

Property Enquiry Certificate



Date: **30/09/2025**

Our Ref: **SF1424245 - LR**

Your Ref: **RD/RMW/47390/1**

Property enquiry response for: **Peterkins (Union Street)**

Subjects: **108, Binghill Grove, MILLTIMBER, AB13 0HF**

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| 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 H1 - Residential Areas |
| 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> |
| a) | Have the subjects had any applications made for building warrants in the last five years? No outstanding applications found at time of search. |

(see page 4 for Terms & Conditions)

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| 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? Binghill Grove, Milltimber - Not adopted Binghill Road, Milltimber - Adopted |
| b) | Are there any Road Scheme proposals that affect the subjects? No |
| c) | Is there a public sewer ex adverso the subjects? Yes |
| 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. |
| f) | Adjoining Property Search 250332/DPP - Craig Court Care Home Binghill Grove Aberdeen AB13 0HF - External alterations including formation of covered walkway, formation of balcony and balustrade, window enlargement to form entrance doors with canopy, installation of steps, external landscaping, relocation of bin store, access paths and all associated works - Pending - 01 Apr 2025 |

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| g) | <p>Any other information relevant to the subjects.</p> <p>240463/DPP - Land Adjacent To Oldfold Farmhouse Milltimber Aberdeen AB13 OHQ - Erection of two-storey detached dwelling house with integral garage and associated works - Refused - 25 Sep 2024</p> <p>220466/S42 - Oldfold Farm East Drive Tor-na-dee Aberdeen Milltimber AB13 OHQ - Variation of condition 5 (upgrading of Murtle Den Road) to allow an option for alternative access to block U for the application ref. 190804/S42 - Approve Conditionally - 16 Nov 2022</p> <p>240451/MPO - Oldfold Development North Deeside Road Milltimber Aberdeen AB13 OHQ - Modification of planning obligation associated with planning permission in principle ref.130378 to remove clause 3 (off-site works at North Deeside Road/Kirk Brae junction) - Approve Modification/Discharge - 16 Dec 2024</p> <p>250750/S42 - Land At Oldfold Farm Milltimber Aberdeen AB13 OBH - Variation of condition 3 of 220466/S42 to change the number units (increase from no more than 400 to 500) that shall be completed before the proposed mixed-use centre within block G has been completed and is available for use - Pending - 25 Jul 2025</p> <p>Land northeast of the property is identified on the Local Development Plan as Proposal OP48 Oldfold - Opportunity for development of 550 homes and 5 hectares of employment land.</p> <p>Land southeast of the property is identified on the Local Development Plan as Proposal OP114 Milltimber South - Mixed Use Opportunity for 60 houses and 1,225 square metres of ancillary retail/office space.</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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