



**ALLIED**  
**SURVEYORS**  
SCOTLAND

# Home Report

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Corrennie Cottage  
Midmar  
Inverurie  
AB51 7NQ

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Offices throughout Scotland  
[alliedsurveyorsscotland.com](http://alliedsurveyorsscotland.com)

Corrennie Cottage  
Midmar  
Inverurie  
AB51 7NQ

## **Section 1**

# **Single Survey and Mortgage Valuation Report**



# Single Survey

survey report on:

<b>Property address</b>	Corrennie Cottage, Midmar, Inverurie, AB51 7NQ
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<b>Customer</b>	Mr R MacAndrew and Mrs F MacAndrew
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<b>Prepared by</b>	ALLIED SURVEYORS SCOTLAND PLC
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<b>Date of inspection</b>	11th March 2024
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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 Property<sup>1</sup>.

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.

<sup>1</sup> 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.<sup>2</sup>

## 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

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<sup>2</sup> 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.

<b>Description</b>	The property comprises a 1.5 storey traditional cottage with front and rear extensions, a double garage/workshop with converted loft, with grounds (including the driveway) that extend to approximately 0.35 acres.
<b>Accommodation</b>	<p>Summary of main accommodation: 4 living rooms, 4 bedrooms, 2 bathrooms.</p> <p>Ground floor: original part - dining/living room, sitting room, inner hall; rear extension - vestibule, kitchen/dining room, utility room with w.c off; front extension - connecting passage, shower room, bedroom 4.</p> <p>First floor: original part - 2 bedrooms; rear extension - landing/study area, bedroom, bathroom; front extension - sun room.</p>
<b>Gross internal floor area (m<sup>2</sup>)</b>	The gross internal floor area of the house with a ceiling height of greater than 1.0 metre extends to approximately 210 square metres, split between the ground floor of 119 square metres and the first floor of 91 square metres.
<b>Neighbourhood and location</b>	<p>The property lies on its own in a rural setting. It is adjoined at the front by a minor public road and otherwise by woodland.</p> <p>The property is located 3.5 miles from the small rural settlement of Midmar, which has a primary school and 9 miles from Alford (population 2,700), which has a range of local shops, a Medical Practice and a community campus on which there are nursery, primary and secondary schools, library and swimming pool. It is understood that the property lies within the catchment for Torphins Primary School, 6 miles away. Other local centres of population and employment include: Inverurie (population 13,500) - 14 miles; Westhill (population 12,500) - 14 miles and Aberdeen City Centre - 19 miles.</p>

<p><b>Age</b></p>	<p>The original part of the cottage is likely to be at least 120 years old. Extensions have been added: (i) at the front - a 2 storey octagonal shaped extension added 30-40 years ago, but substantially renovated by the present owners 8-9 years ago and (ii) at the rear, a 1.5 storey extension added 14 years ago by the present owners.</p>
<p><b>Weather</b></p>	<p>The weather was overcast during the inspection, with intermittent light drizzle. The report should be read in context of these weather conditions.</p>
<p><b>Chimney stacks</b></p>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>There are two chimney stacks, one above each gable wall of the original part of the house. They are built with dressed stone blocks, which are pointed, have a mix of lead and cement flashing around their bases and clay pots bed in cement haunching. The pots are fitted with metal cowls.</p>
<p><b>Roofing including roof space</b></p>	<p><b>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Flat roofs were visually inspected from vantage points within the property and where safe and reasonable to do so from a 3m ladder externally.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>The roof of the original part of the house is pitched and slated. Roof detail includes: metal lined ridge; stone skewes at each gable with cement flashing; lead lined valley gutters at roof junctions; full width front dormer window with vertical larch board clad sides, a flat roof covered with a rubber membrane which the owners advised incorporates around 100mm of insulation board, lead flashings, and timber facias and soffits.</p> <p>A limited head and shoulders inspection of the roof space was made from a rear wall hatch in a first floor bedroom. The roof is formed with timber trusses overlaid with timber sarking boards. High density wool has been fitted between the rafters (50mm) and between the first floor joists in the roof space (100mm).</p> <p>The roof of the rear extension is pitched and slated. Roof detail includes: a flat section of roof at the ridge which is covered with a rubber membrane (pictures were provided by the owners of this flat section); overhanging roof at eaves and the gable with timber facias and soffits; 2 bay windows in each face, which have vertical larch clad sides and gables, slated roofs, lead valleys and flashings. No inspection of its roof space was possible as there was no accessible hatch.</p> <p>The roof of the front extension is covered with a fibreglass coating. This includes the flat section of hallway roof and the octagonal turret style roof. The owners advised that they have renewed the</p>

<p><b>Roofing including roof space</b></p>	<p>roof covering with marine plywood and a fibreglass exterior layer, incorporating around 50mm of insulation board. No inspection was possible of its roof space or structure, as there is no access hatch.</p>
<p><b>Rainwater fittings</b></p>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p>The rainwater goods along the front of the house and to the front extension are black plastic. Gutters are half round, deep flow, those to the original part of the house are attached with rafter brackets and those on the front dormer and the extension are attached to fascia boards.</p> <p>The rainwater goods to the rear extension are cast iron/metal, with half round gutters attached to fascia boards and round downpipes.</p>
<p><b>Main walls</b></p>	<p><b>Visually inspected with the aid of binoculars where appropriate.</b></p> <p><b>Foundations and concealed parts were not exposed or inspected.</b></p> <p>The walls of the main part of the house are built with solid stone, which is pointed externally. They are approximately 650mm thick including the internal wall lining. There are precast concrete lintels and cills to the front windows. The owners advised that the heat loss walls of the original part of the house were relined incorporating 50mm of insulation board - this was not inspected, except for inspection board that was visible behind the first floor gable wall lining.</p> <p>The walls of the rear extension are built with a timber frame and are clad externally with vertical larch boards. These walls are approximately 240mm thick, including the internal wall lining.</p> <p>The walls of the front extension, including the linkway and octagonal structure, have concrete block bases that are rendered externally, above which are timber frame walls clad externally with vertical larch boards. The owners advised that that they have completely re-clad this extension, incorporating approximately 50mm of insulation board. A picture was inspected showing the insulation board installed in the roof and walls of the sun room. The extension walls are approximately 240mm thick, including the internal wall lining.</p>
<p><b>Windows, external doors and joinery</b></p>	<p><b>Internal and external doors were opened and closed where keys were available.</b></p> <p><b>Random windows were opened and closed where possible.</b></p> <p><b>Doors and windows were not forced open.</b></p> <p>The windows are all double glazed casement windows. Most of the windows to the original part of the house are plastic framed, with both side hinged and top hopper opening casements. The remaining windows are timber framed, with those to the rear extension (installed 2010) of a sash and casement design and those to the front extension (installed 2015) with side hinged opening casements.</p> <p>There are 4 external doors, all fitted with mortice locks: (i) front -</p>

