

Burnend Cottage,  
Forglen,  
TURRIFF,  
AB53 4LB

# Home Report



**DM HALL**

Burnend Cottage,  
Forglen,  
TURRIFF,  
AB53 4LB

# Single Survey



**DM HALL**

## Survey Report on:

<b>Property Address</b>	Burnend Cottage, Forglen, TURRIFF, AB53 4LB
<b>Reference</b>	1531269
<b>Customer Name</b>	& Lady Marnoch
<b>Date of Inspection</b>	22nd April 2026
<b>Surveyor's name, qualifications and office</b>	Darroch Robertson BSc (Hons) MRICS DM Hall LLP Chartered Surveyors 64 Market Place Inverurie AB51 3XN  Tel: 01467 624393  email: inverurieresidential@dmhall.co.uk
<b>Prepared By</b>	DM Hall LLP

## SINGLE SURVEY TERMS AND CONDITIONS (WITH MVR)

### PART 1 - GENERAL

#### 1.1 THE SURVEYORS

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

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

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

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

The individual Surveyor will be a member of the Royal Institution of Chartered Surveyors who is competent to survey, value and report upon Residential Property.<sup>1</sup>

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

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

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

## 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.

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

## **1.6 INTELLECTUAL PROPERTY**

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

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

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.

## 1.10 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 an asset or liability should exchange on the valuation date, between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where 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 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.

- 2.3.1 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.
- 2.3.2 Category 2:** Repairs or replacement requiring future attention, but estimates are still advised.
- 2.3.3 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, they 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 reinstatement cost, as defined below.

*“Market value” The estimated amount for which an asset or liability should exchange on the valuation date, between a willing buyer and a willing seller in an arm’s length transaction,*

*after proper marketing and where 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.

"Reinstatement 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 will not be inspected or reported on.

<b>Description</b>	The property is a one and a half storey detached house.
<b>Accommodation</b>	Ground Floor: Entrance Hallway, Living and Dining Room on semi open plan, Dining Kitchen, Main Bedroom with Ensuite Shower Room, Bedroom, Bathroom.  First Floor: Landing, Two Bedrooms.
<b>Gross Internal Floor Area (m2)</b>	Approximately 153m2, excluding conservatory 12m2 or thereby.
<b>Neighbourhood and Location</b>	The property is located in the rural area of Forglen in an elevated position, surrounded by open countryside and benefiting from open views across the Devron Valley and overlooking the River Devon to the front.  A range of facilities can be obtained in the town of Turriff within reasonable commuting distance.
<b>Age</b>	Built originally around 1900.
<b>Weather</b>	It was clear and dry, following a period of mixed weather conditions.
<b>Chimney Stacks</b>	<b>Visually inspected with the aid of binoculars where appropriate.</b>  There are multiple chimney stacks of masonry construction, externally rendered. The flashings and fillets are of cement and metal.

<b>Roofing including Roof Space</b>	<p>Sloping roofs were visually inspected with the aid of binoculars where appropriate.</p> <p>Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.</p> <p>If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.</p> <p>The roof is pitched and clad in slates, ridges are formed in tile and valleys are lined with lead materials.</p> <p>The original property roof space is accessed via a hatch in the small first floor bedroom. The roof is of a timber framed construction overlaid in timber board. The roof space is insulated. The inspection was carried out from a head and shoulders view only due to the restricted space available.</p> <p>The rear extension roof is pitched and clad in slates. Access is gained via a hatch in the hallway. The roof is framed and timber joists and rafters overlaid with timber board sarking. Insulation is laid between ceiling joists.</p>
<b>Rainwater Fittings</b>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>The gutters are of a PVC, half round design with PVC, round downpipes.</p>
<b>Main Walls</b>	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The property is of traditional solid stone construction with an external pointed and roughcast finish. The rear extension appears to be of traditional solid concrete block construction, externally roughcast.</p>
<b>Windows, External Doors and Joinery</b>	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>The windows are mainly of double glazed, timber frame</p>

