

Single Survey

survey report on:

Property address	NEWTON OF CUMMERTON FISHERIE, TURRIFF, AB53 5SU
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Customer	JNI Agricultural Ltd
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Customer address	24 Ellon Road, Bridge of Don, AB23 8BX
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Prepared by	DM Hall LLP
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Date of inspection	15th November 2023
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PART 1 - GENERAL

1.1 THE SURVEYORS

The Seller has engaged the Surveyors to provide the Single Survey Report and a generic Mortgage Valuation Report for Lending Purposes. The Seller has also engaged the Surveyors to provide an Energy Report in the format prescribed by the accredited Energy Company.

The Surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on to Lender specific pro-forma. Transcript reports are commonly requested by Brokers and Lenders. The transcript report will be in the format required by the Lender but will contain the same information, inspection date and valuation figure as the generic Mortgage Valuation Report and the Single Survey. The Surveyors will decline any transcript request which requires the provision of information additional to the information in the Report and the generic Mortgage Valuation Report until the Seller has conditionally accepted an offer to purchase made in writing.

Once the Seller has conditionally accepted an offer to purchase made in writing, the Purchaser's lender or conveyancer may request that the Surveyors provide general comment on standard appropriate supplementary documentation. In the event of a significant amount of documentation being provided to the Surveyors, an additional fee may be incurred by the Purchaser. Any additional fee will be agreed in writing.

If information is provided to the Surveyors during the conveyancing process which materially affects the valuation stated in the Report and generic Mortgage Valuation Report, the Surveyors reserve the right to reconsider the valuation. Where the Surveyors require to amend the valuation in consequence of such information, they will issue an amended Report and generic Mortgage Valuation Report to the Seller. It is the responsibility of the Seller to ensure that the amended Report and generic Mortgage Valuation Report are transmitted to every prospective Purchaser.

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property¹.

If the Surveyors have had a previous business relationship within the past two years with the Seller or Seller's Agent or relative to the property, they will be obliged to indicate this by ticking the adjacent box.

The Surveyors have a written complaints handling procedure. This is available from the offices of the Surveyors at the address stated.

1.2 THE REPORT

The Surveyors will not provide an amended Report on the Property, except to correct factual inaccuracies.

The Report will identify the nature and source of information relied upon in its preparation.

The Surveyor shall provide a Market Value of the Property, unless the condition of the Property is such that it would be inappropriate to do so. A final decision on whether a loan will be granted rests with the Lender who may impose retentions in line with their lending criteria. The date of condition and value of the property will be the date of inspection.

Prior to 1 December 2008, Purchasers have normally obtained their own report from their chosen Surveyor. By contrast, a Single Survey is instructed by the Seller and made available to all potential Purchasers in expectation that the successful Purchaser will have relied upon it. The Royal Institution of Chartered Surveyors rules require disclosure of any potential conflict of interest when acting for the Seller and the Purchaser in the same transaction. The Single Survey may give rise to a conflict of interest and if this is of concern to any party they are advised to seek their own independent advice.

The Report and any expressions or assessments in it are not intended as advice to the Seller or Purchaser or any other person in relation to an asking price or any other sales or marketing decisions.

¹ Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Codes of Conduct.

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The Report is based solely on the Property and is not to be relied upon in any manner whatsoever when considering the valuation or condition of any other property.

If certain minor matters are mentioned in the Report it should not be assumed that the Property is free of other minor defects.

Neither the whole nor any part of the Report may be published in any way, reproduced or distributed by any party other than the Seller, prospective purchasers and the Purchaser and their respective professional advisers without the prior written consent of the Surveyors.

1.3 LIABILITY

The Report is prepared with the skill and care reasonably to be expected of a competent residential surveyor who is a member of the Royal Institution of Chartered Surveyors.

The Report is addressed to the Seller and was prepared in the expectation that it (or a complete copy) along with these Terms and Conditions (or a complete copy) would (or, as the case might be, would have been) be disclosed and delivered to:

- the Seller;
- any person(s) noting an interest in purchasing the Property from the Seller;
- any person(s) who make(s) (or on whose behalf is made) an offer to purchase the Property, whether or not that offer is accepted by the Seller;
- the Purchaser; and
- the professional advisers of any of these.

The Surveyors acknowledge that their duty of skill and care in relation to the Report is owed to the Seller and to the Purchaser. The Surveyors accept no responsibility or liability whatsoever in relation to the Report to persons other than the Seller and the Purchaser. The Seller and Purchaser should be aware that if a Lender seeks to rely on this Report they do so at their own risk. In particular, the Surveyors accept no responsibility or liability whatsoever to any Lender in relation to the Report. Any such Lender relies upon the Report entirely at their own risk.

1.4 GENERIC MORTGAGE VALUATION REPORT

The Surveyors undertake to the Seller that they will prepare a generic Mortgage Valuation Report, which will be issued along with the Single Survey. It is the responsibility of the Seller to ensure that the generic Mortgage Valuation Report is provided to every potential Purchaser.