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<b>Windows, external doors and joinery</b>	solid timber door with a small opaque double glazed pane; (ii) rear, into vestibule - timber door with 4 double glazed upper panes; (iii) rear, into utility room - solid timber door with small leaded pane and cat flap; (iv) into front extension - timber panel door with 2 double glazed upper panels.
<b>External decorations</b>	<b>Visually inspected.</b> The windows frames are painted. The external doors are painted or stained. All external larch cladding has been left to weather naturally.
<b>Conservatories / porches</b>	There are no conservatories or porches.
<b>Communal areas</b>	There are no communal areas.
<b>Garages and permanent outbuildings</b>	<b>Visually inspected.</b> There is a double garage/workshop, which is constructed with a polished concrete floor, concrete block walls, timber clad gables and a pitched roof clad with box profile metal sheets. It is fitted with 2 pairs of timber vehicle doors, a timber side door, is internally lined with OSB boarding, has a plastic framed double glazed side window, electricity with consumer unit lights and sockets, fixed timber stairway to loft. The loft is floored with chipboard and its walls and ceiling are lined with plasterboard incorporating polystyrene insulation and there are triangular double glazed windows in the south facing gable. The ground floor area is 39 square metres and the loft area is 34 square metres. Adjoining the double garage/workshop is a storage shed, which has a concrete floor, concrete block walls, a mono-pitched metal clad roof and an internal floor area of 13 square metres. There is internal access from the garage and a timber external door.
<b>Outside areas and boundaries</b>	<b>Visually inspected.</b> The grounds, including driveway and enclosed garden ground, extend to approximately 0.35 acres. Significant features include: tarred driveway up to the garage and side of the house; gravelled gated yard at the rear of the house; front garden enclosed by stone walls and timber fences which includes a fenced/walled vegetable and fruit area, a concrete flagged patio along the front of the house and a part of the front extension, a circular stone flagged patio and a sloping lawn with shrub borders; garden structures including a small timber framed log store with a metal roof, a 3.6m x 2.5m summer house with a mono-pitched felt roof, a 4.5m x 2.4m polytunnel and a small aluminium framed greenhouse adjoining a gable wall of the house.

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<b>Ceilings</b>	<p><b>Visually inspected from floor level.</b></p> <p>The ceilings are lined with plasterboard.</p>
<b>Internal walls</b>	<p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>The majority of the internal walls are lined with plasterboard. One side of the kitchen/dining room and vestibule is an unlined pointed stone feature wall.</p>
<b>Floors including sub floors</b>	<p>The ground floor of the original part of the house is part suspended timber and part solid. The ground floors of both extensions are concrete.</p> <p>No sub-floor inspection was possible as there were no access points.</p> <p>Fixed floor coverings include: limestone Tavertine tiled floors to the majority of the ground floor of the original part of the house; slate tiled floors to the ground floor of the rear extension and first floor bathroom; engineered wood floors to the first floor of the original part and the rear extension; wood flooring to the front extension, except for a ceramic tiled floor in the shower room.</p>
<b>Internal joinery and kitchen fittings</b>	<p><b>Built-in cupboards were looked into but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>The kitchen is fitted with a range of floor units, which have wooden units that are part painted and part stained, and polished black granite worktops, with a tiled upstand. In addition, there is an island, comprising similar base units and a granite top, which has an overhang at one end to create a breakfast bar, and a row of three tall wooden storage cupboards. Built-in kitchen appliances include a red 2 oven electric AGA, oven, hob and microwave.</p> <p>The utility room is fitted with a wooden sink unit, a polished black granite worktop with tiled splashback and 2 tall shelved storage cupboards.</p> <p>Internal doors are timber panel doors, with those in the rear extension and first floor front bedrooms being natural pine doors.</p> <p>The main stairway has an ornate metal balustrade between timber newel posts on one side and a timber balustrade on the landing. The front extension stairway has oak newel posts and handrails, and glazed panelling.</p>

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<b>Chimney breasts and fireplaces</b>	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>There are wood-burning stoves in the sitting room (around 3kW) and dining/living room (around 5kW). Both are mounted on the tiled floor, are set within stone recesses and have steel chimney flue liners.</p> <p>Fireplaces have been removed from the two front first floor bedrooms and their pointed stone recesses have been left as a feature, with their flues boarded up. Both have slate hearths.</p>
<b>Internal decorations</b>	<p><b>Visually inspected.</b></p> <p>The majority of the internal linings are painted plasterboard.</p>
<b>Cellars</b>	<p>There are no cellars.</p>
<b>Electricity</b>	<p><b>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.</b></p> <p>The property is supplied with mains electricity.</p> <p>From an overhead line taken to a pole close to the front extension, an underground cable is taken to an external meter box mounted on the east gable wall of the house.</p> <p>A main switch unit and two consumer units are located within a cupboard off the landing; the consumer units include main switches, residual current devices (switches that trip a circuit under dangerous conditions and disconnect the electricity) and circuit breakers (which switch off a circuit if they detect a fault).</p> <p>Sockets within the house are 13 amp rectangular pinned sockets.</p> <p>There are 14 photovoltaic panels mounted on the south-west roof face of the garage, which have a maximum electricity output of 4.125kW. The inverter (which converts DC electricity to AC) is located within the garage. The electricity generated by the panels supplies the property and is not connected to the grid. These were installed in 2020.</p>
<b>Gas</b>	<p>Mains gas is not available to the property.</p>
<b>Water, plumbing, bathroom fittings</b>	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The property is supplied with private water.</p> <p>The owners advised that: the private supply is located within adjoining woodland and serves 2 or 3 other properties; it falls to</p>