	<p>type. A glass block section of wall provides daylight to the entrance hallway. There are some double and single glazed roof light windows.</p> <p>The main access door is of a timber panelled design.</p> <p>The soffits and fascias are formed in timber.</p>
<b>External Decorations</b>	<p><b>Visually inspected.</b></p> <p>The external timbers are painted.</p>
<b>Conservatories and Porches</b>	<p><b>Visually inspected.</b></p> <p>There is a conservatory at the front of the property. This is formed with block base walls, with timber, single glazed windows and a mono-pitched, polycarbonate roof. A upvc framed door provides access to the garden.</p>
<b>Communal Areas</b>	<p>There are no communal areas.</p>
<b>Garages and Permanent Outbuildings</b>	<p><b>Visually inspected.</b></p> <p>The property has a large single integral garage. Vehicle access is via a metal door. Internal access is via the kitchen. A stainless steel sink unit is located at the rear of the garage, as is the central heating boiler and the electric consumer unit and meter. A hatch in the garage ceiling provides access to a floored and lined loft space.</p>
<b>Outside Areas and Boundaries</b>	<p><b>Visually inspected.</b></p> <p>The property occupies an extremely pleasant elevated site, which slopes/ terraces downwards from north to south and has garden areas to the front, sides and rear which are landscaped to accommodate the topography of surrounding grounds and are well stocked in a variety of plants and shrubs and surfaced in grass, chip stones and paving, with stone and block retaining walls at changes in level. There are also mature trees on site.</p> <p>The boundaries are formed in stone walls, including a 'ha-ha' wall to the south with electric fence along the top (to prevent cattle from damaging the dyke) as well as post and wire fencing, hedging and metal gates.</p> <p>There is a drive and parking area surfaced in tarmac and concrete paving.</p>

<p><b>Ceilings</b></p>	<p><b>Visually inspected from floor level.</b></p> <p>The ceilings are formed in plasterboard. There are exposed timber beams in place in some rooms.</p>
<p><b>Internal Walls</b></p>	<p><b>Visually inspected from floor level.</b></p> <p><b>Using a moisture meter, walls were randomly tested for dampness where considered appropriate.</b></p> <p>The internal walls are lined with plasterboard. There is a stone feature wall in the living/ dining room.</p>
<p><b>Floors including Sub-floors</b></p>	<p><b>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p>The floors are of suspended timber construction. No sub floor access was available.</p>
<p><b>Internal Joinery and Kitchen Fittings</b></p>	<p><b>Built-in cupboards were looked into, but no stored items were moved.</b></p> <p><b>Kitchen units were visually inspected excluding appliances.</b></p> <p>The internal doors consist of a flush timber and timber-glazed type. The door facings and skirting boards are of a flush timber style.</p> <p>The open tread stairs are formed in timber with a timber handrail.</p> <p>The kitchen is fitted with a range of base and wall mounted units with laminate worktops.</p>
<p><b>Chimney Breasts and Fireplaces</b></p>	<p><b>Visually inspected.</b></p> <p><b>No testing of the flues or fittings was carried out.</b></p> <p>There is an open fireplace in the living room with a slate hearth</p>

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<b>Internal Decorations</b>	<p><b>Visually inspected.</b></p> <p>The internal walls and ceilings have a papered and painted finish. The internal joinery is finished in paint and varnish. There are internal surfaces clad with tiling and panelling.</p>
<b>Cellars</b>	There are no cellars.
<b>Electricity</b>	<p><b>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</b></p> <p>Mains supply installed. The electricity consumer unit is located in garage. The electricity meter is located adjacent. A range of 13amp sockets are distributed throughout the property.</p>
<b>Gas</b>	There is no gas supply.
<b>Water, Plumbing and Bathroom Fittings</b>	<p><b>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>Water is presumed to be connected to the mains supply. Visible pipework is made with copper and PVC materials.</p> <p>The bathroom is fitted with a WC, wash hand basin and bath with mixer shower.</p> <p>The ensuite shower room is fitted with a WC, wash hand basin and shower cubicle with mixer shower.</p> <p>A stainless steel sink unit is fitted within the kitchen.</p>
<b>Heating and Hot Water</b>	<p><b>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>There is an oil fired, Worcester Danesmoor central heating</p>