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

The Surveyors undertake that on being asked to do so by a prospective purchaser, or his/her professional advisor or Lender, they will prepare a Transcript Mortgage Valuation Report for Lending Purposes on terms and conditions to be agreed between the Surveyors and Lender and solely for the use of the Lender and upon which the Lender may rely. The decision as to whether finance will be provided is entirely a matter for the Lender. The Transcript Mortgage Valuation Report will be prepared from information contained in the Report and the generic Mortgage Valuation Report.²

1.6 INTELLECTUAL PROPERTY

All intellectual property rights whatsoever (including copyright) in and to the Report, excluding the headings and rubrics, are the exclusive property of the Surveyors and shall remain their exclusive property unless

² Which shall be in accordance with the current RICS Valuation Standards (The Red Book) and RICS Rules of Conduct

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they assign the same to any other party in writing.

1.7 PAYMENT

The Surveyors are entitled to refrain from delivering the Report to anyone until the fee and other charges for it notified to the Seller have been paid. Additional fees will be charged for subsequent inspections and Reports.

1.8 CANCELLATION

The Seller will be entitled to cancel the inspection by notifying the Surveyor's office at any time before the day of the inspection.

The Surveyor will be entitled not to proceed with the inspection (and will so report promptly to the Seller) if after arriving at the property, the Surveyor concludes that it is of a type of construction of which the Surveyor has insufficient specialist knowledge to be able to provide the inspection satisfactorily. The Surveyor will also be entitled not to proceed if after arriving at the property, the surveyor concludes that the property is exempt under Part 3 of The Housing (Scotland) Act 2006 as detailed in the (Prescribed Documents) Regulations 2008. If there is a potential threat to their health or personal safety, the inspection may be postponed or cancelled, at the Surveyor's discretion.

In the case of cancellation or the inspection not proceeding, the Surveyor will refund any fees paid by the Seller for the inspection and Report, except for expenses reasonably incurred and any fee due in light of the final paragraph of this section.

In the case of cancellation by the Seller, for whatever reason, after the inspection has taken place but before a written report is issued, the Surveyor will be entitled to raise an invoice equivalent to 80% of the agreed fee.

1.9 PRECEDENCE

If there is any incompatibility between these Terms and Conditions and the Report, these Terms and Conditions take precedence.

1.1 DEFINITIONS

- the "Lender" is the party who has provided or intends or proposes to provide financial assistance to the Purchaser towards the purchase of the Property and in whose favour a standard security will be granted over the Property;
- the "Transcript Mortgage Valuation Report for Lending Purposes" means a separate report, prepared by the Surveyor, prepared from information in the Report and the generic Mortgage Valuation Report, but in a style and format required by the Lender. The Transcript Mortgage Valuation Report for Lending Purposes will be prepared with the skill and care reasonably to be expected from a surveyor who is a member of the Royal Institution of Chartered Surveyors and who is competent to survey, value and report on the Property;
- the "Generic Mortgage Valuation Report" means a separate report, prepared by the Surveyor from information in the Report but in the Surveyor's own format;
- the "Market Value" is the estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion;
- the "Property" is the property which forms the subject of the Report;

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- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;
- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

The Single Survey is a Report by an independent Surveyor, prepared in an objective way regarding the condition and value of the Property on the day of the inspection, and who is a member of the Royal Institution of Chartered Surveyors. It includes an Energy Report as required by Statute and this is in the format of the accredited Energy Company. In addition, the Surveyor has agreed to supply a generic Mortgage Valuation Report.

2.2 THE INSPECTION

The Inspection is a general surface examination of those parts of the Property which are accessible: in other words, *visible and readily available for examination from ground and floor levels, without risk of causing damage to the Property or injury to the Surveyor.*

All references to visual inspection refer to an inspection from within the property at floor level and from ground level within the site and adjoining public areas, without the need to move any obstructions. Any references to left or right are taken facing the front of the property.

The Inspection is carried out with the Seller's permission, without causing damage to the building or contents. Furniture, stored items and insulation are not moved.

Unless identified in the report the Surveyor will assume that no harmful or hazardous materials have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

The Surveyor will not carry out an asbestos inspection, and will not be acting as an asbestos inspector in completing a Single Survey of properties that may fall within the Control of Asbestos in the Workplace Regulations. In the case of flats it will be assumed that there is a duty holder, as defined in the Regulations and that a Register of Asbestos and effective Management Plan is in place, which does not require any expenditure, or pose a significant risk to health. No enquiry of the duty holder will be made.

2.3 THE REPORT

The Report will be prepared by the Surveyor who carried out the property inspection and will describe various aspects of the property as defined by the headings of the Single Survey report with the comments being general and unbiased. The report on the location, style and condition of the property, will be concise and will be restricted to matters that could have a material effect upon value and will omit items that, in the Surveyor's opinion, are not significant. If certain minor matters are mentioned, it should not be interpreted that the property is free of any other minor defects.

