

Property Enquiry Certificate



Morton Fraser LLP (Edinburgh)
Quartermile 2, 2 Lister Square
Edinburgh
EH3 9GL

Date: 11/11/2022
Search Ref: SF0899983
Your Ref: 45434/00001/EK10
Client Name: Murraygate Assets Limited

Millar & Bryce

Subjects: 1-3 Murraygate, Dundee, DD1 2EE
Council: Dundee City

Planning Information

1. Local Planning

The subjects are covered by the following Local Plan: Dundee Local Development Plan 2019
The subjects are covered by Policies 1-58 zoned as General Plan-Wide Policies
The subjects are covered by Policy 10 & Appendix 4 zoned as Inner City/Suburban Boundary and Central Broughty Ferry/Suburban Boundary
The subjects are covered by Policy zoned as City Centre Boundary

- | | Yes | No |
|---|-------------------------------------|--------------------------|
| 2. Do the subjects lie within a Conservation Area/Article 4 Area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Are the subjects categorised as a Listed Building? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Do the subjects lie within a designated Smoke Control Area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Information on page 2.

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Planning Applications

5. Are there any Planning applications in respect of the subjects? ☐ ☒

Building Warrant Applications

6. Are there any Building Warrant applications in respect of the subjects? ☐ ☒

Notices & Orders

7. Does a Notice/Order under the legislation searched affect the subjects? ☐ ☒

Water Information

8. Is there a public water pipe lying ex adverso the subjects? ☒ ☐

Sewer Information

9. Is there a public sewerage pipe lying ex adverso the subjects? ☒ ☐

Road Schemes

10. Are there any Road Scheme proposals that affect the subjects? ☐ ☒

Road Information

11. The status of the carriageways/footways/verges ex adverso the subjects is:
Murraygate (lane to rear nos.1-23) - Lane - Not Adopted
Murraygate, Dundee - Footway - Adopted

(see Page 2 for Terms & Conditions)

CONT. /

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Conservation Area/Article 4

Name: Central Conservation Area
GDO Year: 1981
Article 4 Class: I, II, VII, VIII, IX, XI, XII, XIV, XV(C,D,E,F,I), XX

Listed Building

Category: A
Listing Date: 15/08/1979

Terms & Conditions

Legislation Searched/Utilised

- 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 10 years will be disclosed.
6. Contaminated Land - Unless details are confirmed in section 7 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.