<b>Water, plumbing, bathroom fittings</b>	<p>the property by gravity; has never run dry during their ownership of the property.</p> <p>The water supply is taken to the storage shed adjoining the garage, in which one corner has an insulated partition within which are two covered plastic water storage tanks, a particle filter, UV filter, a ph correction vessel and a floor mounted pump.</p> <p>The water system within the house is pressurised and the pipework inspected was copper.</p> <p>There are two bathrooms: (1) ground floor shower room - quadrant cubicle with 2 laminate sheeted sides, oval glazed side incorporating sliding glass doors and bar mixer shower with fixed rain head and adjustable handset head, small rectangular hand basin on built-in vanity unit, w.c, wall mounted mechanical extract fan, chrome towel radiator; (2) first floor bathroom - shower bath with above tiled walls, bar mixer shower and glazed screen along the bath edge, hand basin built into wooden unit with a wood-effect laminate top, w.c, ceiling mechanical extract fan.</p> <p>There is a ground floor w.c with a w.c and hand basin that are built into a wooden unit with a wood-effect laminate top and a wall mounted mechanical extract fan.</p> <p>There is a double bowl porcelain sink in the kitchen and a single bowl porcelain sink in the utility room, both fitted with mixer taps.</p>
<b>Heating and hot water</b>	<p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>The house is heated by an air to water heat pump system. The outdoor unit, a Panasonic WH- MXC12H6E5, is positioned externally close to the rear extension. The system was installed in 2020.</p> <p>The heating system is a wet system. There is underfloor heating to the ground floor and radiator heating to the first floor. The main programmer is within a cupboard off the inner hall.</p> <p>There are three sets of underfloor heating manifolds (which distribute the warm water to each zone), one in the a cupboard off the inner hall, one in the under-stair cupboard and one in a wall box of the front extension circulation area. The underfloor heating system is controlled by 7 day programmable room thermostats in each part of the ground floor.</p> <p>The radiator heating is controlled by individual room thermostats in each bedroom and radiator thermostatically controlled valves in the sun room and shower room.</p> <p>There is a 300 litre unvented hot water cylinder in a cupboard off the inner hall, which is heated by both the heat pump and the PV panels.</p>



# Single Survey

<b>Drainage</b>	<p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is a septic tank located within the front garden and covered with concrete slabs, with wastewater discharge taken from the tank to a stone soakaway and/or partial discharge to a drain or ditch.</p> <p>Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.</p>
<b>Fire, smoke and burglar alarms</b>	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Smoke alarms have been fitted at both ground and first floor levels.</p>
<b>Any additional limits to inspection</b>	<p>The inspection was limited by the presence of fitted floor coverings, furnishings and personal effects within the property.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor. If it exists removal must be undertaken in a controlled manner by specialist contractors. This can prove to be expensive.</p> <p>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</p>

## 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.


# Single Survey


## 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	
<b>Repair category</b>	1
<b>Notes</b>	Given the age and type of the original part of the house, there is likely to have been past movement to the structure. However, there is no obvious evidence of any recent movement having occurred, with any movement noted appearing to be old and non-progressive.

 Dampness, rot and infestation	
<b>Repair category</b>	1
<b>Notes</b>	<p>Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered.</p> <p>Evidence of historic wood-boring insect activity was found to be affecting some of the visible roof timbers inspected though no sign of a recent attack was evident. It should be confirmed whether timber specialist treatment has been carried out in the past and that a guarantee is in place. In the absence of any guarantee, further investigation is recommended to ascertain whether there is any live activity and, if necessary, any treatment is required.</p>

 Chimney stacks	
<b>Repair category</b>	1
<b>Notes</b>	From a ground level inspection, no significant defects were noted to the chimneys.

 Roofing including roof space	
<b>Repair category</b>	2
<b>Notes</b>	<p>Minor defects noted to the roof of the original part of the house included some deterioration to the cement skew flashings.</p> <p>Ongoing roof maintenance will be required to the slated roofs, including keeping valley gutters clear of debris and monitoring the condition of the roof slates, metal</p>



## Roofing including roof space

<b>Repair category</b>	2
<b>Notes</b>	<p>flashings/valleys, and roof cement work.</p> <p>Flat roofs have a limited life and depending on their age and quality of workmanship can fail at any time. In this regard both the flat dormer roof and the flat section of roof along the ridge of the rear extension were re-covered with a rubber membrane in 2023 and the fibreglass sections of roof on the front extension were re-coated with fibreglass in 2024. The condition of the flat roofs and the fibreglass coated octagonal turret roof will require to be monitored closely in the future.</p>



## Rainwater fittings

<b>Repair category</b>	1
<b>Notes</b>	<p>No significant defects were noted to the rainwater system.</p> <p>No assessment has been made on the operation and effectiveness of the rainwater system, including the drainage from the base of the downpipes.</p>



## Main walls

<b>Repair category</b>	1
<b>Notes</b>	<p>Minor pointing defects were noted to the stonework pointing of both gable walls of the original part of the house.</p>



## Windows, external doors and joinery

<b>Repair category</b>	1
<b>Notes</b>	<p>No significant defects were noted to the windows and external doors. A selection of opening window casements and external doors were opened and found to operate effectively.</p> <p>Internal condensation was present in several of the first floor dormer window panes. There was some minor deterioration to the base of the front door frame.</p>



## External decorations

<b>Repair category</b>	1
<b>Notes</b>	<p>The majority of the external decoration was in satisfactory condition. Several window frames require some touching up, where some of the paintwork has worn.</p>



## Conservatories/porches

<b>Repair category</b>	-
<b>Notes</b>	None.



