



## **SINGLE SURVEY REPORT**

**WHITELAW FARM  
BABERTON ROAD  
EH14 5AB**

**INSPECTION DATE:**

**20<sup>TH</sup> FEBRUARY 2024**

**PREPARED BY:**

**PHILIP LOVEGROVE BSc PG DIP MSc (DIST) MRICS**



DHKK Ltd Chartered Surveyors,  
Head Office: 54 Corstorphine Road, Edinburgh, EH12 6JQ  
Tel: 0131 313 0444, email: [edinburgh@dhkk.co.uk](mailto:edinburgh@dhkk.co.uk)  
Kirkcaldy Office: Office 12, Unit 1 Mitchelston, Waverley Road, Kirkcaldy, KY1 3NH  
Tel: 01592 806666, email: [kirkcaldysurvey@dhkk.co.uk](mailto:kirkcaldysurvey@dhkk.co.uk)  
Company Registration No: SC339964, Vat No: [929947951](https://vatnumber.gov.uk/vat-number/929947951)



## 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 the need to move any obstructions and externally from ground level within the site and adjoining public areas. Any references to left or right are taken facing the front of the property.

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. were not inspected or reported on.

<b>Description</b>
Detached farmhouse with barns and garden ground.
<b>Accommodation</b>
Ground Floor – Entrance Hallway, Lounge, Dining Room, Kitchen, Bedroom, Utility Room. First Floor – Landing, Two Bedrooms, Bathroom, Box Room. Usual cupboard accommodation.
<b>Gross internal floor area (m<sup>2</sup>)</b>
131m <sup>2</sup> or thereby.
<b>Neighbourhood and location</b>
The property is situated in a rural location a short distance to the west of Edinburgh city bypass. The property is bounded to the south by Baberton Golf Course and is surrounded on other sides by agricultural land. Nearest facilities and amenities are available within Edinburgh.
<b>Age</b>
The original property is thought to be in the order of 200 years old.
<b>Weather</b>
Dry with overcast skies.

<p><b>Chimney stacks</b></p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p> <p>The chimney stacks are of stone construction with mortar skewes.</p>
<p><b>Roofing including roof space</b></p> <p><i>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</i></p> <p>The roof structure is of pitched timber construction and is clad externally in natural slate. The dormer window to the bathroom has a flat platform section that appears to be overlaid in bituminous felt.</p> <p>The property has limited roof void space as a consequence of the upper floor accommodation. It was not possible to gain access to any roof void areas in the main section of the house. An access hatch in the ceiling of the kitchen gives access to the roof void area above this part of the property.</p>
<p><b>Rainwater fittings</b></p> <p><i>Visually inspected with the aid of binoculars where appropriate.</i></p> <p>The rainwater fittings were found to be in a mixture of metal and uPVC.</p>
<p><b>Main walls</b></p> <p><i>Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected.</i></p> <p>The external walls to the building are of substantial stone construction. The external wall surfaces have been partly painted and in sections are finished with cement render.</p>
<p><b>Windows, external doors and joinery</b></p> <p><i>Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open.</i></p> <p>The windows to the property are fitted with replacement uPVC double glazed casement units. The external doors to the property are in a uPVC and timber.</p>
<p><b>External decorations</b></p> <p><i>Visually inspected.</i></p> <p>Metal rainwater fittings and items of external joinery are paint finished. Sections of external wall surface are also painted finished.</p>
<p><b>Conservatories / porches</b></p> <p>Not applicable.</p>

<p><b>Communal areas</b></p>
<p>Not applicable.</p>
<p><b>Garages and permanent outbuildings</b></p>
<p><i>Visually inspected.</i></p> <p>The main dwelling forms part of a three-sided courtyard and is attached to former agricultural outbuildings. The principal outbuilding is attached to the dwelling and has formerly been in use as a dairy and a byre. A separate detached stable and store building is present on the west side of the courtyard. The walls to both outbuildings are of substantial stone construction with pitched roof structures. The roof to the former dairy and byre is finished externally with natural slate while the stable building is finished in pantiles. Both outbuildings are equipped with electric light and power.</p>
<p><b>Outside areas and boundaries</b></p>
<p><i>Visually inspected.</i></p> <p>The principal area of garden ground is in the former courtyard that lies between the main dwelling and the stable building. An additional strip of ground separates the outbuildings from the access roadway and a second area of garden ground is present to the east side of the dwelling. Garden boundaries comprise a mixture of metal link fencing and masonry walls.</p>
<p><b>Ceilings</b></p>
<p><i>Visually inspected from floor level.</i></p> <p>The ceilings within the property are for the most part finished in plaster. Some sections of ceiling are however finished in timber panelling.</p>
<p><b>Internal walls</b></p>
<p><i>Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</i></p> <p>The internal walls and partitions of the property are mainly plaster finished. Extensive sections of wall are plaster on the hard, although some sections of wall are also framed and finished in lath and plaster. Sections of internal wall have also been finished in timber panelling.</p>

**Floors including sub floors**

*Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.*

The flooring within the property is mainly of suspended timber construction with sections of solid concrete and flagstone present at ground floor level.

We did not gain access to any sub-floor voids.

**Internal joinery and kitchen fittings**

*Built-in cupboards were looked into but no stored items were moved. Kitchen units were visually inspected excluding appliances.*

The internal door facings and skirting boards are mostly in natural timber. Internal doors are mainly in timber. Some internal doors incorporate low-level glazing.