	<p>boiler located within the garage.</p> <p>This supplies a system of radiators throughout the property. The boiler also appears to supply domestic hot water through a hot water tank in the loft space over the garage.</p> <p>The central heating system is controlled by a programmer and thermostatic valves on radiators.</p> <p>The oil tank serving the system is located adjacent to the driveway at high level.</p>
<p><b>Drainage</b></p>	<p><b>Drainage covers etc were not lifted.</b></p> <p><b>Neither drains nor drainage systems were tested.</b></p> <p>Drainage is to a private septic tank however its position could not be determined. This has not been inspected or tested.</p>
<p><b>Fire, Smoke and Burglar Alarms</b></p>	<p><b>Visually inspected.</b></p> <p><b>No tests whatsoever were carried out to the system or appliances.</b></p> <p>There are smoke detectors fitted within the property.</p> <p>Legislation by the Scottish Government, which took effect from February 2022, requires all residential properties to have a system of inter-linked smoke alarms and heat detectors. Carbon monoxide detectors are also required where appropriate. Purchasers should appraise themselves of the requirements of this legislation, and engage with appropriately accredited contractors to ensure compliance.</p> <p>There is a security alarm system installed.</p>
<p><b>Any Additional Limits to Inspection</b></p>	<p>The property was occupied, fully furnished and all floors were covered. Consequently, the inspection of the flooring and other elements was restricted.</p> <p>In accordance with Health and Safety Guidelines, we have not disturbed insulation or furniture and floor coverings have not been moved. Where present, personal effects within cupboards and wardrobes have not been moved, therefore limiting the inspection.</p> <p>We were unable to inspect the sub floor area as no suitable access hatch was available.</p>

The physical inspection of the roof void area was restricted due to insulation material, the limited size of the space to the eaves and a lack of suitable crawl boards. As a result, the roof void areas were only viewed from the access hatches.

Parts of the property, which are covered, unexposed or inaccessible, cannot be guaranteed to be free from defect.

We have not carried out an inspection for Japanese Knotweed and unless otherwise stated, for the purposes of the valuation we have assumed that there is no Japanese Knotweed or other invasive plants within the boundaries of the property or in neighbouring properties.

The report does not include an asbestos inspection. However asbestos was widely used in the building industry until around 2000, when it became a banned substance. If the possibility of asbestos based products has been reported within the limitations of the inspection and you have concerns, you should engage a qualified asbestos surveyor.

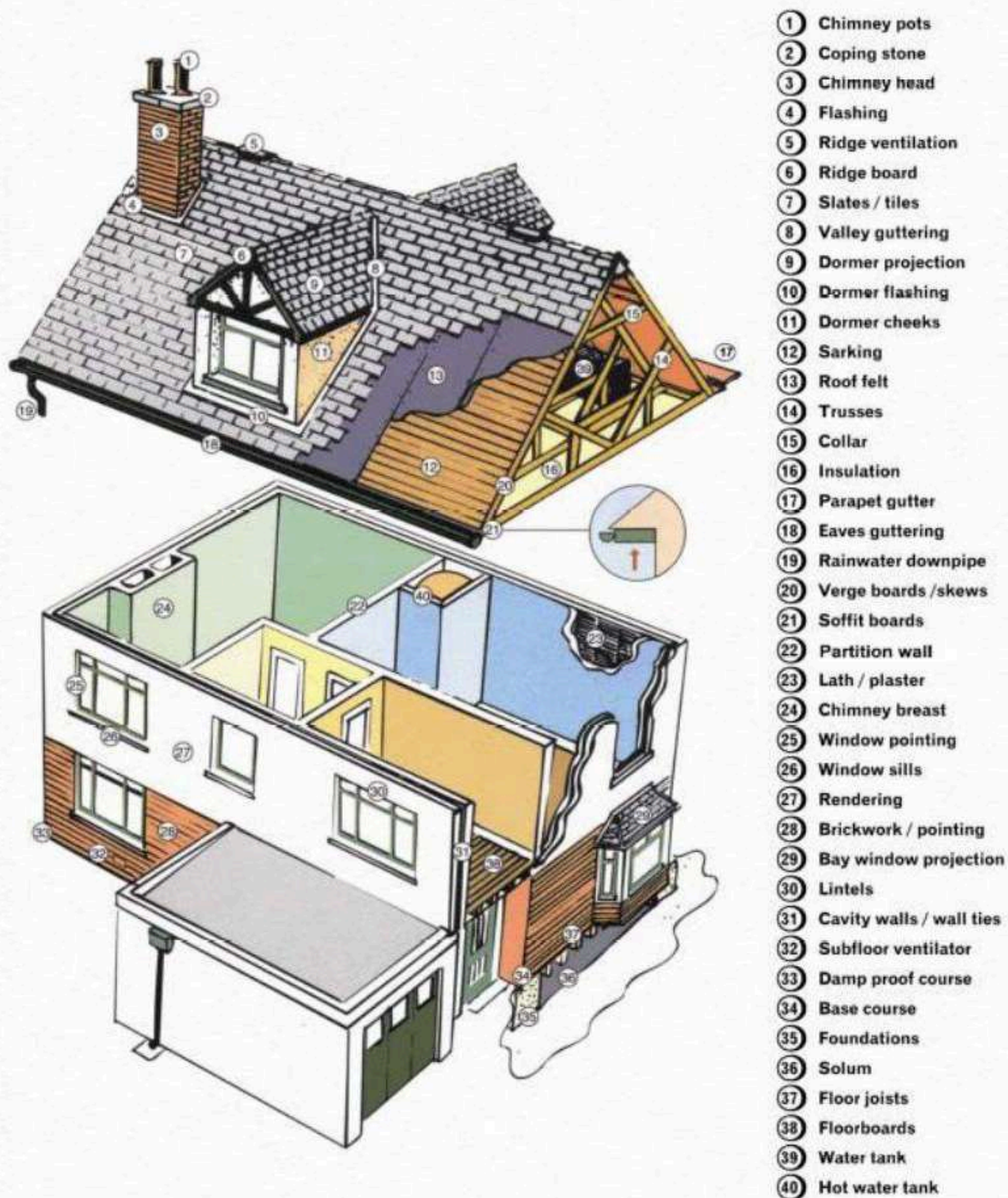
Random testing for dampness was undertaken internally with the use of a moisture meter where accessible and considered appropriate.

