

Single Survey

survey report on:

Property address	Tower House, Rothienorman, Inverurie, AB51 8UP
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Customer	Mrs L Reid
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Customer address	The Tower House, Rothienorman, Inverurie, AB51 8UP
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Prepared by	Allied Surveyors Scotland Ltd
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Date of inspection	3rd February 2025
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PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

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

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they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.1 DEFINITIONS

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

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

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

1. Information and scope of inspection

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

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

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

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

Description	The property comprises: (1) a detached 2 storey house; (2) buildings that include (a) double garage, workshop and attic accommodation, (b) triple garage with floored loft and (c) summer house; (3) approximately 24.5 acres of land, divided approximately between the house grounds of 2 acres, agricultural land of 11.5 acres and woodland of 11 acres.
Accommodation	Ground floor: vestibule with w.c off, reception hall/dining room, kitchen/dining room, utility room with w.c off, living room, sitting room. First floor: principal bedroom incorporating a living area within the bay with ensuite dressing room/w.c and ensuite shower room, bathroom, bedroom 2 with ensuite shower room, 2 bedrooms.
Gross internal floor area (m²)	The gross internal floor area of the house extends to approximately 283 square metres, split between the ground floor of 144 square metres and the first floor of 139 square metres.
Neighbourhood and location	The property lies on its own in a rural setting. Access to the property is taken from a public road between Cross of Jackston and Rothienorman along 400 metres of private road. Old Boghead Farm, whose steading footprint has been converted into a number of residential properties, is 200 metres to the north-west of the house. The property is located 3 miles from the village of Rothienorman (population 1,000) which has a primary school and convenience store and 9 miles to the north of Inverurie (population 14,500), which has a secondary school, wide range of shops and community facilities and a station of the Aberdeen - Inverness railway line. Aberdeen is 25 miles away.

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Age	The house was erected as a self-build between 2002 and 2012.
Weather	The weather was dry, partly sunny and partly overcast during the inspection. The report should be read in context of these weather conditions.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. There are no chimney stacks.
Roofing including roof space	Sloping roofs were visually inspected with the aid of binoculars where appropriate. 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. 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. The roof is pitched and clad with concrete interlocking tiles. External roof detail includes: concrete ridge sections incorporating a dry ventilated ridge system; lead lined valley gutters at roof junctions; timber fascias and soffits, with the front and rear soffits incorporating ventilation strips; plastic verge sections; bays of various designs off the main roof which have tiled roofs and sides, concrete ridge sections which where hipped are bed in cement, lead flashings and valleys, timber fascias and soffits and uPVC window facings; 1 front velux roof window. A limited head and shoulders inspection of the main roof space was made from a hatch in the landing ceiling. The roof is formed with timber trusses, overlaid with OSB sarking. There was approximately 250mm of mineral wool insulation laid between and over the joists of the flat part of the roof space.
Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. The rainwater fittings are black plastic. Gutters are half round, deep flow. Downpipes are round.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. The main walls are built with concrete blockwork. They are roughcast externally apart from sections that are faced with decorative precast concrete blocks which include the 2 storey pentagonal bay, either side of the front entrance, the 2 storey front bay and the base of each elevation up to floor level. The walls are approximately 420mm thick, including the internal wall lining.

Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The windows are understood to be Nordan windows and are timber framed double glazed casement windows, which incorporate metal sash strips along the base of each casement. The ground floor windows have top hinged upper casements. The first floor windows are single casements which are top hinged. Opening casements are fitted with press release mechanisms and locks.</p> <p>The landing window is a fixed timber framed double glazed casement window, which is leaded and part stained.</p> <p>There are two external doors: (i) front door, into vestibule - oak panel door with two leaded glazed upper panels, leaded glazed side panels and fanlight, slabbed external ramp up to front door; (ii) rear door, into utility room - solid timber door with opaque double glazed upper pane. Both doors are fitted with triple locking mechanisms.</p>
External decorations	<p>Visually inspected.</p> <p>The external joinery is stained.</p>
Conservatories / porches	<p>There are no conservatories or porches.</p>
Communal areas	<p>Circulation areas visually inspected.</p> <p>Parts of the stone access road are shared with other residential and farm users.</p>
Garages and permanent outbuildings	<p>Visually inspected.</p> <p>The buildings are built with similar finishes to the house and have concrete ground floors, concrete block walls mostly roughcast externally and pitched concrete tiled roofs. They include:</p> <p>(1) Building accommodating a double garage, workshop and attic accommodation, built in 2002: (a) one wing is a double garage, internal walls unlined, plasterboard lined ceiling, smooth floor finish, 2 metal vehicle up and over doors, plywood external door, 2 double glazed windows, internal floor area 38 square metres; (b) one wing is a workshop, internal walls and ceiling are plasterboard lined, smooth concrete floor, pair of plywood external doors, 5 double glazed windows, w.c in corner, 2 radiators, staircase to attic, 60 square metres; (c) attic accommodation - divided into 3 rooms, wholly plasterboard lined, double glazed gable window in each room, 62 square metres. It is understood that insulation has been incorporated within all lined walls and ceilings.</p> <p>(2) Triple garage, built around 2015: 3 up and over metal vehicle doors, a side plywood door, double glazed window in each gable on both floors, fixed stairway to loft, floored loft, ground floor 62 square metres, usable loft space 40 square metres.</p> <p>(3) Summer house: octagonal in shape with an internal diameter of</p>

Garages and permanent outbuildings	<p>3.7 metres, walls faced externally with decorative precast concrete blocks, timber framed double glazed casement windows, pair of Nordan timber and glazed external doors, divided internally into a seating area and store, interior of seating area has oak lined external walls, a pointed stone lined internal wall incorporating a mock fireplace and a vaulted timber boarded ceiling.</p> <p>Each of the buildings has an electrical installation, including consumer unit, lights and sockets.</p>
Outside areas and boundaries	<p>Visually inspected.</p> <p>The property is understood to include a block of land extending to approximately 24.5 acres.</p> <p>This is divided between: (a) the house grounds of around 2 acres - this includes a tarred parking area and yard at the rear of the house, most of the garden ground are low maintenance lawns and there are areas of spruce at the south-east side and the rear of the house; (b) a grass field of around 11.5 acres - this appears to be rylock fenced, has a water trough and several small areas of spruce adjoining the house grounds; (c) woodland of around 11 acres, of which (i) 10.5 acres are a block of mixed conifer and deciduous wood over the higher part of the land adjoining the public road, except for an unplanted strip through it where an electricity line passes and a small grass area at its north-east corner close to Cross of Jackston and (ii) 0.5 acres is a strip of deciduous woodland along the south-west boundary of the property, along the bottom of the grass field.</p> <p>Planning permission was granted on 24/03/2017 for the erection of a new 1.5 storey dwelling house on a grass area at the north-east corner of the property referred to above, close to Cross of Jackston. The Aberdeenshire Council planning application reference was APP/2016/3452. This permission is understood to have lapsed.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>The majority of the ceilings are lined with plasterboard. There are cornices and ceiling roses of varying depth and ornateness to the majority of the accommodation.</p> <p>The exception is the seating area bay of the principle bedroom, which has a vaulted ceiling lined with timber panelling.</p>
Internal walls	<p>Visually inspected from floor level.</p> <p>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</p> <p>The internal walls are lined with plasterboard.</p>

Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>The floors are suspended timber.</p> <p>An inverted head and shoulders inspection of the sub-floor was made from hatches at both the front and rear doors. The sub-floor depth at the front was 1100mm and at the rear was 450mm. The solum is lined with concrete, the edges of a damp proof sub-floor membrane were visible and there is glass wool insulation laid between the floor joists which is supported by OSB/plywood attached to the underside of the joists.</p> <p>The are sub-floor vents through each external wall.</p> <p>Fixed floor coverings include oak flooring on the ground floor to the hall/dining room, living room and sitting room and throughout the first floor except the bathrooms and dressing room/w.c.</p> <p>At the time of the inspection, most floors were covered with fitted carpets or floor coverings and the extent of the inspection of the floors was thus limited.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The kitchen is fitted with an extensive range of floor and wall units, which have oak doors and drawer fronts, oak-effect facings and laminate worktops with wall splash tiling. There is an island, of similar design to the units, which has cupboards and drawers along each side and at one end and an overhanging section of worktop at one end to create an eating area. Built-in electrical appliances include a double oven, microwave, island induction hob with extractor hood above and dishwasher.</p> <p>The utility room is small and is fitted with some floor and wall units which are of a similar design to the kitchen units.</p> <p>Internal doors are oak panel doors. Glazed upper panels are incorporated in the doors off the reception hall/dining room.</p> <p>There are oak skirting boards (the majority are deep boards with a moulded profile), facings and cills.</p> <p>The stairway is open off the reception hall/dining room and is a split stairway. It is built with oak treads and risers and has oak stairway and landing balustrades.</p> <p>There are built-in wardrobes/cupboards in each of the bedrooms, in the principal bedroom dressing room and off the reception hall and landing.</p>

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Chimney breasts and fireplaces	There are no chimney breasts or fireplaces.
Internal decorations	Visually inspected. The majority of the internal linings are painted plasterboard.
Cellars	There are no cellars.
Electricity	<p>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.</p> <p>The property is supplied with mains electricity.</p> <p>From an overhead mains line on the property, an underground mains cable is taken to an external meter box mounted on the rear wall of the double garage.</p> <p>The house consumer unit is located in an understair cupboard; this includes the main switch, 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>Each of the buildings has its own consumer unit.</p> <p>The house is fitted with an air heat recovery system, which has a heat recovery ventilation unit in the roof space that are connected to each room via ducting to ceiling mounted air valves; heat from air extracted from the 'wet' rooms of the house (such as the kitchen and bathrooms) is transferred to fresh air drawn in from outside which is then supplied as warm filtered fresh air through separate ducting to ventilate each habitable room, with the stale air discharged into the atmosphere.</p> <p>The house is fitted with a Duocac Simplici-T central vacuum system, with the central unit within an understair cupboard.</p>
Gas	Mains gas is not available to the property.
Water, plumbing, bathroom fittings	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property is supplied with private water.</p> <p>The supply is from an exclusive borehole which is within a small shed in the grounds that is built with brick walls, a pitched tiled roof, timber linings door and is insulated internally. Within this shed is a particle filter and a chemical correction vessel.</p> <p>The water system within the house is pressurised - there is no cold</p>

Water, plumbing, bathroom fittings	<p>water storage tank within the house. The internal water pipework inspected was copper, with that in the sub-floor lagged.</p> <p>There are three first floor bathrooms: (1) main bathroom - 3 piece suite, tiled shower cubicle with glazed door and fitted with a bar mixer shower, chrome towel radiator, small oak vanity unit with polished granite top; (ii) principal bedroom ensuite shower room - similar cubicle to main bathroom, w.c and hand basin built into unit with wood-effect doors and facings and laminate tops, chrome towel radiator; (iii) bedroom 2 ensuite shower room - similar cubicle to main bathroom, w.c built into similar unit to principal bedroom ensuite, hand basin, chrome towel radiator.</p> <p>There are three w.c's, each fitted with a w.c and hand basin. Two are on the ground floor, off the vestibule and utility room and one is off the principal bedroom.</p>
Heating and hot water	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The house is heated by an oil central heating system from a Grant Vortex Pro Utility System 25-36 boiler, which is dated 2010, floor mounted in the double garage and fitted with a balanced flue through the external wall. Oil is supplied from a 2,500 bunded plastic tank mounted on concrete flags close to the triple garage.</p> <p>The heating system is a wet system, via modern panel radiators. It is controlled by a programmer in the utility room and by thermostatically controlled valves fitted to the radiators.</p> <p>There is a 300 litre unvented hot water cylinder in a cupboard off the landing. The hot water is primarily heated by the central heating boiler, controlled by its programmer and is supplemented by an electric immersion heater.</p>
Drainage	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to a septic tank located within the grounds at the front of the house, 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>
Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Ceiling mounted detectors/alarms have been fitted as follows: smoke alarms in the reception hall, living room and first floor landing and a heat detector in the kitchen.</p>

Any additional limits to inspection	<p>For flats / maisonettes</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</p> <p>The inspection was limited by the presence of fitted floor coverings, furnishings and personal effects within the property.</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>
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Sectional Diagram showing elements of a typical house



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

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

Repair category	1
Notes	No evidence of settlement or structural movement was found affecting the house.