The kitchen fittings include both wall and floor mounted units.

Worktop and storage space is adequate.

**Chimney breasts and fireplaces**

*Visually inspected. No testing of the flues or fittings was carried out.*

The original fireplaces have been retained in a number of rooms. The fireplace within the lounge is fitted with a solid fuel stove. The fireplace within the dining room has been fitted with a fuel effect gas fire (LPG). Fireplaces elsewhere within the property do not appear to be in regular use.

**Internal decorations**

*Visually inspected.*

Internal decorations are mainly finished with paper and emulsion paint.

**Cellars**

Not applicable.

**Electricity**

*Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.*

Mains electricity is installed. The electricity consumer unit is located in the hallway adjacent to the kitchen. It would appear that the property is equipped with a three phase power supply with metering and main fuse cut-outs located in the attached former dairy building.

**Gas**

*Accessible parts of the system 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.*

Mains gas is not installed and is not thought to be available. The property is equipped with an LPG gas tank that is understood to serve the fuel effect gas fire within the dining room.

**Water, plumbing and bathroom fittings**

*Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation. No tests whatsoever were carried out to the system or appliances.*

We are advised that mains water is installed. Accessible pipework was found to be in mixed materials and does include some sections of lead pipe. The cold water storage tank is a modern replacement plastic item.

The sanitary fittings include a bath with WC and wash-hand basin.

**Heating and hot water**

*Accessible parts of the system were visually inspected apart from communal systems, which were not inspected. No tests whatsoever were carried out to the system or appliances.*

The property is electrically heated. Wall mounted panel heaters are present in a number of rooms.

Hot water is electrically generated by an immersion heater fitted to a hot water storage cylinder.

**Drainage**

*Drainage covers etc were not lifted. Neither drains nor drainage systems were tested.*

The property is connected to a private single-property septic tank. We understand that the septic tank is located on the northmost side of the access roadway in ground out with the ownership of the subject property.

**Fire, smoke and burglar alarms**

*Visually inspected. No tests whatsoever were carried out to the system or appliances.*

**IMPORTANT NOTE:** Fire Safety Legislation effective from February 2022 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 detecting alarm must be installed in every kitchen area and all smoke and heat alarms must be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance, e.g. central heating boiler, open fire, wood-burning stove etc, a carbon monoxide detector is also required. The purchaser(s) should appraise themselves of the requirements of this legislation and engage with appropriate accredited contractors to ensure compliance.

**Any additional limits to inspection:**

*We did not inspect the property for the purpose of identifying invasive plants. Invasive plant species are ones which typically cause ecological or economic harm in a new environment where they are not native. In some instances, invasive plants can also cause damage to built structures and may render property unsuitable for mortgage lending. While not an exhaustive list, invasive plant species include Japanese Knotweed, Giant Hogweed and Himalayan Balsam. Our valuation is made on the basis that invasive plant species are not present and note that identification is best carried out by a specialist contractor. Commonly invasive plant species require eradication by licensed contractors and the cost of eradication works may prove significant. Where we are made aware of invasive plant species being present at a property, we reserve the right to revise our assessment of Market Value.*

*The valuation assumes that no deleterious nor hazardous materials nor techniques have been used in the construction, and that the land is not contaminated.*

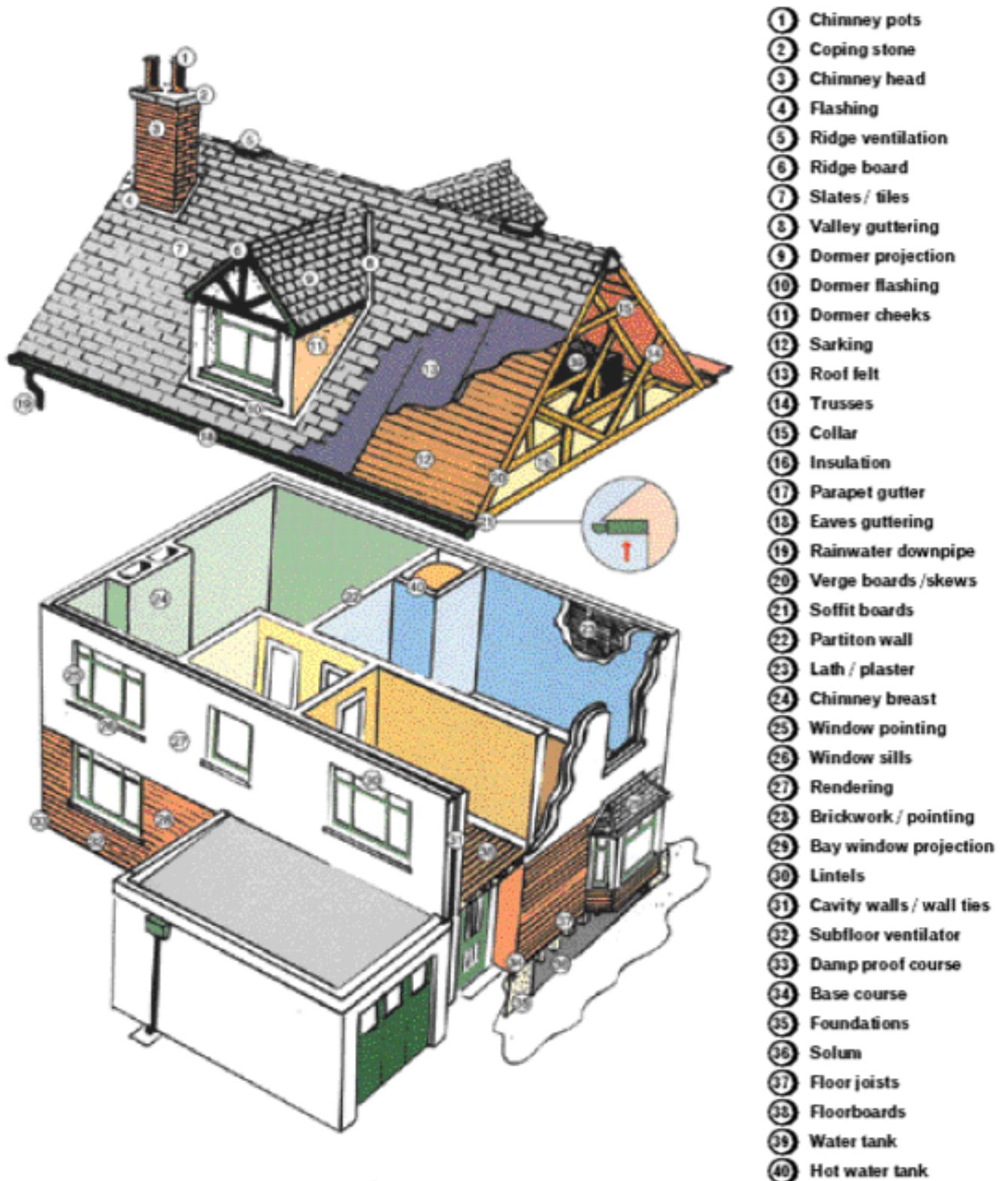
*A structural survey was not instructed and we have not inspected the woodwork or other parts of the property which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from defect.*

