

Our Ref: **SF1397803 - BF**

Your Ref: **PM/OGI0005-0966**

Property enquiry response for: **Hill & Robb Limited**

Subjects: **Site at, Hens Nest Road, EAST WHITBURN, EH47 8EX**

1.	<i>Planning Details</i>
a)	The current Local Plan is: West Lothian Local Plan 2018
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy ENV7 - Countryside Belts and settlement setting
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>

(see page 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
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	Have the subjects had any applications made for building warrants in the last five years? LIV/22/0512/BW/A5 - Change of house type to add new house types to plots 201 - 233. Additional 5 plots also added - Warrant Approved - Mon 31 Mar 2025
a)	LIV/22/0512/BW/A3 - Amendment - Alterations to existing affordable house types and change of types to Plots 201-224 on submitted Site Plan - Withdrawn - Fri 08 Nov 2024 LIV/22/0512/BW - Erection of 104 houses, formation of access roads, open space and associated engineering operations - Building Work Started - Thu 25 May 2023
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? Whitrigg Crescent - Carriageway/Footway - Not Adopted Hens Nest Road - 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 - Scottish Water's records indicate that they have yet to take over the mains in the development
d)	Is there a public water supply ex adverso the subjects? No - Scottish Water's records indicate that they have yet to take over the mains in the development
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 Subjects form part of ongoing development West Of Hens Nest Road.</p> <p>Land To West Of Hens Nest Road East Whitburn West Lothian EH47 8AB - 0539/FUL/24 - Erection of 33 houses (variation to layout and house types on plots 69-87 & 92-100 in relation to planning permission 0219/FUL/20) - Grant Planning Permission - Fri 27 Sep 2024</p> <p>Land To West Of Hens Nest Road East Whitburn West Lothian EH47 8AB - 0993/FUL/23 - Erection of 24 houses (variation to layout and house types on plots 75-87 & 92-100 in relation to planning permission 0219/FUL/20) - Withdrawn - Fri 12 Jul 2024</p>
g)	<p>Any other information relevant to the subjects. Subjects form part of ongoing development West Of Hens Nest Road.</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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