Dampness, rot and infestation

Repair category	1
Notes	<p>Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered.</p> <p>From a limited inspection that was possible of the structural timberwork within the house, no sign of decay or infestation was noted.</p>



Chimney stacks

Repair category	-
Notes	None.



Roofing including roof space

Repair category	1
Notes	<p>No significant defects were noted to the roof and that part of the roof space which was inspected.</p> <p>Ongoing roof maintenance will be required, including keeping valley gutters clear of debris and monitoring the condition of the roof tiles, metal flashings/valleys, and roof cement work.</p>



Rainwater fittings

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



Main walls

Repair category	1
Notes	No significant defects were noted to the main walls of the house.



Windows, external doors and joinery

Repair category	1
Notes	No significant defects were noted to the windows and external doors. A selection of window opening casements and the rear door were opened and found to operate effectively.



External decorations

Repair category	1
Notes	The decoration of the external joinery was found to be in good condition.



Conservatories/porches

Repair category	-
Notes	None.



Communal areas

Repair category	1
Notes	The private stone access road was found to be in reasonable condition. Due to its relatively steep gradient and the number of properties which use it, it is likely to require regular repair and maintenance in the future.



Garages and permanent outbuildings

Repair category	1
Notes	The outbuildings are modern (the building with the double garage, workshop and attic accommodation is around 23 years old and the triple garage is around 9 years old). No significant defects were noted to the exterior and interior of these buildings.



Outside areas and boundaries

Repair category	1
Notes	The house grounds and those parts of the agricultural field and woodland which were inspected, appeared to have been well maintained and no significant repair and maintenance issues were noted.



Ceilings

Repair category	1
Notes	No significant defects were noted to the ceilings. Some hairline cracking to several of the ceilings is in the process of being repaired and redecorated by the owner.



Internal walls

Repair category	1
Notes	No significant defects were noted to the internal wall linings.



Floors including sub-floors

Repair category	1
Notes	From a limited inspection that was possible of the floors and sub-floor, no significant defects were noted.



Internal joinery and kitchen fittings

Repair category	1
Notes	The kitchen and utility room fittings 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

Repair category	-
Notes	None.



Internal decorations

Repair category	1
Notes	The internal decoration was found to be in good condition.



Cellars

Repair category	-
Notes	None.



Electricity

Repair category	1
Notes	<p>No significant defects were noted to the visible parts of the electrical installation which were inspected.</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>No assessment has been made on the operation of the air heat recovery system and the central vacuum system.</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

Repair category	-
Notes	None.



Water, plumbing and bathroom fittings

Repair category	1
Notes	<p>It is recommended that prior to purchase, documentation be obtained stating that the water supply has been analysed recently 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>No significant defects were noted to the visible parts of the plumbing system that were inspected.</p> <p>The sanitary fittings in the three bathrooms and three w.c's were in good condition.</p>



Heating and hot water

Repair category	1
Notes	<p>No significant defects were noted to the visible parts of the central heating and hot water systems that were inspected.</p> <p>The owner advised that the central heating boiler was last serviced around October 2024. The boiler and the heating system (including the oil tank), should be serviced annually by a qualified heating engineer to ensure its safe and efficient operation.</p>



Drainage

Repair category	1
Notes	<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 owner advised that the septic tank was last emptied at the end of 2023. 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	-
Roofing including roof space	1
Rainwater fittings	1
Main walls	1
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	-
Communal areas	1
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	-
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.

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

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer

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.

It is understood that the house was erected between 2002-2012, the building accommodating the double garage, workshop and attic accommodation was erected in 2002 and the triple garage was erected around 2015; 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 the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available.

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.

It should be confirmed that the property has adequate servitude rights of access over the shared private road from the public road to the property and what liability the property has towards its upkeep, maintenance and repair.

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.