Concealed areas beneath and around sanitary fittings were not visible. Due to the presence of water, there is an inherent risk of leakage and resultant damage to concealed areas which may only become apparent when the building fabric is opened up for examination.

The inspection is not a fire or life safety risk assessment and should not be relied on as a risk assessment inspection. Further advice should be sought if a specific risk assessment of the property and building that it forms part of is required.

Where repairs are required at height compliance with Health and Safety legislation often requires the use of scaffolding which can significantly impact on the cost of repair. Pricing repairs is outwith the remit of this report but it would be prudent to consider costs and budgeting before offering. The various trades can advise further.

## 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.

## 2. CONDITION

This section identifies problems and tells you about the urgency of any repairs by using one of the following 3 categories:

Category 3	Category 2	Category 1
<b>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.</b>	<b>Repairs or replacement requiring future attention, but estimates are still advised.</b>	<b>No immediate action or repair is needed.</b>

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

Dampness, Rot and Infestation	
Repair Category	<b>1</b>
Notes	We noted evidence of wood-boring insect flight holes to visible roof timbers which appeared inactive. It should be confirmed if any treatment has been undertaken. In the absence of any treatment documentation, a timber treatment specialist can advise further.

Chimney Stacks	
Repair Category	<b>1</b>
Notes	Within the limits of the inspection, no significant defects were evident to the visible sections of the chimney stacks. A close quarters inspection by a roofing contractor may reveal defects not visible from ground level. Ongoing repair and maintenance should be expected.

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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.

Roofing including Roof Space	
Repair Category	2
Notes	<p>There are various chipped, slipped, squint and uneven slates and sections of ridge are eroded. The roof light is corroded. A reputable roofing contractor can be asked to investigate and implement all required repairs. Inspection at close quarters may reveal more extensive deterioration, especially where materials are original.</p> <p>Expanded polystyrene board has been utilised as insulation in various areas within the roof space. This may constitute a fire hazard.</p> <p>There is evidence of past mouse activity, indicated by damage to foam pipe insulation in the rear eaves and which is typical in properties situated in rural positions such as this.</p>

Rainwater Fittings	
Repair Category	1
Notes	<p>No significant defects evident. The effectiveness of the rainwater fittings cannot be commented on as it was not raining. A section of gutter at the rear wing is slightly distorted and it should be checked that water discharges correctly from the rear valley and adjoining gutters, into the drainage hopper beneath during heavy rainfall</p>

# Single Survey

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.