*It is outwith the scope of this inspection to determine whether or not asbestos based products are present within the property. Asbestos was widely used in the building industry until around 1999, when it became a banned substance. If you have any concerns you should engage the services of a qualified asbestos surveyor.*

No tests have been undertaken of any appliance or system. No access was available beneath sanitary or kitchen fittings.

At the time of survey the property was occupied and fully furnished, with fitted floor coverings in position throughout. Detailed inspection of surface flooring was not possible. We did not gain access to any sub-floor areas. Inspection of roof timbers was significantly restricted owing to a lack of suitable access. External inspection was made from ground level only.

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 terms.

## 2. CONDITION

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

 <b>Structural movement</b>	
<b>Repair category</b>	2
<b>Notes:</b>	Indications of minor structural movement were noted. The movement appears longstanding and is not thought to be of serious consequence at this time. Related repairs are not thought necessary and we confirm the suitability of the property for normal mortgage lending.
 <b>Dampness, rot and infestation</b>	
<b>Repair category</b>	3
<b>Notes:</b>	Extensive evidence of rising and penetrating damp defects were noted within the property. Woodboring insect infestation is also apparent. Comprehensive damp proofing and related timber repairs will prove necessary in the course of any scheme of improvement. We recommend that the advice of a reputable damp proofing and timber specialist be obtained in order to gauge current and future liabilities with increased accuracy.
 <b>Chimney stacks</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	The chimney stacks were not fully visible from ground level. Where visible the masonry surfaces, together with visible skews, were noted to be showing above average weathering and related repairs will be necessary as items of ongoing maintenance.
 <b>Roofing including roof space</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	The roof coverings are old and in poor condition and may be nearing the point where comprehensive refurbishment will be found necessary. Related internal roofing repairs may also prove necessary. We recommend that the advice of a competent roofing contractor be obtained.

 <b>Rainwater fittings</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	The rainwater fittings are defective with broken or misaligned components apparent. Leakage will occur. The fittings are also choked with vegetation and debris. Overhaul of the rainwater fittings is necessary.
 <b>Main walls</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	The external masonry surfaces are showing signs of above average deterioration. Maintenance and repair works are necessary and the advice of a competent builder should be obtained. We noted the presence of timber lintels above window apertures. The timbers are subject to deterioration and decay and will require replacement in the course of any refurbishment scheme.
 <b>Windows, external doors and joinery</b>	
<b>Repair category:</b>	1
<b>Notes:</b>	uPVC framed double glazed door and window units appear in reasonable repair but are relatively old. The external timber door is serviceable but is subject to some deterioration.
 <b>External decorations</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	The paint finishes to the rainwater fittings, timbers and the external masonry surfaces require refurbishment.
 <b>Conservatories / porches</b>	
<b>Repair category:</b>	Not applicable.
<b>Notes:</b>	Not applicable.
 <b>Communal areas</b>	
<b>Repair category:</b>	Not applicable.
<b>Notes:</b>	Not applicable.