Throughout the Report, the following repair categories will be used to give an overall opinion of the state of repair and condition of the property.

- 1 Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.
- 2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.
- 3 Category 1: No immediate action or repair is needed.

WARNING: If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions when the effect can be considerable.

Parts of the property, which cannot be seen or accessed, will not be reported upon and this will be stated. If the Surveyor suspects that a defect may exist within an unexposed area and which could have a material effect upon the value, he may recommend further investigation by specialist contractors.

2.4 SERVICES

Surveyors are not equipped or qualified to test the services and therefore no comment can be interpreted as implying that the design, installation and function of the services are in accordance/compliance with regulations, safety and efficiency expectations. However, comment is made where there is cause to suspect significant defects or shortcomings with the installations. No tests are made of any services or appliances.

2.5 ACCESSIBILITY

A section is included to help identify the basic information interested parties need to know to decide whether to view a property.

2.6 ENERGY REPORT

A section is included that makes provision for an Energy Report, relative to the property. The Surveyor will collect physical data from the property and provide such data in a format required by an accredited Energy Company. The Surveyor cannot of course accept liability for any advice given by the Energy Company.

2.7 VALUATION AND CONVEYANCER ISSUES

The last section of the Report contains matters considered relevant to the Conveyancer (Solicitor). It also contains the Surveyor's opinion both of the market value of the property and of the re-instatement cost, as defined below.

"Market Value" *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein*

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the parties had each acted knowledgeably, prudently and without compulsion. In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use communal grounds, parking areas, and other facilities;
- There are no particularly troublesome or unusual legal restrictions;
- There is no current dispute between the occupiers of the flats or any outstanding claims or losses; and the costs of repairs to the building are shared among the co-proprietors on an equitable basis.

Any additional assumption, or any found not to apply, is reported.

"Re-instatement cost" *is an estimate for insurance purposes of the current cost of rebuilding the Property in its present form* unless otherwise stated. This includes the cost of rebuilding the garage and permanent outbuildings, site clearance and professional fees, but excludes VAT (except on the fees).

Sellers or prospective Purchasers may consider it prudent to instruct a reinspection and revaluation after a period of 12 weeks (or sooner if appropriate) to reflect changing circumstances in the market and/or in the physical condition of the Property.

1. Information and scope of inspection

This section tells you about the type, accommodation, neighbourhood, age and construction of the property. It also tells you about the extent of the inspection and highlights anything that the surveyor could not inspect.

All references to visual inspection refer to an inspection from within the property without moving any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right in a description of the exterior of the property refer to the view of someone standing facing that part of the property from the outside.

The inspection is carried out without causing damage to the building or its contents and without endangering the occupiers or the surveyor. Heavy furniture, stored items and insulation are not moved. Unless identified in the report the surveyor will assume that no harmful or hazardous materials or techniques have been used in the construction. The presence or possible consequences of any site contamination will not be researched.

Services such as TV/cable connection, internet connection, swimming pools and other leisure facilities etc. will not be inspected or reported on.

Description	The subjects comprise a DETACHED ONE AND A HALF STOREY DWELLING HOUSE.
Accommodation	GROUND FLOOR :- ENTRANCE HALL, LIVING ROOM, BEDROOM, KITCHEN, BATHROOM, UTILITY, REAR VESTIBULE. FIRST FLOOR : LANDING, TWO BEDROOMS, STORE ROOM.
Gross internal floor area (m²)	122 sqm, approximately.
Neighbourhood and location	The subject property is located within a pleasant rural setting. Locally, although services are limited within the immediate vicinity, a wider range are available within the nearby town of Turriff. The city of Aberdeen is also within convenient commuting distance.
Age	The property was originally constructed around 1900 however has subsequently been altered to form the current layout.
Weather	It was overcast at the time of inspection following a period of mixed weather.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. The chimney stacks appear to be of solid stonework construction, pointed externally. There are clay chimney cans with cement and metal flashings.

Roofing including roof space	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</p> <p>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The roof housing the original property is pitched and slated. The ridge is tiled.</p> <p>The roof housing the utility room projection appears to be of a mono pitched and slated design.</p> <p>Access was gained to the roof space over the utility room projection via a ceiling hatch. Where visible, the roof is of traditional pitched timber frame construction with timber board sarking and insulation overlaid between ceiling joists.</p> <p>No access was gained to the roof void over the original property due to the attic floor being fully converted to provide for habitable accommodation and lack of available access points.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The rainwater goods are formed in PVC sections.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The main walls appear to be of traditional solid stonework construction, pointed and harled externally.</p> <p>The utility room appears to be of solid concrete blockwork construction, rendered externally.</p>
Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The windows are mainly of a modern UPVC casement type with some sections incorporating double glazed velux roof lights. The attic floor also incorporates timber casement windows, double glazed.</p> <p>The front and rear entrance doors are of a timber design.</p>