Main Walls	
Repair Category	2
Notes	<p>Masonry surfaces and pointing are eroded. A building contractor can be asked to inspect and provide cost estimates for all required work.</p> <p>There is plant growth on external walls. This should be cut back and maintained to prevent any damage being caused to the building fabric. The building fabric behind plant growth has not been seen and may require remedial work.</p>

Windows, External Doors and Joinery	
Repair Category	2
Notes	<p>There is a degree of general wear and tear to the installation consistent with age and use. It should be appreciated that double glazed replacement windows can be problematic and over time the operations can be affected and the opening mechanisms damaged. Ongoing maintenance should be anticipated.</p> <p>The seals of a Velux double glazed unit has failed, resulting in condensation between the panes of glass. This unit can be repaired/replaced by a glazing contractor.</p> <p>External joinery including eaves timbers are affected by decay to varying degrees. A joiner can advise on all necessary repairs.</p>

External Decorations	
Repair Category	2
Notes	<p>Outside paintwork has deteriorated in places and redecoration is now required. Regular re-painting of external joinery finishes will prolong their lifespan.</p>

# Single Survey

Category 3	Category 2	Category 1
<b>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.</b>	<b>Repairs or replacement requiring future attention, but estimates are still advised.</b>	<b>No immediate action or repair is needed.</b>

Conservatories and Porches	
Repair Category	1
Notes	The conservatory is of a relatively lightweight construction. Such structures typically require vigilant ongoing maintenance to glazing junctions, sealants etc. in order to maintain them in a fully watertight condition.

Communal Areas	
Repair Category	N/A
Notes	Not applicable.

Garages and Permanent Outbuildings	
Repair Category	1
Notes	<p>The timber doors at the internal door to the garage and the garage cupboard are faced with a board on one side which may contain asbestos based materials. See information on Asbestos in the Limitations of Inspection section above.</p> <p>There is damaged and missing plaster within the loft space over the garage and woodworm to timbers in the same area and polystyrene board, which may constitute a fire hazard.</p>

Outside Areas and Boundaries	
Repair Category	1
Notes	There are areas of uneven and cracked paving as well as sections of localised movement at stone retaining walls and ongoing maintenance should be anticipated.

# Single Survey

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.

Ceilings	
Repair Category	1
Notes	No significant defects evident.

Internal Walls	
Repair Category	1
Notes	No significant defects evident.

Floors including Sub-floors	
Repair Category	1
Notes	No significant defects evident.  It is not unusual to discover areas of past water spillage when floor coverings are removed in kitchen and bathroom compartments, revealing the need for further repair and maintenance work.

Internal Joinery and Kitchen Fittings	
Repair Category	2
Notes	The design of the stair with no balustrade is unlikely to comply with current building standards and may constitute a safety hazard.  There is wear and tear to internal joinery finishes in places. Fitted kitchen units are of an older vintage. An incoming occupier can upgrade/replace to their own personal taste.

# Single Survey

Category 3	Category 2	Category 1
<b>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.</b>	<b>Repairs or replacement requiring future attention, but estimates are still advised.</b>	<b>No immediate action or repair is needed.</b>

Chimney Breasts and Fireplaces	
Repair Category	1
Notes	No significant defects evident. Flues should ideally be swept and tested on an annual basis.

Internal Decorations	
Repair Category	1
Notes	No significant defects evident. Decorative finishes are of mixed age and style and an incoming occupier can redecorate to their own personal taste.

Cellars	
Repair Category	N/A
Notes	Not applicable.

Electricity	
Repair Category	1
Notes	No significant defects evident. It is recommended that all electrical installations be checked every five years or on change of ownership to keep up to date with frequent changes in Safety Regulations. Further advice will be available from a qualified NICEIC/ SELECT registered Contractor. It should be appreciated that only recently constructed or rewired properties will have installations which fully comply with IET regulations.

# Single Survey

Category 3	Category 2	Category 1
<b>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.</b>	<b>Repairs or replacement requiring future attention, but estimates are still advised.</b>	<b>No immediate action or repair is needed.</b>

Gas	
Repair Category	N/A
Notes	Not applicable.

Water, Plumbing and Bathroom Fittings	
Repair Category	1
Notes	The sanitary fittings appear in serviceable condition from our visual inspection although no tests were carried out.