 <b>Garages and permanent outbuildings</b>	
<b>Repair category:</b>	3
<b>Notes:</b>	The former agricultural outbuildings have lacked regular maintenance and are in poor condition. The roof coverings are defective with a large number of slipped and damaged slates or tiles present. Signs of deterioration and decay are apparent to the roof timbers. In places, the outer walls have been subject to structural movement as a consequence of roof spread and related structural repairs many prove necessary. We recommend that the advice of a structural engineer be obtained. The outbuildings are subject to significant internal dampness and would prove suitable for rough storage only. Serviced installations within the outbuildings are likely to require comprehensive refurbishment.
 <b>Outside areas and boundaries</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	The courtyard area and ancillary areas of garden ground are in a reasonable state of maintenance. Boundary fencing is in satisfactory repair but the masonry to boundary walls was found to be open jointed in parts and will require pointing repair.
 <b>Ceilings</b>	
<b>Repair category:</b>	3
<b>Notes:</b>	The ceiling plaster within the property has been adversely affected by extensive dampness and large areas will require comprehensive renewal. Consideration should be given to the removal of timber panelling to ceilings as this is also in poor condition and may constitute a fire hazard.
 <b>Internal walls</b>	
<b>Repair category:</b>	3
<b>Notes:</b>	The internal plaster finishes to the walls and partitions within the property are subject to extensive dampness. Signs of deterioration where also apparent to timber panelling. Comprehensive refurbishment of wall finishes is likely to prove necessary in the course of any scheme of improvement.

 <b>Floors including sub-floors</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	<p>The flooring within the property was covered at the time of survey and we cannot comment with authority on its condition. It is recommended that the advice of a reputable damp proofing and timber specialist be obtained. The sections of flagstone flooring are badly worn and are also affected by dampness.</p> <p>We did not gain access to any sub-floor voids and cannot comment on the condition of these concealed parts of the building fabric.</p>
 <b>Internal joinery and kitchen fittings</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	<p>The internal joinery finishes are to a basic standard and are subject to general deterioration. Kitchen fittings provide an adequate facility but are again to a basic standard and subject to extensive wear.</p>
 <b>Chimney breasts and fireplaces</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	<p>The fireplaces within the property do not appear to be in regular use. Debris has accumulated at the fire hearths and this is suggestive of deterioration to the chimney flues. It is recommended that appropriate advice be obtained and related repairs be implemented to the flues as required.</p>
 <b>Internal decorations</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	<p>The property is in basic decorative condition and will require comprehensive improvement in the course of any scheme of refurbishment.</p>
 <b>Cellars</b>	
<b>Repair category:</b>	Not applicable.
<b>Notes:</b>	Not applicable.

 <b>Electricity</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	The electrical installation within the property was found to be in mixed materials and scope does exist for considerable improvement. It is recommended that the advice of a competent electrician be obtained.
 <b>Gas</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	Mains gas is not available. A gas fire within the dining room is served by an external LPG gas tank. The fire is relatively old and should be checked for serviceability.
 <b>Water, plumbing and bathroom fittings</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	<p>The plumbing installation within the property appeared in serviceable condition but is basic and in mixed materials. Scope exists for considerable improvement and consideration should be given to the removal of remaining elements of lead pipework.</p> <p>The sanitary fittings within the property appeared serviceable but are basic and subject to wear. Re-equipping of the bathroom is likely to be considered desirable as part of any scheme of improvement.</p>
 <b>Heating and hot water</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	<p>The property is currently electrically heated by means of individual wall mounted panel heaters. Consideration should be given to the installation of the modern central heating system as part of any scheme of improvement.</p> <p>Hot water is electrically generated by an immersion heater and is stored for use in a hot water cylinder. The hot water system was not tested.</p>

 <b>Drainage</b>	
<b>Repair category:</b>	2
<b>Notes:</b>	<p>The property is served by a private single dwelling septic tank. We understand that the septic tank is situated on the north side of the access roadway in land out with the ownership of subject property. It should be verified that appropriate servitude rights of access are in place and that the system is serviceable and compliant with relevant regulations. It is also recommended that it be confirmed that the septic tank is registered with SEPA.</p>

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

Structural movement	2
Dampness, rot and infestation	3
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	2
Main walls	2
Windows, external doors and joinery	1
External decorations	2
Conservatories / porches	Not applicable.
Communal areas	Not applicable.
Garages and permanent outbuildings	3
Outside areas and boundaries	2
Ceilings	3
Internal walls	3
Floors including sub-floors	3
Internal joinery and kitchen fittings	2
Chimney breasts and fireplaces	2
Internal decorations	2
Cellars	Not applicable.
Electricity	2
Gas	2
Water, plumbing and bathroom fittings	2
Heating and hot water	2
Drainage	2

**Repair Categories**

**Category 3:**

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

**Category 2:**

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

**Category 1:**

No immediate action or repair is needed.

**Remember**

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

**Warning**

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

### 3. ACCESSIBILITY INFORMATION

#### Guidance Notes on Accessibility Information

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

**Unrestricted parking within 25 metres:** For this purpose, 'Unrestricted parking' includes parking available by means of a parking permit. Restricted parking includes: Parking that is subject to parking restrictions, as indicated by the presence of solid yellow, red or white lines at the edge of the road or by a parking control sign, parking meters or other coin-operated machines.

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

#### 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 re-instatement cost for insurance purposes.**

##### **Matters for a solicitor or licensed conveyancer**

It is recommended that where repairs, defects or maintenance items have been identified, particularly categorised as a 2 or 3, interested parties make appropriate enquiries in order to satisfy themselves of potential costs and the extent of the works required prior to submitting a legal offer to purchase.

The tenure is understood to be outright ownership.

Usual Scottish legal enquiries should be made. If the legal advisers find there are significant variations from the standard assumptions then this should be referred back to the Surveyor.

The property is understood to have a private drainage system installed on land in separate ownership. It should be verified that appropriate rights of access for servicing etc are in place. It is also recommended that it be confirmed that the septic tank is registered with SEPA and in serviceable condition.