£1,200,000 (One Million Two Hundred 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:

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

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

Signed

Security Print Code [480087 = 1530]
Electronically signed

Single Survey

Report author	David Silcocks
Company name	Allied Surveyors Scotland Ltd
Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Date of report	7th February 2025

Mortgage Valuation Report



Property Address

Address Tower House, Rothienorman, Inverurie, AB51 8UP
Seller's Name Mrs L Reid
Date of Inspection 3rd February 2025

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) m² (Internal) m² (External)

Residential Element (greater than 40%) ☒ Yes ☐ No

Garage / Parking / Outbuildings

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

Permanent outbuildings:

Buildings, all built with a concrete ground floor, concrete block walls and pitched tiled roofs include: (1) building accommodating a double garage, workshop and attic accommodation (a) double garage - 38 square metres, (b) workshop - lined and insulated, with w.c, 60 square metres, (c) attic accommodation - 3 rooms, lined and insulated, 62 square metres; (2) triple garage - 62 square metres, floored loft - 40 square metres; (3) summer house - octagonal, 3.7 metre diameter.

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 Water ☐ Mains ☒ Private ☐ None
Electricity ☒ Mains ☐ Private ☐ None Gas ☐ Mains ☐ Private ☒ None
Central Heating ☒ Yes ☐ Partial ☐ None

Brief description of Central Heating:

Full oil central heating via a wet radiator system, controlled by a programmer and by radiator thermostatically controlled valves.

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: (1) a detached 2 storey house; (2) buildings that include (a) double garage, workshop and attic accommodation, (b) triple garage with floored loft and (c) summer house; (3) approximately 24.5 acres of land, divided approximately between the house grounds of 2 acres, agricultural land of 11.5 acres and woodland of 11 acres.

Other accommodation within the house referred to above includes a utility room.

The property lies on its own in a rural setting. Access to the property is taken from a public road between Cross of Jackston and Rothienorman along 400 metres of private road. Old Boghead Farm, whose steading footprint has been converted into a number of residential properties, is 200 metres to the north-west of the house.

The property is located 3 miles from the village of Rothienorman (population 1,000) which has a primary school and convenience store and 9 miles to the north of Inverurie (population 14,500), which has a secondary school, wide range of shops and community facilities and a station of the Aberdeen - Inverness railway line. Aberdeen is 25 miles away.

It is understood that the house was erected between 2002-2012, the building accommodating the double garage, workshop and attic accommodation was erected in 2002 and the triple garage was erected around 2015; 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 the supply is adequate in all respects and that a recent certificate confirming satisfactory testing of the water quality is available.

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.

It should be confirmed that the property has adequate servitude rights of access over the shared private road from the public road to the property and what liability the property has towards its upkeep, maintenance and repair.

Planning permission was granted on 24/03/2017 for the erection of a new 1.5 storey dwelling house on a grass area at the north-east corner of the property, close to Cross of Jackston. The Aberdeenshire Council planning application reference was APP/2016/3452. This permission is understood to have lapsed.

Factors which are likely to be significant in the market value of the property include: within commuting distance of Inverurie and Aberdeen; rural setting on its own with panoramic views including Bennachie; 400 metre long shared stone private access road which is relatively steep; substantial house with 8 habitable rooms, 3 bathrooms and an internal floor area of 284 square metres; house in good external and internal condition, and fitted internally to a good standard, including attractive oak joinery and decorative ceiling plasterwork; 2 modern, well equipped outbuildings that are presently used for garaging, workshop and storage but which are readily convertible to other uses (some may be subject to planning); block of 24.5 acres of land, including both agricultural land and woodland.

In the aftermath of the initial Covid-19 lock-down period from July 2020 onwards, local rural residential market activity increased significantly, with this leading to shorter marketing periods and an increase in values. However, from mid-2022 the residential property market generally experienced more difficult conditions caused by rising interest rates, inflation and the cost of living; these conditions largely extended through 2023 and 2024. During this period there has been little change in local residential property prices, though properties which have special features have fared better (such features might include location, view, setting, design and character, condition and repair, standard of fitting, size and quality of the grounds, its outbuildings).