## Communal areas

<b>Repair category</b>	-
<b>Notes</b>	None



## Garages and permanent outbuildings

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the double garage/workshop and the adjoining store.



## Outside areas and boundaries

<b>Repair category</b>	1
<b>Notes</b>	<p>The outside areas, including fences, stone walls, driveways, gravelled areas, garden structures and garden ground were in a satisfactory condition, with some minor items of maintenance required.</p> <p>Some properties in the area have been found to have natural levels of radon gas in excess of limits considered acceptable. Radon is a colourless and odourless gas, which comes from the rocks and soil. A survey undertaken by the Health Protection Agency (HPA) and British Geological Survey, published in 2011, carried out a digital mapping exercise in Scotland of radon potential to identify areas with a 1% or greater probability of exceeding the radon Action Level. The estimated radon potential for an individual home can be obtained via an interactive map at <a href="http://www.ukradon.org">www.ukradon.org</a>.</p>



## Ceilings

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the ceilings.



## Internal walls

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the internal wall linings.



## Floors including sub-floors

<b>Repair category</b>	1
<b>Notes</b>	From a limited inspection that was possible of the floors, no significant defects were noted.



## Internal joinery and kitchen fittings

<b>Repair category</b>	1
<b>Notes</b>	The kitchen and utility room fittings are approximately 14 years old and were found to be in good condition, with only minor wear and tear markings noted. No assessment has been made on the condition of the built-in kitchen appliances.



## Chimney breasts and fireplaces

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the two wood-burning stoves. No assessment has been made on their operation and whether their flues are adequately lined.



## Internal decorations

<b>Repair category</b>	1
<b>Notes</b>	The internal decoration was found to be in generally good condition, with only minor wear and tear markings noted.



## Cellars

<b>Repair category</b>	-
<b>Notes</b>	None.



## Electricity

<b>Repair category</b>	1
<b>Notes</b>	<p>No significant defects were noted to the visible parts of the electrical installation that were inspected. A sticker on the house consumer unit states that the installation was last inspected on 9/04/15.</p> <p>It is recommended good practice that all electrical installations should be checked periodically, approximately every 10 years or when a property changes hands. This should be regarded as a routine safety and maintenance check.</p> <p>The new Fire and Smoke Alarm Standard came into force in February 2022. This new standard requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner a carbon monoxide detector is also required. The purchaser should satisfy themselves in this regard.</p>



## Gas

<b>Repair category</b>	-
<b>Notes</b>	None.



## Water, plumbing and bathroom fittings

<b>Repair category</b>	1
<b>Notes</b>	<p>Water is from a shared private supply, the source being located on ground above the property. It is recommended that prior to purchase, documentation be obtained stating that this water supply has been analysed recently at the property and is satisfactory in terms of purity and quantity. It is assumed that documentation to confirm this will be provided. It is also recommended that some investigation into the adequacy of supply is carried out or sought from the sellers.</p> <p>The water treatment plant and pump will require regular maintenance and servicing.</p> <p>It was noted that some of the pipe lagging in the roof space has been damaged by rodents.</p> <p>No significant defects were noted to the visible parts of the plumbing system within the house that was inspected.</p> <p>The sanitary fittings in the two bathrooms and w.c were found to be in good condition.</p>



## Heating and hot water

<b>Repair category</b>	1
<b>Notes</b>	No significant defects were noted to the visible parts of the central heating and hot



## Heating and hot water

<b>Repair category</b>	1
<b>Notes</b>	<p>water systems that were inspected.</p> <p>The central heating system should be serviced annually by a qualified heating engineer to ensure its safe and efficient operation.</p>



## Drainage

<b>Repair category</b>	1
<b>Notes</b>	<p>No problems with the drainage were visible during the inspection.</p> <p>No assessment has been made on the size, capacity, condition and operation of the drainage system.</p> <p>The owners advised that they have the septic tank periodically emptied. It is likely that the tank will require to be periodically emptied in the future. The soakaway and discharge drain may require future maintenance in the event of blockage or a loss of permeability.</p>



# 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	1
Chimney stacks	1
Roofing including roof space	2
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	1
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	-
Electricity	1
Gas	-
Water, plumbing and bathroom fittings	1
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.

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

The tenure is understood to be outright ownership. The titles have not been checked by the surveyor. It is assumed that there are no unduly onerous provisions in the title documents and management/service charge agreements. If the legal advisers find that there are significant variations from the standard assumptions then this should be referred back to the surveyor.

It is specifically assumed that the property and its value are unaffected by any matters which would, or should be revealed to a competent completing solicitor or by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal.

The rear extension was erected in 2009/10; it should be confirmed that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works requiring building warrant approval.

In respect of the private water supply, it is assumed that: adequate legal rights exist for the use, maintenance and repair of the private water supply, to include all necessary servitude rights; the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available; repair/maintenance responsibilities of the common parts of the system are on an equitable shared basis.

In respect of the private drainage system, it is assumed that: the system meets with and complies with Statutory Legislation, as outlined by the Scottish Environment Protection Agency, including the requirement to register septic tanks with SEPA; in the event that any part(s) of the system lies outwith the property, there are adequate servitude rights in favour of the property.

### Estimated reinstatement cost for insurance purposes

This figure is an opinion of an appropriate sum for which the property and substantial outbuildings should be insured against total destruction on a reinstatement basis assuming reconstruction of the property in its existing design and materials. Furnishings and fittings have not been included. No allowance has been included for inflation during the insurance period or during reconstruction and no allowance has been made for VAT, other than on professional fees. Further discussion with your insurers is advised.

£850,000 (Eight Hundred and Fifty Thousand Pounds)

Building costs are currently increasing significantly above inflation due to material and labour shortages as well as Brexit, the Pandemic and the war in Ukraine. It is recommended that this figure be regularly updated to ensure that there is adequate cover or alternatively seek specialist advice from your insurer.