The property has two substantial former agricultural outbuildings. The outbuildings offer potential for conversion and redevelopment subject to obtaining appropriate consents.

##### **Estimated re-instatement cost for insurance purposes**

£950,000 (NINE HUNDRED AND FIFTY THOUSAND POUNDS).

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to Market Value. Building costs have in recent years been increasing significantly above underlying inflation. We recommended that the reinstatement value of the property be subject to regular review to ensure that you have adequate insurance cover.

##### **Valuation and market comments**

It is our opinion the current Market Value of the property on a basis of vacant possession and in current condition may be fairly stated at the sum of £550,000 (FIVE HUNDRED AND FIFTY THOUSAND POUNDS).

The Market Value expressed herein is effective as at the date of valuation. The Seller and Buyer are advised that Market Value may rise or fall as market conditions change. Should parties relying on this report and valuation consider market conditions to have changed materially from those prevalent at the date of this valuation, a revaluation should be instructed.

**Report author:** PHILIP LOVEGROVE BSc PG DIP MSc (DIST) MRICS  
Ref: 21032/PML/RC

**Address:** DHKK Limited  
54 Corstorphine Road, Edinburgh EH12 6JQ

**Signed:**



**Date of report:** 7<sup>th</sup> March 2024

## **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 assessment company.

The surveyors are authorised to provide a transcript or retype of the generic Mortgage Valuation Report on a 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 Single Survey 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 Single Survey 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 Single Survey Report and generic Mortgage Valuation Report to the seller. It is the responsibility of the seller to ensure that the amended Single Survey Report and generic Mortgage Valuation Report are transmitted to every prospective purchaser.

The individual surveyor will be a member or fellow 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 Single Survey Report on the Property, except to correct factual inaccuracies.

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

---

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

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 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 the 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.

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 the 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 adviser 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<sup>2</sup> will be prepared from information contained in the report and the generic Mortgage Valuation Report.

#### **1.6 INTELLECTUAL PROPERTY**

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

---

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

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 the 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.

## **1.10 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;
- 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 assessment 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 are 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" 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.* 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 should note that the Single Survey is valid for 12 weeks from the date of inspection. 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.

Property Address	Whitelaw Farm, Baberton Road, EH14 5AB	Ref No	21032/PML/RC
Date of Inspection	20 <sup>th</sup> February 2024		
<b>Property Details</b>			
Property Type	House <input checked="" type="checkbox"/>	Detached <input checked="" type="checkbox"/>	If Flat/Maisonette <input type="checkbox"/>
	Bungalow <input type="checkbox"/>	Semi Detached <input type="checkbox"/>	Purpose Built <input type="checkbox"/>
	Flat <input type="checkbox"/>	Mid Terrace <input type="checkbox"/>	Converted <input type="checkbox"/>
	Maisonette <input type="checkbox"/>	End Terrace <input type="checkbox"/>	Floor of subject property <input type="text"/>
	Other* <input type="checkbox"/>	*Specify under General Comments	No of floors in block <input type="text"/>
			No of Flats in block <input type="text"/>
			Lift in block Yes <input type="checkbox"/> No <input type="checkbox"/>
			Commercial in Block Yes <input type="checkbox"/> No <input type="checkbox"/>
Type of Construction (*Specify under General Comments)	Traditional <input checked="" type="checkbox"/>	*Non Traditional <input type="checkbox"/>	
Property built for the public sector.	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
<b>Tenure</b>			
Absolute Owner <input checked="" type="checkbox"/>	Leasehold <input type="checkbox"/>	Age 200 years approximately	
<b>Accommodation – (specify number of rooms)</b>			
Living Rooms <input type="text" value="2"/>	Bedrooms <input type="text" value="3"/>	Kitchens <input type="text" value="1"/>	Bathrooms <input type="text" value="1"/>
			WCs <input type="text" value="0"/>
			Other <input type="text" value="2"/> <small>(Specify in General Remarks)</small>
Gross Floor Area (excluding garages & outbuildings)	Internal <input type="text" value="131"/> m <sup>2</sup>	External <input type="text" value="153"/> m <sup>2</sup>	
Garage(s) / Outbuildings <input type="text" value="2"/>	Parking Space <input type="text" value="4"/>	Garden Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
Residential Element – greater than 40%	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
<b>Construction</b>			
Walls	Brick <input type="checkbox"/>	Stone <input checked="" type="checkbox"/>	Concrete <input type="checkbox"/>
	Timber-framed <input type="checkbox"/>	Other (specify in General Remarks) <input type="checkbox"/>	
Roof	Tile <input type="checkbox"/>	Slate <input checked="" type="checkbox"/>	Asphalt <input type="checkbox"/>
	Felt <input type="checkbox"/>	Other (specify in General Remarks) <input type="checkbox"/>	
<b>Subsidence, Settlement and Landslip</b>			
Does the property show signs of, or is the property located near any area subject to landslip, heave, settlement, subsidence, flooding, mining?			
If yes, please clarify in General Remarks			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
<b>Services</b> (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 <input type="checkbox"/>	Private <input checked="" type="checkbox"/>	None <input type="checkbox"/>
	Water	Mains <input checked="" type="checkbox"/>	Private <input type="checkbox"/>
	None <input type="checkbox"/>	None <input type="checkbox"/>	
Gas	Mains <input type="checkbox"/>	Private <input type="checkbox"/>	None <input checked="" type="checkbox"/>
	Electricity	Mains <input checked="" type="checkbox"/>	Private <input type="checkbox"/>
	None <input type="checkbox"/>	None <input type="checkbox"/>	
Solar Panels	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Owned <input type="checkbox"/>
	Leased <input type="checkbox"/>		
Central Heating	Yes <input type="checkbox"/>	Partial <input checked="" type="checkbox"/>	None <input type="checkbox"/>
	Brief Description <input type="text" value="Electric heating."/>		
<b>Location</b>			
Residential Suburb <input type="checkbox"/>	Residential within town/city <input type="checkbox"/>	Mixed residential/commercial <input type="checkbox"/>	
Mainly commercial <input type="checkbox"/>	Commuter village <input type="checkbox"/>	Remote village <input type="checkbox"/>	
Isolated rural property <input checked="" type="checkbox"/>	Other <input type="checkbox"/>	(Specify in General Remarks)	
<b>Roads</b>			
Made up <input checked="" type="checkbox"/>	Unmade road <input type="checkbox"/>	Partly completed new road <input type="checkbox"/>	
Adopted <input checked="" type="checkbox"/>	Unadopted <input type="checkbox"/>	Pedestrian access only <input type="checkbox"/>	
<b>Planning issues</b>			
Has the property been extended / converted / altered?			Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If yes, please comment in General Remarks			