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.

It should be noted that some lenders have restrictions on the land area they will accept for mortgage valuations and on property that will be occupied in full or part for business or commercial purposes.

Valuations

Market value in present condition £

Market value on completion of essential repairs £

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

Is a reinspection necessary? ☐ Yes ☒ No

Buy To Let Cases

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

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

Mortgage Valuation Report

Declaration

Signed	Security Print Code [480087 = 1530] Electronically signed by:-
Surveyor's name	David Silcocks
Professional qualifications	BSc, MRICS
Company name	Allied Surveyors Scotland Ltd
Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Telephone	01224 571163
Fax	01224 589042
Report date	7th February 2025

Property Questionnaire

PROPERTY ADDRESS:

TOWER HOUSE
ROTHENOLMAN
ABS1 8UP

SELLER(S):

SAVILL

COMPLETION DATE OF
PROPERTY QUESTIONNAIRE:

☐ PROPERTY QUESTIONNAIRE

NOTE FOR SELLERS

- Please complete this form carefully. It is important that your answers are correct.
- The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.

- If anything changes after you fill in this questionnaire but before the Date of Entry for the sale of your house, tell your solicitor or estate agent immediately.



PROPERTY QUESTIONNAIRE

Information to be given to prospective buyer(s)

1. Length of ownership		
	How long have you owned the property?	14 years
2. Council Tax		
	Which Council Tax band is your property in?	
	A B C D E F G H	G
3. Parking		
<p>What are the arrangements for parking at your property?</p> <p>(Please indicate all that apply)</p> <ul style="list-style-type: none"> • Garage ✓ • Allocated parking space • Driveway ✓ • Shared parking • On street • Resident permit • Metered parking • Other (please specify): 		
4. Conservation Area		

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/No/D on't know
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/No
6. Alterations / additions / extensions		
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)?		Yes/No
If you have answered yes, please describe the changes which you have made:		
(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?		Yes/No
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. 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>b. Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered yes, please answer the three questions below:</u></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</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>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	
<p>7. Central heating</p>	

☐

<p>a. 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). <u>If you have answered yes/partial – what kind of central heating is there?</u> (Examples: gas-fired, solid fuel, electric storage heating, gas warm air.) <u>If you have answered yes, please answer the 3 questions below:</u></p>	<p>Yes/No/Partial</p>
<p>b. When was your central heating system or partial central heating system installed?</p>	<p>2012</p>

c.	<p>Do you have a maintenance contract for the central heating system?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance agreement:</p>			Yes/No <u>No</u>
d.	<p>When was your maintenance agreement last renewed? (Please provide the month and year).</p>			
8.	Energy Performance Certificate			
	<p>Does your property have an Energy Performance Certificate which is less than 10 years old?</p>			Yes/No <u>No</u>
9.	Issues that may have affected your property			
a.	<p>Has there been any storm, flood, fire or other structural damage to your property while you have owned it?</p>			Yes/No <u>No</u>
	<p><u>If you have answered yes</u>, is the damage the subject of any outstanding insurance claim?</p>			Yes/No
b.	<p>Are you aware of the existence of asbestos in your property?</p>			Yes/No <u>No</u>
	<p><u>If you have answered yes</u>, please give details:</p>			
10.	Services			
a.	<p>Please tick which services are connected to your property and give details of the supplier:</p>			
	Services	Connected	Supplier	
	Gas / liquid petroleum gas			
	Water mains / private water supply	<u>YES</u> PRIVATE SUPPLY		

Electricity	yes	SCOTTISH POWER	
Mains drainage	no	SEPTIC TANK	
Telephone	YES	EE	
Cable TV / satellite	no		
Broadband	YES	EE	

- | | | |
|-----|--|-------------------------------|
| b. | <p>Is there a septic tank system at your property?</p> <p><u>If you have answered yes</u>, please answer the two questions below:</p> | <p>Yes/No</p> |
| c. | <p>Do you have appropriate consents for the discharge from your septic tank?</p> | <p>Yes/No/
Don't Know</p> |
| d. | <p>Do you have a maintenance contract for your septic tank?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance contract:</p> | <p>Yes/No</p> |
| 11. | <p>Responsibilities for Shared or Common Areas</p> | |