Heating and Hot Water	
Repair Category	1
Notes	<p>No significant defects evident. It is assumed that the heating and hot water systems have been installed in accordance with all relevant regulations and thereafter maintained on a regular basis. A copy of any relevant documentation in this regard should be obtained.</p> <p>It is common practice for purchasers to have systems checked by an engineer immediately upon taking ownership, as stated in most offers to purchase used by conveyancers.</p> <p>Boilers and central heating systems should be tested and serviced by a Oftec oil registered engineer on an annual basis to ensure their safe and efficient operation.</p> <p>The positioning of the oil storage tank may not comply with current off tech recommended standards.</p>

# Single Survey

Category 3	Category 2	Category 1
<b>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.</b>	<b>Repairs or replacement requiring future attention, but estimates are still advised.</b>	<b>No immediate action or repair is needed.</b>

Drainage	
Repair Category	1
Notes	No significant surface defects evident. It is assumed that the septic tank is registered and has been suitably maintained. A copy of relevant documentation in this regard should be obtained prior to purchase. Regular inspection and maintenance should be anticipated.

# 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 comments above for detailed information.

Structural Movement	1
Dampness, Rot and Infestation	1
Chimney Stacks	1
Roofing including Roof Space	2
Rainwater Fittings	1
Main Walls	2
Windows, External Doors and Joinery	2
External Decorations	2
Conservatories and Porches	1
Communal Areas	N/A
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	2
Chimney Breasts and Fireplaces	1
Internal Decorations	1
Cellars	N/A
Electricity	1
Gas	N/A
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 floor.
2. Are there three steps or fewer to a main entrance door of the property?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
3. Is there a lift to the main entrance door of the property?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
4. Are all door openings greater than 750mm?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
5. Is there a toilet on the same level as the living room and kitchen?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
6. Is there a toilet on the same level as a bedroom?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
7. Are all rooms on the same level with no internal steps or stairs?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

## 4. VALUATION AND CONVEYANCER ISSUES

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

### Matters for a Solicitor or Licensed Conveyancer

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

Alterations to the property, within the limitations of our inspection, appear to be historic, having taken place in excess of twenty years ago.

Drainage is to a septic tank. It is assumed that the tank is registered with SEPA. The position regarding age, location, condition and maintenance history should be clarified.

We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate.

Absolute ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

The full extent of the site and position of boundaries should be carefully checked with reference to the titles.

### Estimated Reinstatement Cost (£) for Insurance Purposes

Five Hundred and Sixty Thousand Pounds:  
£560,000

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

### Valuation (£) and Market Comments

Two Hundred and Eighty Thousand Pounds:  
£280,000

The stated market valuation reflects prevailing market conditions and recent sales evidence.


<b>Report author:</b>	Darroch Robertson BSc (Hons) MRICS
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<b>Company name:</b>	DM Hall LLP
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<b>Address:</b>	DM Hall LLP Chartered Surveyors 64 Market Place Inverurie AB51 3XN
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	Tel: 01467 624393
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# Single Survey

	email: <a href="mailto:inverurieresidential@dmhall.co.uk">inverurieresidential@dmhall.co.uk</a>
<b>Signed:</b>	
<b>Date of report:</b>	22nd April 2026

Burnend Cottage, Forglen,  
TURRIFF, AB53 4LB

# Mortgage Valuation Report



**DM HALL**

# Mortgage Valuation Report

Property Address: Burnend Cottage, Forglen, TURRIFF, AB53 4LB

Date of Inspection: 22nd April 2026

Reference: 1531269

## Location & Description

### 1. Location:

The property is located in the rural area of Forglen in an elevated position, surrounded by open countryside and benefiting from open views across the Devron Valley and overlooking the River Devon to the front.

A range of facilities can be obtained in the town of Turriff within reasonable commuting distance.

### 2. Description:

The property is a one and a half storey detached house.

### 3. Age:

Built originally around 1900.

### 4. Main Construction:

Walls: Solid stone.

Roof: Pitched and slated.

### 5. Accommodation:

Ground Floor: Entrance Hallway, Living and Dining Room on semi open plan, Dining Kitchen, Main Bedroom with Ensuite Shower Room, Bedroom, Bathroom.

First Floor: Landing, Two Bedrooms.

### 6. Floor Area - excluding garages and outbuildings:

Gross internal floor area: 153

Gross external floor area:

### 7. Garage and Outbuildings:

Single integral garage.