**General Remarks**

Accommodation, Other – Utility Room, Box Room.

The property is of a satisfactory standard of construction but has lacked regular maintenance for protracted periods. The fabric of the building is at the point of requiring substantial refurbishment and significant related expenditure will prove necessary. It is recommended that appropriate architectural advice be obtained in order that current and future liabilities may be established with some accuracy.

The property has a private septic tank drainage system. It is understood that the tank is on land under separate ownership. It should be verified that appropriate servitude rights of access are in place and that the system is serviceable and compliant with relevant regulations.

The outbuildings included with the property are in poor condition and will require significant expenditure. Appropriate advice should be obtained and related repairs undertaken as required. The outbuildings do hold potential for redevelopment, subject to obtaining appropriate Local Authority consents.

**Essential Repairs**

The property is adversely affected by significant rising and penetrating dampness together with woodboring insect infestation. The advice of a reputable damp proofing and timber specialist should be obtained and related repairs implemented in the course of any improvement scheme.

Estimated cost of essential repairs £15,000 Retention recommended Yes  No  Amount £

**Comment on Mortgageability**

The property forms suitable security for mortgage purposes subject to the specific lending criteria of any given mortgage provider.

**Valuations (Assuming Vacant Possession)**

Market value in present condition £550,000

Market value on completion of essential repairs £

Insurance Reinstatement value £950,000

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

Is a Reinspection necessary? Yes  No

Signed



Valuers Name and Qualifications **Philip Lovegrove BSc PG Dip MSc (DIST) MRICS**

Date of Inspection **20<sup>th</sup> February 2024** Date of Report **7<sup>th</sup> March 2024**

Company Name **DHKK Ltd**

Address **54 Corstorphine Road**

**Edinburgh**

**EH12 6JQ**

Tel No

**0131 313 0444**

# Energy Performance Certificate (EPC)

# Scotland

Dwellings

**WHITELAW FARM, BABERTON ROAD, BABERTON MAINS, CURRIE, EH14 5AB**

**Dwelling type:** Detached house  
**Date of assessment:** 20 February 2024  
**Date of certificate:** 21 February 2024  
**Total floor area:** 132 m<sup>2</sup>  
**Primary Energy Indicator:** 745 kWh/m<sup>2</sup>/year

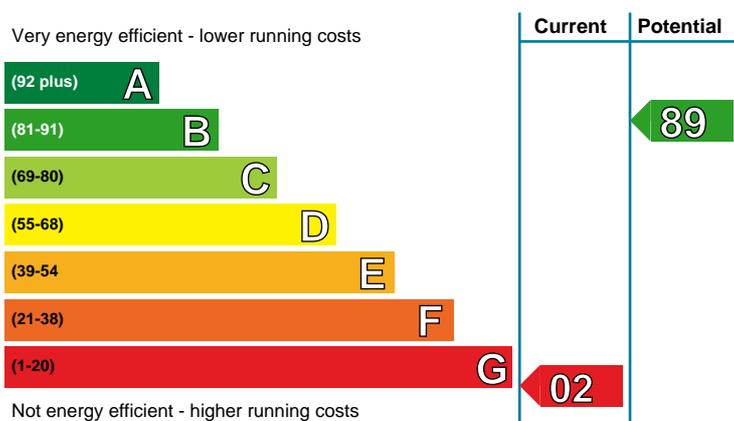
**Reference number:** 2803-1047-4232-0634-7224  
**Type of assessment:** RdSAP, existing dwelling  
**Approved Organisation:** Elmhurst  
**Main heating and fuel:** Room heaters, electric

## 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>£29,898</b>	See your recommendations report for more information
<b>Over 3 years you could save*</b>	<b>£20,838</b>	