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External decorations	Visually inspected. External decorations are mainly of a painted timber finish, with some sections incorporating a low maintenance PVC finish.
Conservatories / porches	There are no conservatories or porches.
Communal areas	There are no communal areas.
Garages and permanent outbuildings	Visually inspected. There is a timber shed and there is an adjoining boiler house which appears to be of corrugated iron construction. It has been advised that the outbuildings to the rear of the property are to be included in the sale.
Outside areas and boundaries	Visually inspected. There is garden ground to the front, side and rear. There is a drive to the front. It is understood that land pertaining to the subject property extends to 0.4 acres, or thereby. The full extent of the feu can be determined by reference to the Title Deeds.
Ceilings	Visually inspected from floor level. The ceilings are of traditional lath and plaster design with some sections being of suspended plasterboard lined design.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. Internal walls are mainly of traditional lath and plaster design, with some sections being of plasterboard lined design.
Floors including sub floors	The flooring is a mix of solid concrete construction and suspended timber construction, overlaid with fitted floor coverings. No access was possible to the sub floor at the time of inspection due to lack of access hatch points and the fitted floor coverings.
Internal joinery and kitchen fittings	Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances. The interior doors are of a timber and glaze, and timber design. The internal joinery is of a timber finish. The kitchen consists of a range of floor and wall mounted units. There is a timber tread and riser staircase, with matching handrail, leading from the ground floor hall to the first floor landing.

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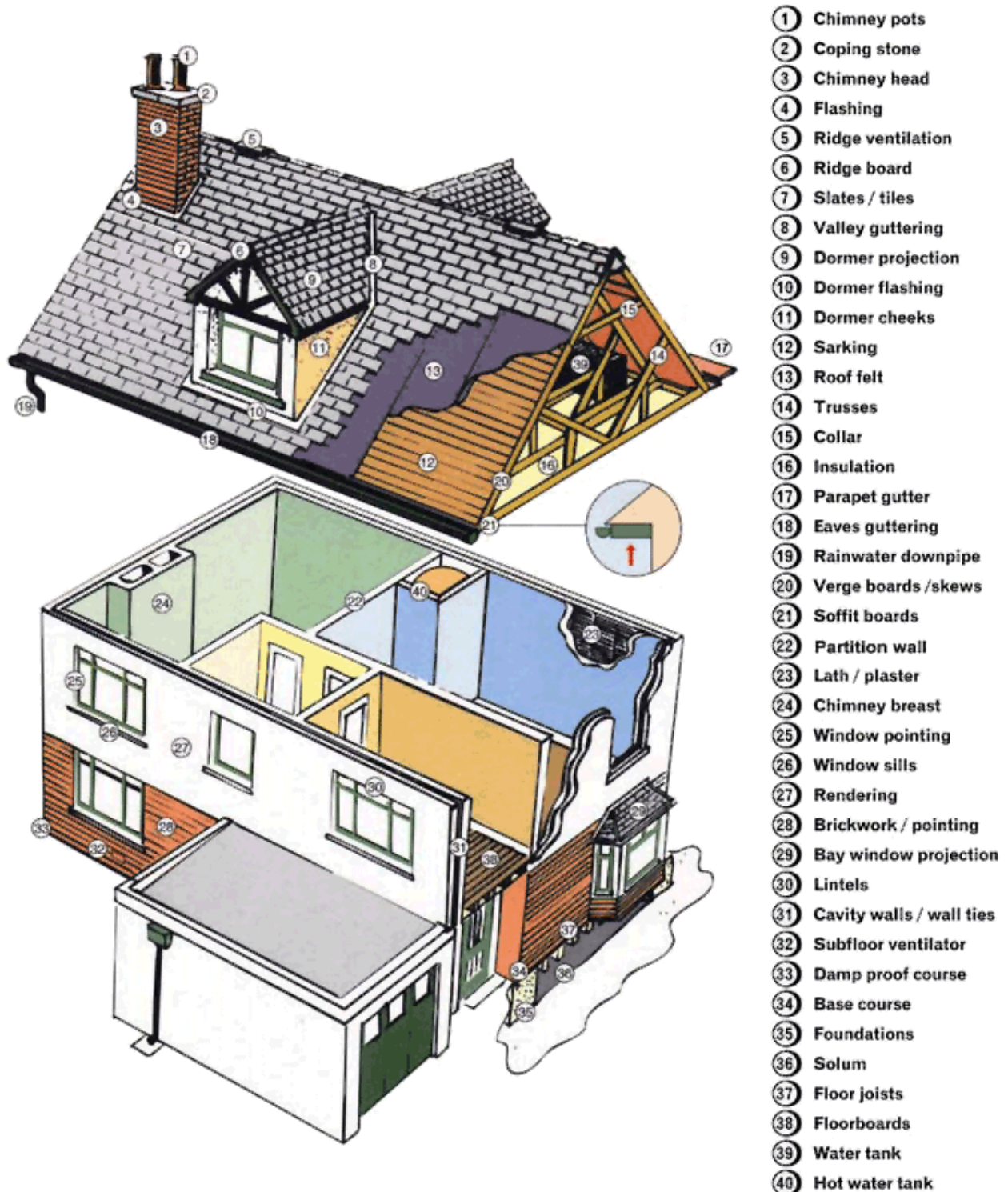
Internal joinery and kitchen fittings	There is an adequate range of built in storage within the subject property.
Chimney breasts and fireplaces	Visually inspected. No testing of the flues or fittings was carried out. There is a fireplace within the ground floor dining room/study. Any other original fireplaces have been blocked over and removed.
Internal decorations	Visually inspected. Internal decorations are mainly of a painted finish with the exception of the bathroom area which has aqua panelling features and the kitchen area which has tiled features.
Cellars	There are no cellars.
Electricity	Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on. The property is connected to mains electricity supply with the consumer unit and electricity meter being located high level within the inner hall. Where visible, the wiring is of PVC coated cabling with 13amp sockets.
Gas	There is no gas connection.
Water, plumbing, bathroom fittings	Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances. It has been advised that the property is connected to a private water supply located out with the site. Internal plumbing, where visible, is of PVC waste pipes with copper supply pipes. The bathroom consists of a three piece suite with mixer shower over bath, wc and wash hand basin.
Heating and hot water	Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances. The heating is provided by the oil fired floor mounted warmflow central heating boiler located within the boiler room. This boiler serves a series of stele panelled radiators fitted with thermostats