### Valuation and market comments

In its present condition, it is our opinion that the market value of the heritable interest in the property with the benefit of vacant possession and as at the date of our inspection, is:

£460,000 (Four Hundred and Sixty Thousand Pounds)

Our valuation has fully taken into account the prevailing market conditions.

**Signed**

Security Print Code [513434 = 8140 ]  
Electronically signed

# Single Survey

<b>Report author</b>	David Silcocks
<b>Company name</b>	ALLIED SURVEYORS SCOTLAND PLC
<b>Address</b>	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
<b>Date of report</b>	18th March 2024

# Mortgage Valuation Report



**ALLIED  
SCOTLAND**

Chartered Surveyors

## Property Address

Address Corrennie Cottage, Midmar, Inverurie, AB51 7NQ  
Seller's Name Mr R MacAndrew and Mrs F MacAndrew  
Date of Inspection 11th March 2024

## Property Details

Property Type  House  Bungalow  Chalet  Purpose built maisonette  
 Coach  Studio  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)  m<sup>2</sup> (Internal)  m<sup>2</sup> (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:

Double garage/workshop, built with concrete block walls and a pitched metal clad roof, with a floored and lined loft.

Adjoining the garage, is a small store, built with concrete block walls and a mono-pitched metal clad roof.

# Mortgage Valuation Report

## Construction

Walls  Brick  Stone  Concrete  Timber frame  
 Solid  Cavity  Steel frame  Concrete block  Other (specify in General Remarks)

Roof  Tile  Slate  Asphalt  Felt  
 Lead  Zinc  Artificial slate  Flat glass fibre  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  
Electricity  Mains  Private  None  
Central Heating  Yes  Partial  None

Water  Mains  Private  None  
Gas  Mains  Private  None

Brief description of Central Heating:

Central heating is from an air to water heat pump system, controlled by a programmer. The ground floor has underfloor heating, with programmable room thermostats in each room/zone. The first floor has radiator heating, with room thermostats in each bedroom room and a thermostatically controlled radiator valves in the sun room and shower room.

## 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  
 Agricultural land included with property  Ill-defined boundaries  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 property comprises a 1.5 storey traditional cottage with front and rear extensions, a double garage with converted loft within grounds, including the driveway, that extend to approximately 0.35 acres.

The original part of the cottage is likely to be at least 120 years old. Extensions have been added: (i) at the front - a 2 storey octagonal shaped extension with connecting link, added 30-40 years ago but substantially renovated by the present owners 8-9 years ago, built with a timber frame and fibreglass roof, and (ii) at the rear, a 1.5 storey extension added 14 years ago by the present owners, built with a timber frame and a pitched slated roof.

Other accommodation within the house includes a landing/study area.

The property lies on its own in a rural setting. It is adjoined at the front by a minor public road and otherwise by woodland.

The property is located 3.5 miles from the small rural settlement of Midmar, which has a primary school and 9 miles from Alford (population 2,700), which has a range of local shops, a Medical Practice and a community campus on which there are nursery, primary and secondary schools, library and swimming pool. It is understood that the property lies within the catchment for Torphins Primary School, 6 miles away. Other local centres of population and employment include: Inverurie (population 13,500) - 14 miles; Westhill (population 12,500) - 14 miles and Aberdeen City Centre - 19 miles.

Given the age and type of the original part of the house, there is likely to have been past movement to the structure. However, there is no obvious evidence of any recent movement having occurred, with any movement noted appearing to be old and non-progressive.

Some properties in the area have been found to have natural levels of radon gas in excess of limits considered acceptable. Radon is a colourless and odourless gas, which comes from the rocks and soil. A survey undertaken by the Health Protection Agency (HPA) and British Geological Survey, published in 2011, carried out a digital mapping exercise in Scotland of radon potential to identify areas with a 1% or greater probability of exceeding the radon Action Level. The estimated radon potential for an individual home can be obtained via an interactive map at [www.ukradon.org](http://www.ukradon.org).

The rear extension was erected in 2009/10; it should be confirmed that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works requiring building warrant approval.

In respect of the private water supply, it is assumed that: adequate legal rights exist for the use, maintenance and repair of the private water supply, to include all necessary servitude rights; the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available; repair/maintenance responsibilities of the common parts of the system are on an equitable shared basis.

In respect of the private drainage system, it is assumed that: the system meets with and complies with Statutory Legislation, as outlined by the Scottish Environment Protection Agency, including the requirement to register septic tanks with SEPA; in the event that any part(s) of the system lies outwith the property, there are adequate servitude rights in favour of the property.

Significant valuation factors include: within commutable distance of Aberdeen, Westhill and Inverurie; attractive rural setting with good southerly views and walks/trails in the adjoining woodland; substantial house with a floor area of 210 square metres and 8 habitable rooms; 2 extensions, one of octagonal design at the front with a first floor sun room, one at the rear that is 14 years old; all, or the majority of, heat loss walls have been insulated; well maintained and fitted to a good modern standard internally, with PV panels and air heat source pump heating; large double garage with floored and lined loft; good sized grounds.

The residential property market within the North-east of Scotland suffered a fall in values during 2016 and 2017 as a result in the decline in the Region's oil related economy. From 2018 - 2020, the level of market activity remained fairly static, there was no significant upturn in values, marketing periods could be lengthy and a realistic asking price was required. The Covid-19 pandemic added uncertainty to the property market for the remainder of 2020 and throughout 2021/22. In the aftermath of the initial lock-down period from July 2020 onwards, local rural market activity increased significantly, with this leading to shorter marketing periods and an increase in values. From mid-2022 the residential property market generally has experienced more difficult conditions caused by rising interest rates, inflation and the cost of living; these conditions extended through 2023.

# Mortgage Valuation Report

## Essential Repairs

No essential repairs are required to the property.

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

## Comment on Mortgageability

The property is considered to be suitable security for mortgage purposes, subject to the specific lending criteria of the mortgage provider.

