



St Davids House  
 St Davids Drive  
 Dalgety Bay KY11 9NB  
 DX 558300 DALGETY BAY  
 t 01383 826777  
 f 01383 826778  
 e [customerservices@firstscottish.com](mailto:customerservices@firstscottish.com)  
 w [www.firstscottish.com](http://www.firstscottish.com)

STREFFORD TULIPS  
 DX HA58  
 HAMILTON

**Date of Certificate:** 2 August 2021  
**Certificate No:** I01836827  
**Your Ref:** CT/CARMI07-02

**PROPERTY ENQUIRY CERTIFICATE**

<b>PROPERTY</b>	
27 LANARK ROAD, EDINBURGH, EH14 1TG	
<b>PLANNING</b>	
Local Authority Area	City of Edinburgh
Adopted Local Plan/Local Development Plan	Edinburgh Local Development Plan
Zoning	Green Belt
Applications	See Schedule Over
Other Matters	See Schedule Over
<b>BUILDING STANDARDS</b>	
Applications	See Schedule Over
Notices	None
Other Matters	None
<b>ENVIRONMENTAL HEALTH</b>	See Schedule Over
<b>HOUSING</b>	None
<b>CONTAMINATED LAND</b>	None
<b>CARRIAGEWAY AND ADJOINING FOOTWAY</b>	
Status	Adopted
Road Proposals	None
<b>WATER</b>	See Schedule Over
<b>DRAINAGE</b>	See Schedule Over

## SCHEDULE OF DETAILS

### PLANNING MATTERS

#### Applications

Reference	Details (if any)
18/02817/FUL	Demolition of existing public house and erection of building comprising residential apartments and associated development (as amended). Application refused.
19/00038/REF	Demolition of existing public house and erection of building comprising residential apartments and associated development (as amended).. Appeal allowed 16 Oct 2019.
18/02817/VARY	Amendments to west elevation windows and balconies, extension of third floor flat, amendment to parapet height and floor to floor heights, change of material to second floor south elevation. Varied 20 Jul 2021.

#### Other Matters

The property is located within a Local Nature Conservation Site, Policy ENV15. Adopted Local Development Plan refers.

### BUILDING STANDARDS MATTERS

#### Building Standards Applications

Reference	Details (if any)
18/03584/WARR	Demolish existing blue goose pub. Building Warrant issued 20 Nov 2018. Completion Certificate accepted 22 Feb 2021.

#### Notices

Reference	Date served	Details (if any)
None		

This notice information is accurate to 26 July 2021, in line with The City of Edinburgh Council's publishing of their Public Register of Statutory Notices (City of Edinburgh District Council Order Confirmation Act 1991).

Should you require First Scottish to obtain further information in respect of any notice(s) that may have been served over the property, please confirm the owner's full name(s) and that we have their express permission to process this personal information request. Alternatively, the information can be obtained directly by completing an online request on Edinburgh Council's website at:

<https://www.edinburgh.gov.uk/statutoryrepairnoticeform>

The City of Edinburgh Council's Shared Repairs Service have introduced a charge for provision of the debt information relating to live statutory notices. The charge is set at £60.00 per request. If we are to assist in obtaining this information on your client's behalf, we will only charge an outlay of £60.00 inclusive of VAT.

#### Other Matters

None

## ENVIRONMENTAL HEALTH MATTERS

### Notices

Reference	Date served	Details (if any)
None		

### Other Matters

The property is situated within a Smoke Control Zone.

## HOUSING MATTERS

### Notices

Reference	Date served	Details (if any)
None		

### Other Matters

None

## CONTAMINATED LAND

### Notices & Resolutions

Reference No.	Date served	Details (if any)
None		

Unless details of any entries appear above the answer to each of the questions listed in para 5.3.6 of the UK Finance mortgage lenders Handbook for Scotland is in the negative.

## CARRIAGEWAY AND ADJOINING FOOTWAY

Status	Lanark Road carriageway and adjoining footways are adopted.
Road Proposals	None

<b>WATER STATUS</b>	Scottish Water's records show there is an adopted public water main ex adverso the property.
<b>DRAINAGE STATUS</b>	Scottish Water's records show there is an adopted public sewer ex adverso the property.

**FIRST SCOTTISH  
IMPORTANT INFORMATION**

- Searches have been carried out by our Enquiry Team of all available Public Records in respect of all relevant matters covered by the undernoted legislation and designations insofar as applicable to the subject address referred to on the Property Enquiry Certificate, unless otherwise stated.
- The Planning and Building Standards application search covers the period for 5 years to the date 48 hours prior to the date of issue of this certificate for all Scottish Local Authorities with the exception of Aberdeen City, Aberdeenshire and Moray. Our search of Planning and Building Standards Applications for the Aberdeen City and Aberdeenshire Local Authority areas extends for 10 years to the date 48 hours prior to the date of issue of this certificate. Our search of Planning and Building Standards Applications for the Moray Local Authority area extends for 20 years to the date 48 hours prior to the date of issue of this certificate.
- The details of the current status of any applications disclosed on the certificate are included when the information is readily available.
- Road proposals are disclosed to within a 250m radius from the property address when noted on the adopted Development Plan. On occasions where further information is available to us additional comment may be included on the certificate.
- This search is covered by Professional Indemnity Insurance. A summary of our cover can be provided on request

**PUBLIC RECORDS UNDER THE FOLLOWING LEGISLATION HAVE BEEN SEARCHED—**

- Town & Country Planning (Scotland) Act 1997
- Planning etc. (Scotland) Act 2006
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- Ancient Monuments and Archaeological Areas Act 1979
- Town & Country Planning (General Permitted Development) (Scotland) Order 1992
- Building (Scotland) Acts 1959/1970/2003
- Civic Government (Scotland) Act 1982
- Edinburgh District Council Order of Confirmation Act 1991
- City of Glasgow Council Order Confirmation Act 1988
- Housing (Scotland) Acts 1969/1987/2006
- Roads (Scotland) Act 1984
- Environmental Protection Act 1990
- Environment Act 1995
- Sites of Special Scientific Interest as designated under the Nature Conservation (Scotland) Act 2004
- Special Areas of Conservation as designated under the EC Habitats Directive (Council Directive 92/43/EEC)
- Special Protection Areas as designated under the EC Birds Directive (Council Directive 79/409/EEC)
- Ramsar Sites as designated under the Convention of Wetlands of International Importance
- National Scenic Areas as designated by the Country Side Commission for Scotland (now Scottish Natural Heritage)
- National Nature Reserves as designated under the National Parks and Access to the Countryside Act 1949 or the Wildlife and Countryside Act 1981.