Heating and hot water	throughout the accommodation. Hot water is provided by the hot water cylinder located within the kitchen cupboard. An immersion heater is fitted.
Drainage	Drainage covers etc were not lifted. Neither drains nor drainage systems were tested. The property is understood to be connected to a private septic tank, the location of which is unclear.
Fire, smoke and burglar alarms	Visually inspected. No tests whatsoever were carried out to the system or appliances. Smoke detection is installed. Legislation by the Scottish Government, which took effect from February 2022, requires all residential properties to have a system of inter-linked smoke alarms and heat detectors. Carbon monoxide detectors are also required where appropriate. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.
Any additional limits to inspection	At the time of inspection, the property was occupied, fully furnished and floored throughout. This consequently restricted the internal inspection. Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect. The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns you should engage a qualified asbestos surveyor. Any such materials should not be drilled or disturbed without prior advice from a licensed specialist. Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate. In accordance with Health and Safety guidelines I have not disturbed insulation, furniture or personal effects (particularly in cupboards). Floor coverings have not been moved. Concealed areas beneath and around bath/shower trays were not visible. Water spillage in these areas can often be discovered unexpectedly with resultant damage to concealed parts of the fabric. The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required. Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is out with

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Any additional limits to inspection	<p>the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.</p> <p>I have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation I have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties.</p>
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Sectional Diagram showing elements of a typical house




Reference may be made in this report to some or all of the above component parts of the property. This diagram may assist you in locating and understanding these items.


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2. Condition

This section identifies problems and tells you about the urgency of any repairs by using one of the following three categories:

Category 3	Category 2	Category 1
Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.	Repairs or replacement requiring future attention, but estimates are still advised.	No immediate action or repair is needed.

 Structural movement	
Repair category	1
Notes	The property has been affected by previous movement but within the limitations of the inspection there was no evidence to suggest that this is ongoing.

 Dampness, rot and infestation	
Repair category	3
Notes	<p>Dampness is affecting wall linings and ceiling linings within the kitchen. Elsewhere, high moisture meter readings were noted to the wall linings and flooring within the ground floor bathroom. The wall linings adjacent to the chimney breast within the dining room/study area tested high at the time of inspection. Further high moisture meter readings were noted to the gable wall linings within the upper floor bedrooms. Under the circumstances, a reputable firm of timber and damp proofing specialists would be able to investigate the extent of the problem and carry out appropriate remedial treatment work and associated repairs using guaranteed repair methods.</p> <p>Dampness penetration was noted to the kitchen wall linings. A competent roofing/building contractor should be able to instruct and check all corresponding external areas and carry out any necessary repairs. Prolonged dampness increases the risk of timber decay occurring.</p>

 Chimney stacks	
Repair category	2
Notes	As indicated above, there is evidence of dampness penetration occurring internally which is within the vicinity of the chimney stack. External areas there is evidence of open flashings around the chimney stack which could be the course of the ingress. A competent roofing contractor should be instructed to inspect and carry out any necessary repairs.



Roofing including roof space

Repair category	2
Notes	<p>As indicated above, dampness penetration is occurring internally and a competent roofing contractor should be instructed to check all corresponding external areas and carry out necessary repairs. Condensation staining was noted to the timbers within the roof space over the utility room. This could be alleviated through improved ventilation.</p> <p>One or two chipped slates were noted at the time of inspection. It is not unreasonable to anticipate ongoing maintenance given the age of the roof coverings.</p> <p>Natural slates have an expected lifespan of up to 100 years or more depending on slate quality, source, thickness and cutting skill of the slate. Slates will deteriorate over time; nail fixings will corrode and loosen resulting in on-going maintenance requirements. Close quarter and disruptive inspections may reveal damage to roofing materials, especially where these are original. Regular maintenance should be anticipated particularly after adverse weather conditions.</p>



Rainwater fittings

Repair category	2
Notes	Vegetation growth is noted to the guttering. This will require to be cleaned out.