# Mortgage Valuation Report

## Services / Roads

### 8 Main Service:

Water:	Yes:	<input checked="" type="checkbox"/>	No:	<input type="checkbox"/>
Electricity:	Yes:	<input checked="" type="checkbox"/>	No:	<input type="checkbox"/>
Gas:	Yes:	<input type="checkbox"/>	No:	<input checked="" type="checkbox"/>
Drainage:	Yes:	<input type="checkbox"/>	No:	<input checked="" type="checkbox"/>

For comments on non-mains services, see section 15.

### 8a. Heating:

Oil fired boiler.

### 9. Roads - assumed adopted (If no see section 15. General Remarks)

Yes:  No:

## General Condition

### 10. Essential Repairs - comments confined to defects which would materially affect the property and/or value/suitably for mortgage purposes.

None apparent.

Retention: Yes:  No:

Retention amount:

### 11. Subsidence, Settlement and Landslip:

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

### 12. General Condition:

The property appeared to be in a condition generally consistent with its age and type. Some works of repair and maintenance are required and a degree of modernisation would be beneficial.

## Legal & Other Matters

### 13. Alterations: Has the property been extended/converted/altered? (If yes, see section 15)

Yes:  No:

# Mortgage Valuation Report

## 14. Tenure - assumed ownership with marketable title (If no, see section 15)

Yes:

No:

## 15. General Remarks:

Where items of maintenance or repair have been identified, the purchaser should satisfy themselves as to the costs and implications of these issues prior to making an offer to purchase.

Alterations to the property, within the limitations of our inspection, appear to be historic, having taken place in excess of twenty years ago.

Drainage is to a septic tank. It is assumed that the tank is registered with SEPA. The position regarding age, location, condition and maintenance history should be clarified.

We are unaware of any adverse planning proposals affecting the subjects although this should be confirmed by obtaining a Property Enquiry Certificate.

Absolute ownership assumed. We are unaware of any easements, servitudes or rights of way which may adversely affect the property. This point should be confirmed by reference to the Title Deeds.

The full extent of the site and position of boundaries should be carefully checked with reference to the titles.

## 16. Comments on Mortgageability:

The property is considered suitable for mortgage purposes subject, as always, to the policy of the individual lender.

## Valuation & Insurance

### 17.1 Valuation in present condition (words and figures):

Two Hundred and Eighty Thousand Pounds: £280,000

### 17.2 Valuation upon completion of any works required under section 9 (words and figures):

### 17.3 Insurance reinstatement: Approximate current reinstatement cost including site clearance and professional fees, excluding VAT except on fees. (words and figures):

Five Hundred and Sixty Thousand Pounds: £560,000

## 18. Declaration:

Signed:



# Mortgage Valuation Report

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Valuer's name and Qualifications: Darroch Robertson BSc (Hons) MRICS 1119355

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Date: 22nd April 2026

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Office Address: DM Hall LLP Chartered Surveyors  
64 Market Place  
Inverurie  
AB51 3XN

Tel: 01467 624393

email: [inverurieresidential@dmhall.co.uk](mailto:inverurieresidential@dmhall.co.uk)

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DM Hall LLP, a Limited Liability Partnership registered in Scotland with Registration number SO301144

A full list of members can be obtained from the head office, 17 Corstorphine Road, Edinburgh EH12 6DD. 0131 477 6000

DM Hall has a network of offices across Scotland and offices in Carlisle, Kendal and Cornwall

Regulated by RICS



**RICS**<sup>®</sup>

Registered  
valuer



# Property Questionnaire

# Property Questionnaire

**Property Address:**

BURNEND COTTAGE , FORGLEN , TURRIFF , AB53 4LB

**Seller(s):**

RT. HON. LORD + LADY MARNOCH

\*NOTE: BY THE TIME OF  
SALE THE TITLE TO THE  
PROPERTY WILL BE IN THE

SOLE NAME OF  
LADY MARNOCH

**Completion Date of 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

## 1. Length of ownership

How long have you owned the property?

IN EXCESS OF 30 YEARS

## 2. Council Tax

Which Council Tax band is your property in?

BAND E

## 3. Parking

What are the arrangements for parking at your property? (Please indicate all that apply)

Garage	YES	Allocated parking space		Driveway	YES
Shared parking		On street		Resident permit	
Metered parking		Other:			

## 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)?

NOT SO FAR AS I AM AWARE

## 5. Listed Building

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)?

NO

## 6. Alterations/additions/extensions

# Property Questionnaire

**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. (1) WE OPENED UP A SECOND BEDROOM AT ATTIC LEVEL  
(2) WE CONVERTED THE SHOWER ROOM TO A WET ROOM

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?**

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.