## 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



# Mortgage Valuation Report

## Declaration

Signed	Security Print Code [513434 = 8140 ] Electronically signed by:-
Surveyor's name	David Silcocks
Professional qualifications	BSc, MRICS
Company name	ALLIED SURVEYORS SCOTLAND PLC
Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Telephone	01224 571163
Fax	01224 589042
Report date	18th March 2024

Corrennie Cottage  
Midmar  
Inverurie  
AB51 7NQ

## **Section 2**

# **Energy Report**



# Energy Performance Certificate (EPC)

# Scotland

Dwellings

**CORRENNIE COTTAGE, MIDMAR, INVERURIE, AB51 7NQ**

**Dwelling type:** Detached house  
**Date of assessment:** 11 March 2024  
**Date of certificate:** 13 March 2024  
**Total floor area:** 210 m<sup>2</sup>  
**Primary Energy Indicator:** 115 kWh/m<sup>2</sup>/year

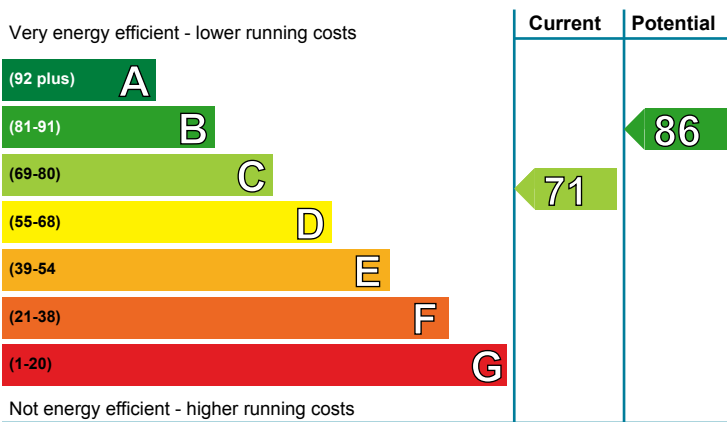
**Reference number:** 2614-9027-0430-2039-9292  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Air source heat pump, underfloor, electric

## You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO<sub>2</sub> emissions by improving your home

<b>Estimated energy costs for your home for 3 years*</b>	<b>£10,137</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£1,374</b>	

\* based upon the cost of energy for heating, hot water, lighting and ventilation, calculated using standard assumptions

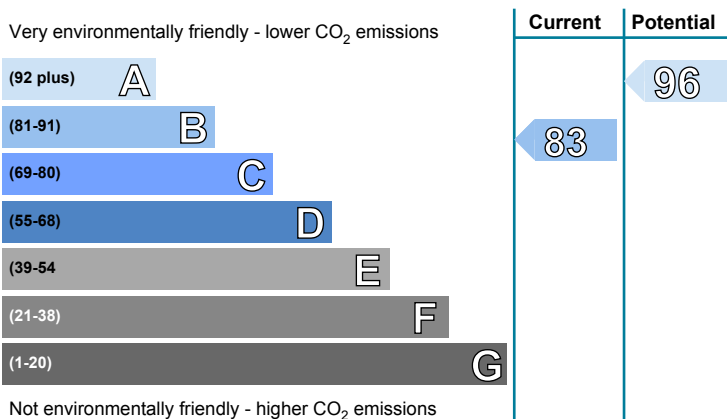


## Energy Efficiency Rating

This graph shows the current efficiency of your home, taking into account both energy efficiency and fuel costs. The higher this rating, the lower your fuel bills are likely to be.

Your current rating is **band C (71)**. The average rating for EPCs in Scotland is **band D (61)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.



## Environmental Impact (CO<sub>2</sub>) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band B (83)**. The average rating for EPCs in Scotland is **band D (59)**.

The potential rating shows the effect of undertaking all of the improvement measures listed within your recommendations report.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Room-in-roof insulation	£1,500 - £2,700	£387.00
2 Floor insulation (suspended floor)	£800 - £1,200	£486.00
3 Solar water heating	£4,000 - £6,000	£498.00

A full list of recommended improvement measures for your home, together with more information on potential cost and savings and advice to help you carry out improvements can be found in your recommendations report.

To find out more about the recommended measures and other actions you could take today to stop wasting energy and money, visit [greenerscotland.org](http://greenerscotland.org) or contact Home Energy Scotland on 0808 808 2282.

**THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED CERTIFICATE**

## Summary of the energy performance related features of this home

This table sets out the results of the survey which lists the current energy-related features of this home. Each element is assessed by the national calculation methodology; 1 star = very poor (least efficient), 2 stars = poor, 3 stars = average, 4 stars = good and 5 stars = very good (most efficient). The assessment does not take into consideration the condition of an element and how well it is working. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology, based on age and type of construction.

Element	Description	Energy Efficiency	Environmental
Walls	Granite or whinstone, with internal insulation	★★★★☆	★★★★☆
	Timber frame, with additional insulation	★★★★☆	★★★★☆
	Timber frame, as built, insulated (assumed)	★★★★★	★★★★★
Roof	Roof room(s), insulated	★★★☆☆	★★★☆☆
	Roof room(s), insulated (assumed)	★★★★☆	★★★★☆
Floor	Suspended, no insulation (assumed)	—	—
	Solid, no insulation (assumed)	—	—
	Solid, insulated (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Air source heat pump, underfloor, electric	★★★★☆	★★★★★
	Air source heat pump, radiators, electric	★★★★☆	★★★★★
Main heating controls	Time and temperature zone control	★★★★★	★★★★★
	Programmer and at least two room thermostats	★★★★☆	★★★★☆
Secondary heating	Room heaters, wood logs	—	—
Hot water	From main system	★★★☆☆	★★★★☆
Lighting	Low energy lighting in all fixed outlets	★★★★★	★★★★★

## The energy efficiency rating of your home

Your Energy Efficiency Rating is calculated using the standard UK methodology, RdSAP. This calculates energy used for heating, hot water, lighting and ventilation and then applies fuel costs to that energy use to give an overall rating for your home. The rating is given on a scale of 1 to 100. Other than the cost of fuel for electrical appliances and for cooking, a building with a rating of 100 would cost almost nothing to run.