Main walls

Repair category	2
Notes	Weathered pointing and render was noted to the main walls which will require to be repaired. A general builder could advise further.




Windows, external doors and joinery


Repair category	2
Notes	The timber casement windows to the upper floor bedroom accommodation has evidence of rot deterioration. A competent builder would be able to advise further.





External decorations


Repair category	2
Notes	As noted above, weathered external timbers were noted at the time of inspection. Ongoing maintenance will be required to preserve and prolong the appearance of external timbers to maintain an attractive appearance.

 Conservatories/porches	
Repair category	-
Notes	There are no conservatories or porches.

 Communal areas	
Repair category	-
Notes	There are no communal areas.

 Garages and permanent outbuildings	
Repair category	3
Notes	<p>The outbuilding housing the boiler is in a dilapidated condition.</p> <p>A section of the roof coverings to one of the outbuildings appears to contain asbestos based materials. The current informed view is that whilst left undisturbed and undamaged, this poses no hazard to health. If removal is required a licensed contractor or the local authority can advise further. See more information on asbestos in the limitations of inspection section above.</p> <p>The asbestos roof covering to one of the outbuildings has been storm damaged due to recent weather resulting in a scattering of asbestos based product. It would be prudent for a licensed contractor to remove this and the roof covering to be replaced with a more conventional building material such as a tiled or pitched and profile metal roof covering.</p>

 Outside areas and boundaries	
Repair category	1
Notes	The full extent of the feu can be determined by reference to the Title Deeds.

 Ceilings	
Repair category	3
Notes	See dampness, rot and infestation condition section above.



Internal walls

Repair category	3
Notes	See dampness, rot and infestation condition section above.



Floors including sub-floors

Repair category	3
Notes	<p>See comments under dampness, rot and infestation condition section above and water, plumbing and bathroom fittings condition section below.</p> <p>It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work.</p>



Internal joinery and kitchen fittings

Repair category	2
Notes	Wear and tear was noted to the internal joinery kitchen units at the time of inspection. the kitchen fittings could be termed as slightly dated and display signs of wear and tear.



Chimney breasts and fireplaces

Repair category	2
Notes	<p>Dampness penetration is occurring around the fireplace within the dining room/study within the ground floor. Corresponding external areas should be checked at close quarters and appropriate repairs carried out. It is considered prudent to have the flues properly capped and vented.</p> <p>Uncapped and unventilated chimney breasts can lead to dampness and condensation issues.</p>



Internal decorations

Repair category	2
Notes	A number of areas of markings and blemishes were noted to internal decorations and particularly the ceiling linings within the bathroom. It is not unreasonable to anticipate an incoming purchaser who would wish to redecorate in accordance with personal taste and requirements if desired.



Cellars

Repair category	-
Notes	There are no cellars.



Electricity

Repair category	1
Notes	It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IET regulations.



Gas

Repair category	-
Notes	There is no gas connection.



Water, plumbing and bathroom fittings

Repair category	2
Notes	High moisture meter readings were noted within the vicinity of the bath indicative that the bath seal has failed. A heating engineer would be able to advise further. Seals around bath and shower areas can be frequently troublesome and require regular maintenance. Failure to seals can result in dampness/decay to adjoining/underlying areas.



Heating and hot water

Repair category	1
Notes	It is assumed that the heating and hot water systems have been properly serviced and maintained on a regular basis and installed in accordance with the relevant regulations.



Drainage

Repair category	1
Notes	The system has not been checked or inspected. No obvious evidence of chokage or leakage was noted.

Single Survey

Set out below is a summary of the condition of the property which is provided for reference only. You should refer to the previous comments for detailed information.

Structural movement	1
Dampness, rot and infestation	3
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	2
External decorations	2
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	3
Outside areas and boundaries	1
Ceilings	3
Internal walls	3
Floors including sub-floors	3
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	2
Internal decorations	2
Cellars	-
Electricity	1
Gas	-
Water, plumbing and bathroom fittings	2
Heating and hot water	1
Drainage	1

Category 3

Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

Category 2

Repairs or replacement requiring future attention, but estimates are still advised.

Category 1

No immediate action or repair is needed.

Remember

The cost of repairs may influence the amount someone is prepared to pay for the property. We recommend that relevant estimates and reports are obtained in your own name.

Warning

If left unattended, even for a relatively short period, Category 2 repairs can rapidly develop into more serious Category 3 repairs. The existence of Category 2 or Category 3 repairs may have an adverse effect on marketability, value and the sale price ultimately achieved for the property. This is particularly true during slow market conditions where the effect can be considerable.