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

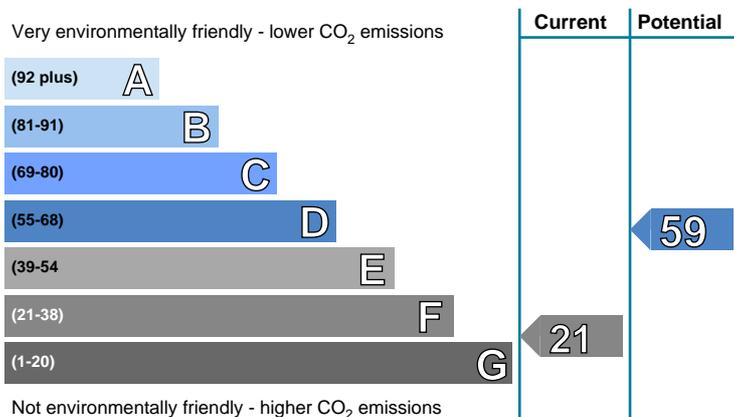


## Energy Efficiency Rating

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 G (2)**. 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 F (21)**. 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	£8049.00
2 Internal or external wall insulation	£4,000 - £14,000	£2538.00
3 Floor insulation (suspended floor)	£800 - £1,200	£1083.00

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	Sandstone or limestone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, no insulation (assumed) Roof room(s), no insulation (assumed)	★☆☆☆☆ ★☆☆☆☆	★☆☆☆☆ ★☆☆☆☆
Floor	Suspended, no insulation (assumed) Solid, no insulation (assumed)	— —	— —
Windows	Fully double glazed	★★★★☆☆	★★★★☆☆
Main heating	Room heaters, electric	★☆☆☆☆	★★☆☆☆
Main heating controls	Appliance thermostats	★★★★☆☆	★★★★☆☆
Secondary heating	Room heaters, wood logs	—	—
Hot water	Electric immersion, standard tariff	★☆☆☆☆	★★☆☆☆
Lighting	Low energy lighting in 73% of 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 113 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 15 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 8.5 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

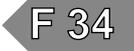
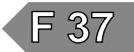
### Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£27,177 over 3 years	£7,704 over 3 years	
Hot water	£2,145 over 3 years	£678 over 3 years	
Lighting	£576 over 3 years	£678 over 3 years	
<b>Totals</b>	<b>£29,898</b>	<b>£9,060</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	£2683		
2 Internal or external wall insulation	£4,000 - £14,000	£846		
3 Floor insulation (suspended floor)	£800 - £1,200	£361		
4 Floor insulation (solid floor)	£4,000 - £6,000	£204		
5 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£47		
6 High heat retention storage heaters and dual immersion cylinder	£2,000 - £3,000	£2546		
7 Solar water heating	£4,000 - £6,000	£113		
8 Replacement glazing units	£1,000 - £1,400	£147		
9 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£564		
10 Wind turbine	£15,000 - £25,000	£1250		

#### Alternative measures

There are alternative improvement measures which you could also consider for your home. It would be advisable to seek further advice and illustration of the benefits and costs of such measures.

- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump

## 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 Internal or external wall insulation

Internal or external wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association ([www.nationalinsulationassociation.org.uk](http://www.nationalinsulationassociation.org.uk)). It should be noted that a building warrant is required for the installation of external wall insulation. Planning permission may also be required and that building regulations apply to external insulation so it is best to check with your local authority on both issues.

### 3 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.

### 4 Floor insulation (solid floor)

Insulation of a floor will significantly reduce heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. Insulating solid floors can present challenges; insulation laid on top of existing solid floors may impact on existing doors and finishes whilst lifting of a solid floor to insert insulation below will require consideration of the potential effect on both structural stability and damp proofing. It is advised to seek advice from a Chartered Structural Engineer or a registered Architect 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 and may also require a building warrant so it is best to check with your local authority building standards department.

### 5 Hot water cylinder insulation

Increasing the thickness of existing insulation by adding an 80 mm cylinder jacket around the hot water cylinder will help maintain the water at the required temperature; this will reduce the amount of energy used and lower fuel bills. The jacket should be fitted over the top of the existing foam insulation and over any thermostat clamped to the cylinder. Hot water pipes from the hot water cylinder should also be insulated, using pre-formed pipe insulation of up to 50 mm thickness, or to suit the space available, for as far as they can be accessed to reduce losses in summer. All these materials can be purchased from DIY stores and installed by a competent DIY enthusiast.

## 6 High heat retention storage heaters

Modern storage heaters are less expensive to run than the direct acting, on-peak heating system in the property. A dual-rate electricity supply is required to provide the off-peak electricity that these heaters use; this is easily obtained by contacting the energy supplier. Ask for a quotation for high heat retention heaters with automatic charge and output controls. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. Installations should be in accordance with the national wiring standards. Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified electrical heating engineer. Ask the engineer to explain the options, which might also include switching to other forms of electric heating.

## 7 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).

## 8 Replacement glazing units

Replacing existing double-glazed units with new high-performance units. Building regulations require that replacement glazing is to a standard no worse than previous; a building warrant is not required. Planning permission might be required for such work if a building is listed or within a conservation area so it is best to check with your local authority.

## 9 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. 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 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 solar photovoltaic panels, 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).

## 10 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

## 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)	31,841	(3,631)	N/A	(2,893)
Water heating (kWh per year)	2,301			

## Addendum

This dwelling has stone walls and so requires further investigation to establish whether these walls are of cavity construction and to determine which type of wall insulation is best suited.

