Property enquiry report — EH99 1SP

> **This is not a Property Enquiry Certificate.** Your solicitor will still order the official one from the council. This report reads open data at the postcode centre; it names no owner.

1. Summary

Postcode	**EH99 1SP** — The Scottish Parliament, Holyrood
Council	City of Edinburgh
Conservation area	**Old Town**
Article 4 direction	None at the postcode centre
Designated contaminated land within 500 m	None
Listed buildings within 100 m	**10** (A: 5, B: 5, C: 0)
Average house price, council area	**£301,313** (2026-08, annual change 2.8 %); £293,049 a year earlier
Council's PEC fee	Not read: ask the council (£60 to £105 where read)

2. Conservation area

Name	**Old Town**
Council	City of Edinburgh
Area	109.4 ha
Listed buildings inside	A: 102, B: 275, C: 71
Council document	http://www.edinburghcouncilmaps.info/plans/ldp/Edinburgh_Local_Development_Plan.pdf#page=102

What it means: demolition, works to trees and many external changes need consent from the council. Explanation drafted with the help of AI; general, not legal advice.

3. Article 4 direction

None at the postcode centre.

4. Contaminated land within 500 m

No designated site. Designation is rare: most land affected by past uses is not designated.

5. Listed buildings within 100 m (10)

LB51178 · category B	HOLYROODHOUSE, STABLES · 58 m
LB28427 · category B	23-33 (ODD NOS) CANONGATE AND 1-12 (INCLUSIVE) WHITE HORSE CLOSE · 75 m
LB51177 · category B	HOLYROODHOUSE, QUEEN'S GALLERY (FORMER HOLYROOD FREE CHURCH AND FORMER FREE CHURCH SCHOOL) · 75 m
LB28025 · category B	HOLYROODHOUSE, GATEHOUSE AND FORMER GUARD ROOMS · 79 m
LB28426 · category A	3 and 5 Canongate (Russell House), Edinburgh · 81 m
LB28026 · category B	HOLYROODHOUSE, PALACE COACH HOUSE · 84 m

LB28440 · category A	64 CANONGATE, QUEENSBERRY HOUSE · 87 m
LB28027 · category A	HOLYROODHOUSE, ABBEY COURT HOUSE · 93 m
LB28208 · category A	ABBEY STRAND, WESTERN BUILDING, 'THOMPSON'S COURT' · 93 m
LB28207 · category A	ABBEY STRAND, EASTERN BUILDING, 'ABBEY SANCTUARY' · 99 m

6. Before you buy or rent

1. Ask your solicitor for the council's Property Enquiry Certificate: it covers roads adoption, statutory notices, planning history and building warrants.
2. In a conservation area, ask the council before replacing windows, doors or roofs, or felling trees.
3. Under an Article 4 direction, check that past alterations had planning permission: they needed it.
4. If designated contaminated land is close, read the council's public register for the remediation notice.
5. If the property is listed, any alteration needs listed building consent: ask for the consents with the title deeds.
6. Ask the seller for the completion certificates of any extension or conversion.

Sources

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