3. Accessibility information

Guidance notes on accessibility information

Three steps or fewer to a main entrance door of the property:

In flatted developments the 'main entrance' would be the flat's own entrance door, not the external door to the communal stair. The 'three steps or fewer' are counted from external ground level to the flat's entrance door. Where a lift is present, the count is based on the number of steps climbed when using the lift.

Unrestricted parking within 25 metres:

For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

1. Which floor(s) is the living accommodation on?	GROUND
2. Are there three steps or fewer to a main entrance door of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3. Is there a lift to the main entrance door of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
4. Are all door openings greater than 750mm?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

4. Valuation and conveyancer issues

This section highlights information that should be checked with a solicitor or licensed conveyancer. It also gives an opinion of market value and an estimated reinstatement cost for insurance purposes.

Matters for a solicitor or licensed conveyancer

It is assumed the property will be sold with vacant possession, and that the tenure is absolute ownership.

Double glazed replacement windows have been installed. It is assumed that these comply with appropriate building standards.

The property appears to have been altered in the past with the creation of a rear single store extension. However these works appear to be in excess of 20 years and are likely to be considered historic. It is understood the private water supply is located outwith the feu and its exact position should be clarified. It is assumed all necessary rights in favour of the water supply have been retained within the Title Deeds.

It has been advised that water is from a private supply. It is not possible to comment on legal issues and the quality or quantity of the supply. For the purpose of the valuation, all are assumed to be satisfactory.

It has been advised that drainage is to a private septic tank. The exact location could not be ascertained. The system has not been inspected and condition, legal and environmental issues have not been investigated. For the purpose of the valuation, all are assumed to be satisfactory.

The subjects are served by a private access road, from the nearest publicly maintained road. Although unmade, the access is adequate for the expected traffic flow and maintenance liabilities could be established. It is assumed all necessary rights of access are reserved in favour of the subjects within the Title Deeds.

It is understood the land pertaining to the subject property extends to 0.4 acres, or thereby. The full extent of the feu can be determined by reference to the Title Deeds.

Estimated reinstatement cost for insurance purposes

FOUR HUNDRED AND FIFTY FIVE THOUSAND POUNDS - (£455,000).

It should be noted this sum is an estimate calculated by using a rate per square metre based on information provided by Building Cost Information Service (BCIS).

The reinstatement value given is exclusive of outbuildings as their reinstatement cost will be far in excess of their present value. You are therefore advised to contact your own insurers to agree any appropriate replacement costs for the buildings.

Valuation and market comments

The market value as at the date of inspection is TWO HUNDRED AND THIRTY FIVE THOUSAND POUNDS - (£235,000).

The valuation figure has been prepared on the assumption that the cost of timber and damp specialists repair works will not exceed a total of £10,000. However we would reserve the right to amend our opinion of value given the sight of any relevant specialist reports and quotations.

Against a backdrop of changing economic circumstances and increasing interest rates, it is not possible to predict how the market will perform in the coming months although market conditions continue to be stable at present.

This is a Replacement Single Survey, based on an original report dated 09/05/2023.

Signed

Security Print Code [431088 = 8727]
Electronically signed

Single Survey

Report author	JAMES STRUTHERS
Company name	DM Hall LLP
Address	64 Market Place, Inverurie, AB51 3XN
Date of report	16th November 2023

Mortgage Valuation Report



Property Address

Address NEWTON OF CUMMERTON FISHERIE, TURRIFF, AB53 5SU
Seller's Name JNI Agricultural Ltd
Date of Inspection 15th November 2023

Property Details

Property Type House Bungalow Purpose built maisonette Converted maisonette
 Purpose built flat Converted flat Tenement flat Flat over non-residential use
 Other (specify in General Remarks)

Property Style Detached Semi detached Mid terrace End terrace
 Back to back High rise block Low rise block Other (specify in General Remarks)

Does the surveyor believe that the property was built for the public sector, e.g. local authority, military, police? Yes No

Flats/Maisonettes only Floor(s) on which located No. of floors in block Lift provided? Yes No
No. of units in block

Approximate Year of Construction

Tenure

Absolute Ownership Leasehold Ground rent £ Unexpired years

Accommodation

Number of Rooms Living room(s) Bedroom(s) Kitchen(s)
 Bathroom(s) WC(s) Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

Single garage Double garage Parking space No garage / garage space / parking space
Available on site? Yes No

Permanent outbuildings:

Timber shed & boiler house.

Mortgage Valuation Report

Construction

Walls Brick Stone Concrete Timber frame Other (specify in General Remarks)
Roof Tile Slate Asphalt Felt Other (specify in General Remarks)

Special Risks

Has the property suffered structural movement? Yes No

If Yes, is this recent or progressive? Yes No

Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity? Yes No

If Yes to any of the above, provide details in General Remarks.

Service Connection

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage Mains Private None Water Mains Private None
Electricity Mains Private None Gas Mains Private None
Central Heating Yes Partial None

Brief description of Central Heating:

Oil fired boiler to radiators.