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO<sub>2</sub> emissions, running costs and the savings possible from making improvements.


## The impact of your home on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in our homes produces over a quarter of the UK's carbon dioxide emissions. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The Environmental Impact Rating of your home is calculated by applying these 'carbon factors' for the fuels you use to your overall energy use.

The calculated emissions for your home are 19 kg CO<sub>2</sub>/m<sup>2</sup>/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 4.1 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 2.6 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.


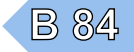






## Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£7,854 over 3 years	£6,990 over 3 years	
Hot water	£1,695 over 3 years	£1,185 over 3 years	
Lighting	£588 over 3 years	£588 over 3 years	
<b>Totals</b>	<b>£10,137</b>	<b>£8,763</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances such as TVs, computers and cookers, and the benefits of any electricity generated by this home (for example, from photovoltaic panels). The potential savings in energy costs show the effect of undertaking all of the recommended measures listed below.

## Recommendations for improvement

The measures below will improve the energy and environmental performance of this dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions to take today to save money is available from the Home Energy Scotland hotline which can be contacted on 0808 808 2282. Before carrying out work, make sure that the appropriate permissions are obtained, where necessary. This may include permission from a landlord (if you are a tenant) or the need to get a Building Warrant for certain types of work.

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Room-in-roof insulation	£1,500 - £2,700	£129		
2 Floor insulation (suspended floor)	£800 - £1,200	£162		
3 Solar water heating	£4,000 - £6,000	£166		
4 Wind turbine	£15,000 - £25,000	£1111		

## Choosing the right improvement package

For free and impartial advice on choosing suitable measures for your property, contact the Home Energy Scotland hotline on 0808 808 2282 or go to [www.greenerscotland.org](http://www.greenerscotland.org).

## About the recommended measures to improve your home's performance rating

This section offers additional information and advice on the recommended improvement measures for your home

### 1 Room-in-roof insulation

Insulating roof rooms will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. If it has a flat ceiling insulation can usually be added above the ceiling, and sloping ceilings and walls of roof rooms can be insulated using an internal lining board. Roof voids must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about roof room insulation and details of local contractors can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). Building regulations generally apply to this work so it is best to check this with your local authority building standards department.

### 2 Floor insulation (suspended floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Suspended floors can often be insulated from below but must have adequate ventilation to prevent dampness; seek advice about this if unsure. Further information about floor insulation is available from many sources including [www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation](http://www.energysavingtrust.org.uk/scotland/Insulation/Floor-insulation). Building regulations generally apply to this work so it is best to check with your local authority building standards department.

### 3 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This can significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. You could be eligible for Renewable Heat Incentive payments which could appreciably increase the savings beyond those shown on your EPC, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at [www.microgenerationcertification.org](http://www.microgenerationcertification.org).

### 4 Wind turbine

A wind turbine provides electricity from wind energy. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Wind turbines are not suitable for all properties. The system's effectiveness depends on local wind speeds and the presence of nearby obstructions, and a site survey should be undertaken by an accredited installer. Planning permission might be required and building regulations generally apply to this work and a building warrant may be required, so it is best to check these with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for a wind turbine, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at [www.microgenerationcertification.org](http://www.microgenerationcertification.org).

## Low and zero carbon energy sources

Low and zero carbon (LZC) energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon.

### LZC energy sources present:

- Biomass secondary heating
- Air source heat pump
- Air source heat pump
- Solar photovoltaics

## Your home's heat demand

In this section, you can see how much energy you might need to heat your home and provide hot water. These are estimates showing how an average household uses energy. These estimates may not reflect your actual energy use, which could be higher or lower. You might spend more money on heating and hot water if your house is less energy efficient. The table below shows the potential benefit of having your loft and walls insulated. Visit <https://energysavingtrust.org.uk/energy-at-home> for more information.

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	24,115	(90)	N/A	N/A
Water heating (kWh per year)	3,009			

## About this document

This Recommendations Report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

The Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Elmhurst ([www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk)), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

Assessor's name:	Mr. David Silcocks
Assessor membership number:	EES/008466
Company name/trading name:	Allied Surveyors Scotland Plc
Address:	Marywell House 29-31 Marywell Street Aberdeen AB11 6JE
Phone number:	01224 571163
Email address:	aberdeen@alliedsurveyors.com
Related party disclosure:	No related party

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

## Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk), with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at [www.gov.scot/epc](http://www.gov.scot/epc).

## Advice and support to improve this property

There is support available, which could help you carry out some of the improvements recommended for this property on page 3 and stop wasting energy and money. For more information, visit [greener-scotland.org](https://www.greener-scotland.org) or contact Home Energy Scotland on 0808 808 2282.

Home Energy Scotland's independent and expert advisors can offer free and impartial advice on all aspects of energy efficiency, renewable energy and more.

**HOMEENERGYSCOTLAND.ORG**  
**0808 808 2282**  
FUNDED BY THE SCOTTISH GOVERNMENT





Corrennie Cottage  
Midmar  
Inverurie  
AB51 7NQ

## **Section 3**

# **Property Questionnaire**



# Property Questionnaire

PROPERTY ADDRESS:

Corrennie Cottage  
Midmar  
Inverurie  
AB51 7NQ.

SELLER(S):

Mr & Mrs  
MacAndrew

COMPLETION DATE OF  
PROPERTY QUESTIONNAIRE:

18-03-24

PROPERTY QUESTIONNAIRE

## NOTE FOR SELLERS

- Please complete this form carefully. It is important that your answers are correct.

