

Property Enquiry Certificate



Date: **15/08/2025**

Our Ref: **SF1400434 - LR**

Your Ref: **cm/37058/6**

Property enquiry response for: **Peterkins**

Subjects: **Units 1 & 2, Isobel Gowdie Road, ELGIN, IV30 4FU**

1.	<i>Planning Details</i>
a)	The current Local Plan is: The Moray Local Development Plan 2020
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy - Primary Growth Area Proposal R11 - Elgin - Housing for 1500 homes Policy - Landscape Enhancements Policy - Accessible Rural Areas Policy - Moray Onshore Wind Energy 2017 Landscape Character Types Policy - LCT 2023 Windfarm (Moray) - High sensitivity

(see page 5 for Terms & Conditions)

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c)	<p>Have the subjects had any applications made for planning permission in the last five years?</p> <p>17/00834/PPP - R11 Findrassie Elgin Moray - Mixed use development with Class 9 residential development including affordable housing and student residential accommodation community facilities primary school with playing fields associated neighbourhood uses within Class 1 (Shops) Class 2 (Financial, professional and other) Class 3 (Food and drink) Class 4 (Business) Class 7 (Hotel) Class 8 (Residential institutions) and Class 10 (Non-residential institutions) (Use Classes Order 1997 refers) together with associated infrastructure (for example roads drainage services open space landscaping including advance landscaping) at Elgin R11 Findrassie/Myreside Site and I8 Newfield - Approved on Conditions - 01 Jul 2019</p> <p>19/01085/APP - Elgin R11 Findrassie/Myreside Site And I8 Newfield Findrassie Elgin Moray - Application under Section 42 to vary conditions 1-12, 14-16, 18, 20, 21, 23-25, 31, 32, 37, 38, 40, 41, 43-51, 53-58, 60- 62 and 65 of planning consent 17/00834/PPP to enable the development of different parts of the approved development within Area 1 through the phased submission of information relating to each phase for which development is sought and its necessary infrastructure - Approved on Conditions - 18 Aug 2020</p> <p>20/00183/S75 - Site LDP2015 R11 Findrassie Elgin Moray - Amendment of the S75 legal agreement attached to Planning in Principle ref: 17/00834/PPP to associate the PPP legal agreement with the S42 application 19/01085/APP, which amends the phasing of the PPP conditions - Approved on Conditions - 19 Jun 2020</p> <p>21/00961/AMC - Site R11 Findrassie/Myreside And I8 Newfield Elgin Moray - Approval of Matters specified in conditions 1 -19, 25-58 & 61-64 on planning consent 17/00834/PPP and in relation to S42 application reference 19/01085/APP for a proposed residential development of 156 homes and 570 sq m flexible retail/ commercial floor space (potential Class 1, 2, 3, & 10) including affordable housing with landscaping parking access and associated works within part of Area 1 - Approved on Conditions - 13 Apr 2022</p> <p>22/01385/APP - Site R11 Findrassie/Myreside And I8 Newfield Elgin Moray - Amend planning approval 21/00961/AMC to increase the number of affordable flats from 14 affordable flats to 16 affordable 1 bed flats - Approved on Conditions - 08 Feb 2023</p>
d)	<p>Are the subjects categorised as a listed building? No</p> <p>Category: N/A</p>

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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)	<p>Have the subjects had any applications made for building warrants in the last five years? 21/00213/BW - R11 Findrassie Elgin Moray - Erection of 33 one and two storey dwellings and 1 three storey block of 15 flats: Stage 1 - strip foundations - Warrant Approved - 22 Sep 2021</p> <p>22/00230/AOW - R11 Findrassie Elgin Moray - Amendment of Warrant: Amendment to Stage 1 - Amend house types and reduce house plots from 33 to 25 (original plots 67-73 133-136 151-172 new plots 103-112 118-132) reduce flats plots from 15 to 14 (original plots 118-132 new plots 143-156) and add 4 retail units - Warrant Approved - 24 May 2022</p> <p>22/00261/AOW - R11 Findrassie Elgin Moray - Amendment of Warrant: Erect 25 - Warrant Approved - 13 Sep 2022</p> <p>23/00111/AOW - R11 Findrassie Elgin Moray - Amendment of Warrant: Change to external wall/part wall junction cavity barrier specification for plots 106-109 110-112 118-120 121-123 124-126 127 128 and 129-131 - Warrant Approved - 02 Mar 2023</p> <p>25/00176/BW - 2 Isobel Gowdie Road Elgin Moray IV30 4FU - Fit out and alterations to create dental practice - Pending Consideration - 19 Feb 2025</p> <p>25/00407/BW - R11 Findrassie Elgin Moray - Install separating wall between 2 new commercial areas - Building Work Started - 17 Jul 2025</p>
b)	<p>If so are there Certificates of Completion for all of the above? 21/00213/BW - Completion Certificate Accepted - 03/10/2023</p>
3.	<i>Other Details</i>

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a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? Isobel Gowdie Road, Elgin - Carriageway/Footway - Not Adopted Lossiemouth Road, Elgin - Carriageway/Footway - Adopted Lunan Road, Elgin - Carriageway/Footway - Not Adopted
b)	Are there any Road Scheme proposals that affect the subjects? Yes - A941 Upgrading - Moray Council's Local Transport Strategy prioritises as a key route, the upgrading of the A941 to trunk road quality from Lossiemouth to Craigellachie. - approximately 35m east of property
c)	Is there a public sewer ex adverso the subjects? No - Please note while Scottish Water's records indicate that they have yet to take 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? No - Please note while Scottish Water's records indicate that they have yet to take 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.
f)	Adjoining Property Search Adjoining properties have been searched during the production of this PEC, no adverse applications have been found.
g)	Any other information relevant to the subjects. 23/00994/APP - Land To East Of A941 Bishopmill Elgin Moray - For the construction and operation of a 30 MW battery energy storage system including associated infrastructure - Approved on Conditions - 21 Dec 2023 24/01690/APP - Findrassie Lossiemouth Road Elgin Moray - Extend planning consent ref 21/01810/APP for formation and installation of a temporary car park and access point for sales area - Approved on Conditions - 13 Jan 2025

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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
- 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 10 years will be disclosed.
5. Only building warrant applications validated within the past 10 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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