- | | | |
|----|---|-----------------------------------|
| a. | <p>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><u>If you have answered yes, please give details:</u></p> | <p>Yes/No/
Don't Know</p> |
| b. | <p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> | <p>Yes/No/
Not applicable</p> |

	<u>If you have answered yes, please give details:</u>	
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property?	Yes/No <u>No</u>
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? <u>If you have answered yes, please give details:</u>	Yes/No <u>No</u> N/A.
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? <u>If you have answered yes, please give details:</u>	Yes/No <u>No</u> N/A
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.) <u>If you have answered yes, please give details:</u>	Yes/No <u>unsure</u>
12.	Charges associated with your property	
a.	Is there a factor or property manager for your property? <u>If you have answered yes, please provide the name and address and give details of any deposit held and approximate charges:</u>	Yes/No <u>No</u>
b.	Is there a common buildings insurance policy?	Yes/No <u>No</u>

		Don't know
	If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?	Yes/No/Don't know
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.	
13. Specialist Works		
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? 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	Yes/No
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? If you have answered yes, please give details	Yes/No
c.	If you have answered yes to 13(a) or (b), do you have any guarantees relating to this work? If you have answered yes. these guarantees will be	Yes/No

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:

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

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):

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	
	<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p><u>If you have answered yes</u>, please give details:</p>	<p>Yes/No/ Don't Know</p>
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
	<u>If you have answered yes to any of a-c above</u> , 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) :

Linda Reid

.....

Date: 1 FEBRUARY 2025

Energy Performance Certificate (EPC)

Scotland

Dwellings

TOWER HOUSE, ROTHENORMAN, INVERURIE, AB51 8UP

Dwelling type: Detached house
Date of assessment: 03 February 2025
Date of certificate: 05 February 2025
Total floor area: 283 m²
Primary Energy Indicator: 182 kWh/m²/year

Reference number: 2515-5122-2430-2237-7206
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, oil

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 CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£9,747	See your recommendations report for more information
Over 3 years you could save*	£537	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
61	76

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 D (61)**. 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.

Very environmentally friendly - lower CO₂ emissions



Not environmentally friendly - higher CO₂ emissions

Current	Potential
55	70

Environmental Impact (CO₂) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band D (55)**. 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 Heating controls (room thermostat)	£350 - £450	£348.00
2 Solar water heating	£4,000 - £6,000	£186.00
3 Solar photovoltaic (PV) panels	£3,500 - £5,500	£1137.00

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 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	Solid brick, as built, insulated (assumed)	★★★★★	★★★★★
Roof	Pitched, 250 mm loft insulation	★★★★☆	★★★★☆
Floor	Suspended, insulated (assumed)	—	—
Windows	Fully double glazed	★★★★☆	★★★★☆
Main heating	Boiler and radiators, oil	★★★☆☆	★★★☆☆
Main heating controls	Programmer, TRVs and bypass	★★★☆☆	★★★☆☆
Secondary heating	None	—	—
Hot water	From main system	★★★☆☆	★★★☆☆
Lighting	Low energy lighting in 93% 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, CO₂ 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 43 kg CO₂/m²/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 12 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 3.3 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	£8,616 over 3 years	£8,313 over 3 years	
Hot water	£552 over 3 years	£318 over 3 years	
Lighting	£579 over 3 years	£579 over 3 years	
Totals	£9,747	£9,210	

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 Upgrade heating controls	£350 - £450	£116		
2 Solar water heating	£4,000 - £6,000	£62		
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£379		
4 Wind turbine	£15,000 - £25,000	£865		

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.

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 Heating controls (room thermostat)

The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat. 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 heating engineer.

2 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.

3 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.

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.

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: There are none provided for this home

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)	25,099	N/A	N/A	N/A
Water heating (kWh per year)	2,585			

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), 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 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 Ltd
Address:	Marywell House 29-31 Marywell Street Aberdeen AB11 6JE
Phone number:	01224 571163
Email address:	aberdeen@alliedsurveyorsscotland.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, 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.

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
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