**PROPERTY QUESTIONNAIRE**  
Information to be given to prospective buyer(s)

1. Length of ownership	16 1/2 yrs
How long have you owned the property?	16 1/2 yrs
2. Council Tax	
Which Council Tax band is your property in? A B C D E F <b>G</b> H	
3. Parking	
What are the arrangements for parking at your property? (Please indicate all that apply)	
<ul style="list-style-type: none"> <li>• Garage <input checked="" type="checkbox"/></li> <li>• Allocated parking space <input checked="" type="checkbox"/></li> <li>• Driveway <input checked="" type="checkbox"/></li> <li>• Shared parking <input type="checkbox"/></li> <li>• On street <input type="checkbox"/></li> <li>• Resident permit <input type="checkbox"/></li> <li>• Metered parking <input type="checkbox"/></li> <li>• Other (please specify): <input type="checkbox"/></li> </ul>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
4. Conservation Area	
Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> or I don't know <input type="checkbox"/>
5. Listed Buildings	
Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
6. Alterations / additions / extensions	

<p>a.(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?</p>	<p>Yes/No</p>
<p>If you have answered yes, please describe the changes which you have made:</p> <p>Conservatory/ sun room refurbished BUT footprint remained the same as before</p> <p>Rear extension - new kitchen, utility, w.c, and above, new bathroom, main bedroom, study area</p>	
<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</p>	<p>Yes/No</p>
<p>If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.</p> <p>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent can arrange to obtain them.</p>	
<p>b. Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p>If you have answered yes, please answer the three questions below:</p>	<p>Yes/No</p>
<p>(i) Were the replacements the same shape and type as the ones you replaced?</p>	<p>Yes/No</p>
<p>(ii) Did this work involve any changes to the window or door openings?</p>	<p>Yes/No NO</p>
<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p>Windows in refurbished conservatory previously not opening</p>	

	Please give any guarantees which you received for this work to your solicitor or estate agent.	
7.	Central heating	
a.	<p>Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).</p> <p>If you have answered yes/partial – what kind of central heating is there?</p> <p>(Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)</p> <p><i>Air source Heat Pump + solar panels</i></p> <p>If you have answered yes, please answer the 3 questions below:</p>	Yes/No/Partial
b.	When was your central heating system or partial central heating system installed?	2020
c.	<p>Do you have a maintenance contract for the central heating system?</p> <p>If you have answered yes, please give details of the company with which you have a maintenance agreement:</p>	Yes/No
d.	When was your maintenance agreement last renewed? (Please provide the month and year).	N/A
8.	Energy Performance Certificate	YES
	Does your property have an Energy Performance Certificate which is less than 10 years old?	Yes/No
9.	Issues that may have affected your property	
a.	Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	Yes/No

If you have answered yes, is the damage the subject of any outstanding insurance claim? Yes/No

b. Are you aware of the existence of asbestos in your property? Yes/No

If you have answered yes, please give details:

10. Services

a. Please tick which services are connected to your property and give details of the supplier:

Services	Connected	Supplier	
Gas / liquid petroleum gas			NO
Water mains <sup>private</sup> water supply			
Electricity	✓	Octopus	
Mains drainage			NO
Telephone	✓	HighNet	
Cable TV / satellite			NO
Broadband	✓	Three	

b. is there a septic tank system at your property? Yes/No

If you have answered yes, please answer the two questions below:

c. Do you have appropriate consents for the discharge from your septic tank? Yes/No/Don't Know

d. Do you have a maintenance contract for your septic tank? Yes/No

If you have answered yes, please give details of the company with which you have a maintenance contract:

11. Responsibilities for Shared or Common Areas

<p>a. Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p>If you have answered yes, please give details:</p>	<p>Yes/No/Don't Know</p>
<p>b. Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p>If you have answered yes, please give details:</p>	<p>Yes/No/Not applicable</p>
<p>c. Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	<p>Yes/No</p>
<p>d. Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?</p> <p>If you have answered yes, please give details:</p>	<p>Yes/No</p>
<p>e. As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p>If you have answered yes, please give details:</p>	<p>Yes/No</p>
<p>f. As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p>If you have answered yes, please give details:</p>	<p>Yes/No</p>
<p>12. Charges associated with your property</p>	<p>No</p>
<p>a. Is there a factor or property manager for your property?</p>	<p>Yes/No</p>

<p>If you have answered yes, please provide the name and address and give details of any deposit held and approximate charges:</p>	
<p>b. Is there a common buildings insurance policy?</p>	<p>Yes/No/Don't know</p>
<p>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p>Yes/No/Don't know</p>
<p>c. Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association, or maintenance or stair fund.</p>	<p>N/A</p>
<p>13. Specialist Works</p>	
<p>a. As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p>If you have answered yes, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property</p> <p>Dry Rot treatment ~ 1970</p>	<p>Yes/No</p>
<p>b. As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?</p> <p>If you have answered yes, please give details</p> <p>~ 1970</p>	<p>Yes/No</p>
<p>c. If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work?</p> <p>If you have answered yes, these guarantees will be</p>	<p>Yes/No</p>



needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.

Guarantees are held by:

14. Guarantees

a. Are there any guarantees or warranties for any of the following:

	No	Yes	Don't Know	With title deeds	Lost
(i) Electrical work	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(ii) Roofing	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(iii) Central heating	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(iv) NHBC	N/A	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(v) Damp course	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
(vi) Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

b. If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):

Roof refurbished 2023 - flat roofs  
central heating guarantees dated 2020

c. Are there any outstanding claims under any of the guarantees listed above?

Yes/No

If you have answered yes, please give details:

15. Boundaries

So far as you are aware, has any boundary of your

Yes/No

property been moved in the last 10 years? if you have answered yes, please give details:	Don't Know
16. Notices that affect your property	
in the past 3 years have you ever received a notice:	
a. advising that the owner of a neighbouring property has made a planning application?	Yes/No/Don't know
b. that affects your property in some other way?	Yes/No/Don't know
c. that requires you to do any maintenance, repairs or improvements to your property?	Yes/No/Don't know
if you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchase of your property.	

Declaration by the seller(s) or other authorised body or person(s):

I / We confirm that the information in this form is true and correct to the best of my/our knowledge and belief.

Signature(s):

*Uain MacAndrew*  
 \_\_\_\_\_  
*Robert MacAndrew*  
 \_\_\_\_\_

Date: 18-03-24  
 \_\_\_\_\_