## 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. Philip Lovegrove
Assessor membership number:	EES/008297
Company name/trading name:	DHKK Limited
Address:	54 Corstorphine Road Edinburgh EH12 6JQ
Phone number:	0131 313 0444
Email address:	<a href="mailto:survey@dhkk.co.uk">survey@dhkk.co.uk</a>
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



# property questionnaire

<b>Property address</b>	<b>Whitelaw Farm Baberton Road Juniper Green EH14 5AB</b>
-------------------------	---

<b>Seller(s) Please note this is a Probate sale.</b>	<b>Executor of Estate Mrs Anne Laidlaw f Nelisons Solicitors for Estate</b>
--	---

<b>Completion date of property questionnaire</b>	<b>26<sup>th</sup> February 2024</b>
--	--------------------------------------

# property questionnaire

<b>5.</b>	<b>Listed buildings</b>	
	Is your property a Listed Building, or contained within one (that is a building recognised and approved as being of special architectural or historical interest)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>6.</b>	<b>Alterations/additions/extensions</b>	
<b>a.</b>	<p>(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>If you have answered yes, please describe below the changes which you have made:</p> <p><b>Please note this is a probate property as far as we know no alterations have been carried out for quite some time</b></p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	<p>(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?</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 will arrange to obtain them:</p>	<input type="checkbox"/> Yes <input type="checkbox"/> No N/A
<b>b.</b>	<p>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>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	(i) Were the replacements the same shape and type as the ones you replaced?	<input type="checkbox"/> Yes <input type="checkbox"/> No N/A
	(ii) Did this work involve any changes to the window or door openings?	<input type="checkbox"/> Yes <input type="checkbox"/> No N/A
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed): N/A</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent. N/A</p>	

# property questionnaire

<b>10.</b>	<b>Services</b>																									
<p><b>a.</b> Please tick which services are connected to your property and give details of the supplier:</p> <table border="1"> <thead> <tr> <th>Services</th> <th>Connected</th> <th>Supplier</th> </tr> </thead> <tbody> <tr> <td>Gas or liquid petroleum gas</td> <td><b>Yes</b></td> <td><b>No contract in place but Jonstons oil used in past</b></td> </tr> <tr> <td>Water mains or private water supply</td> <td><b>Yes</b></td> <td><b>Scottish Water</b></td> </tr> <tr> <td>Electricity</td> <td><b>Yes</b></td> <td><b>Scottish Power</b></td> </tr> <tr> <td>Mains drainage</td> <td><b>No</b></td> <td></td> </tr> <tr> <td>Telephone</td> <td><b>Yes</b></td> <td><b>Currently with EE</b></td> </tr> <tr> <td>Cable TV or satellite</td> <td><b>No</b></td> <td></td> </tr> <tr> <td>Broadband</td> <td><b>Yes</b></td> <td><b>Currently with EE</b></td> </tr> </tbody> </table>			Services	Connected	Supplier	Gas or liquid petroleum gas	<b>Yes</b>	<b>No contract in place but Jonstons oil used in past</b>	Water mains or private water supply	<b>Yes</b>	<b>Scottish Water</b>	Electricity	<b>Yes</b>	<b>Scottish Power</b>	Mains drainage	<b>No</b>		Telephone	<b>Yes</b>	<b>Currently with EE</b>	Cable TV or satellite	<b>No</b>		Broadband	<b>Yes</b>	<b>Currently with EE</b>
Services	Connected	Supplier																								
Gas or liquid petroleum gas	<b>Yes</b>	<b>No contract in place but Jonstons oil used in past</b>																								
Water mains or private water supply	<b>Yes</b>	<b>Scottish Water</b>																								
Electricity	<b>Yes</b>	<b>Scottish Power</b>																								
Mains drainage	<b>No</b>																									
Telephone	<b>Yes</b>	<b>Currently with EE</b>																								
Cable TV or satellite	<b>No</b>																									
Broadband	<b>Yes</b>	<b>Currently with EE</b>																								
<b>b.</b>	Is there a septic tank system at your property? <u>If you have answered yes</u> , please answer the two questions below:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No																								
	(iv) Do you have appropriate consents for the discharge from your septic tank? <b>Septic tank has been in place way before current registration rules came into effect.</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't Know																								
	(v) Do you have a maintenance contract for your septic tank? <u>If you have answered yes</u> , please give details of the company with which you have a maintenance contract:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																								

# property questionnaire

<p><b>b.</b></p>	<p>Is there a common buildings insurance policy?</p> <p>If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No  <input type="checkbox"/> Don't Know</p> <p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <input type="checkbox"/> Don't Know</p>
<p><b>c.</b></p>	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, for example to a residents' association, or maintenance or stair fund.</p> <p><b>None</b></p>	
<p><b>13. Specialist works</b></p>		
<p><b>a.</b></p>	<p>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><u>If you have answered yes</u>, 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><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>
<p><b>b.</b></p>	<p>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><u>If you have answered yes</u>, please give details:</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>
<p><b>c.</b></p>	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> 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.</p> <p>Guarantees are held by:</p>	<p><input type="checkbox"/> Yes  <input type="checkbox"/> No  <b>N/A</b></p>

# property questionnaire

<b>16.</b>	<b>Notices that affect your property</b>	
In the past three years have you ever received a notice:		
<b>a.</b>	advising that the owner of a neighbouring property has made a planning application?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>b.</b>	that affects your property in some other way?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>c.</b>	that requires you to do any maintenance, repairs or improvements to your property?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<u>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 purchaser of your property.</u>		

## 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.**

*John D. Allen*

*on behalf of Anne Leidlau*

*6th March 2024*