Site

Apparent legal issues to be verified by the conveyancer. Please provide a brief description in General Remarks.

Rights of way Shared drives / access Garage or other amenities on separate site Shared service connections
 Ill-defined boundaries Agricultural land included with property Other (specify in General Remarks)

Location

Residential suburb Residential within town / city Mixed residential / commercial Mainly commercial
 Commuter village Remote village Isolated rural property Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? Yes No

If Yes provide details in General Remarks.

Roads

Made up road Unmade road Partly completed new road Pedestrian access only Adopted Unadopted

Mortgage Valuation Report

General Remarks

The subject property is located within a pleasant rural setting. Locally, although services are limited within the immediate vicinity, a wider range are available within the nearby town of Turriff. The city of Aberdeen is also within convenient commuting distance.

It is assumed the property will be sold with vacant possession, and that the tenure is absolute ownership.

Double glazed replacement windows have been installed. It is assumed that these comply with appropriate building standards.

The property appears to have been altered in the past with the creation of a rear single store extension. However these works appear to be in excess of 20 years and are likely to be considered historic. It is understood the private water supply is located outwith the feu and its exact position should be clarified. It is assumed all necessary rights in favour of the water supply have been retained within the Title Deeds.

It has been advised that water is from a private supply. It is not possible to comment on legal issues and the quality or quantity of the supply. For the purpose of the valuation, all are assumed to be satisfactory.

It has been advised that drainage is to a private septic tank. The exact location could not be ascertained. The system has not been inspected and condition, legal and environmental issues have not been investigated. For the purpose of the valuation, all are assumed to be satisfactory.

The subjects are served by a private access road, from the nearest publicly maintained road. Although unmade, the access is adequate for the expected traffic flow and maintenance liabilities could be established. It is assumed all necessary rights of access are reserved in favour of the subjects within the Title Deeds.

It is understood the land pertaining to the subject property extends to 0.4 acres, or thereby. The full extent of the feu can be determined by reference to the Title Deeds.

At the time of inspection, the property was found to be in a condition generally consistent with age and type of construction.

The reinstatement value given is exclusive of outbuildings as their reinstatement cost will be far in excess of their present value. You are therefore advised to contact your own insurers to agree any appropriate replacement costs for the buildings.

The property would benefit from a programme of refurbishment to include modernisation of fixtures and fittings and general redecoration. There is evidence of dampness within the property. Prolonged dampness will increase the risk of timber decay occurring and it is therefore important to have such issues remedied timeously. The external fabric would also benefit from an overhaul with particular attention given to the roofs, window and doors. The render finish to the external walls would also benefit from repair. Some elements of the property are of an older origin and it might not be unreasonable to anticipate increasing levels of repair in the short to medium term.

This is a Replacement Single Survey, based on an original report dated 09/05/2023.

Essential Repairs

Dampness is affecting wall linings and ceiling linings within the kitchen. Elsewhere, high moisture meter readings. Elsewhere, high moisture meter readings were noted to the wall linings and flooring within the ground floor bathroom. The wall linings adjacent to the chimney breast within the dining room/study area tested high at the time of inspection. Further high moisture meter readings were noted to the gable wall linings within the upper floor bedrooms. Under the circumstances, a reputable firm of timber and damp proofing specialists would be able to investigate the extent of the problem and carry out appropriate remedial treatment work and associated repairs using guaranteed repair methods.

Dampness penetration was noted to the kitchen. A competent roofing/building contractor should be able to instruct and check all corresponding external areas and carry out any necessary repairs. Prolonged dampness increases the risk of timber decay occurring.

The asbestos roof covering to one of the outbuildings has been storm damaged due to recent weather resulting in a scattering of asbestos based product. It would be prudent for a licensed contractor to remove this and the roof covering to be replaced with a more conventional building material such as a tiled or pitched and profile metal roof covering.

The valuation figure has been prepared on the assumption that the cost of timber and damp specialists repair works will not exceed a total of £10,000. However we would reserve the right to amend our opinion of value given the sight of any relevant specialist reports and quotations.

Mortgage Valuation Report

Estimated cost of essential repairs £ Retention recommended? Yes No Amount £

Comment on Mortgageability

Subject to the comments contained within this report, and any mortgage lenders specific criteria, we would confirm that the property will form suitable security for normal mortgage loan purposes.

Valuations

Market value in present condition £

Market value on completion of essential repairs £

Insurance reinstatement value
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT) £

Is a reinspection necessary? Yes No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis? £

Is the property in an area where there is a steady demand for rented accommodation of this type? Yes No

Declaration

Signed Security Print Code [431088 = 8727]
Electronically signed by:-
Surveyor's name JAMES STRUTHERS
Professional qualifications MRICS
Company name DM Hall LLP
Address 64 Market Place, Inverurie, AB51 3XN
Telephone 01467 624393
Fax 01467 622742
Report date 16th November 2023