**B. Have you had replacement windows, doors, patio doors or double glazing installed in your property?**

ONE REAR DOOR

YES

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

(i) Were the replacements the same shape and type as the ones you replaced?

SAME SHAPE BUT PVC IN PLACE OF WOOD

(ii) Did this work involve any changes to the window or door openings?

NO

(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):

APPROX 10 YEARS AGO

Please give any guarantees which you received for this work to your solicitor or estate agent.

# Property Questionnaire

## 7. Central Heating

**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).

YES

**If you, have answered yes/partial – what kind of central heating is there?** (Examples: gas-fired, solid fuel, electric storage heating, gas warm air)

OIL-FIRED

**If you have answered yes, please answer the 3 questions below:**

**B. When was your central heating system or partial central heating system installed?**

3/4 YRS AGO

**C. Do you have a maintenance contract for the central heating system?**

YES

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

GARY COWIE  
CUMINESTOWN

**D. When was your maintenance agreement last renewed?** (Please provide the month and year).

INFORMALLY IN THE AUTUMN 2025

# Property Questionnaire

## 8. Energy Performance Certificate

Does your property have an Energy Performance Certificate which is less than 10 years old?

NOT SO FAR AS I AM AWARE  
IT IS POSSIBLE THAT THE INSTALLER,  
GARY COWIE, HAS ONE

## 9. Issues that may have affected your property

Has there been any storm, flood, fire or other structural damage to your property while you have owned it?

NO

If you have answered yes, is the damage the subject of any outstanding insurance claim?

Are you aware of the existence of asbestos in your property?

NO

If you have answered yes, please give details:

## 10. Services

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

Services	Connected	Supplier
Gas/liquid petroleum gas		
Water mains/private water supply	MAINS	ABERDEENSHIRE COUNCIL
Electricity	YES	OVO ENERGY
Mains Drainage	NO	
Telephone	YES	B.T.
Cable TV/Satellite	SATELLITE	SKY
Broadband	YES	B.T.

# Property Questionnaire

**Is there a septic tank system at your property?**

YES

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

**Do you have appropriate consents for the discharge from your septic tank?**

UNKNOWN - BUT THE TANK WAS IN PLACE WHEN WE TOOK OWNERSHIP

**Do you have a maintenance contract for your septic tank?**

NO

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

## 11. Responsibilities for a Shared or Common Areas

**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?**

NO

If you have answered yes, please give details:

**Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?**

NO

If you have answered yes, please give details:

**Has there been any major repair or replacement of any part of the roof during the time you have owned the property?**

NO

**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?**

NO

If you have answered yes, please give details:

**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?**

NO

If you have answered yes, please give details:

# Property Questionnaire

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.)

NO

If you have answered yes, please give details:

## 12. Charges associated with your property

- a. Is there a factor or property manager for your property?

NO

If you have answered yes, please provide the name and address and give details of any deposit held and approximate charges:

- b. Is there a common buildings insurance policy?

NO

If you have answered yes, is the cost of the insurance included in your monthly/annual factor's charges?

- c. Please give details of any other charges you must 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.

NONE

## 13. Specialist Works

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?

NO

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.

As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property?

NOT UNLESS A DAMP-PROOF COURSE WAS PUT IN AT BUILDING STAGE

# Property Questionnaire

If you have answered yes, please give details.

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 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	NO
(ii)	Roofing	NO
(iii)	Central heating	NO
(iv)	NHBC	NO
(v)	Damp course	NO
(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	NO

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

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

NO

If you have answered yes, please give details:

## 15. Boundaries

# Property Questionnaire

So far as you are aware, has any boundary of your property been moved in the last 10 years?

NO

If you have answered yes, please give details:

## 16. Notices that affect your property

In the past 3 years have you ever received a notice:

Advising that the owner of a neighbouring property has made a planning application?

That affects your property in some other way.

That requires you to do any maintenance, repairs, or improvements to your property.

NO

NO

NO - BUT THERE WERE EARLIER APPLICATIONS, NONE OF WHICH WERE GRANTED. THE LAST OF WHICH WAS REFUSED BY THE PLANNING COMMITTEE BY 14 VOTES TO NIL.

If you have answered yes to any of a-c above, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchase of your property.