

Single Survey

survey report on:

Property address	The Cottage Dess Home Farm Dess Aboyne AB34 5BA
Customer	John I'Anson
Customer address	The Cottage Dess Home Farm Dess Aboyne AB34 5BA
Prepared by	Shepherd Chartered Surveyors
Date of inspection	24/09/2024



www.shepherd.co.uk

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 marking the adjacent box.

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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 Rules of Conduct.

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 Report².

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.

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.

1.10 DEFINITIONS

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

- a "prospective Purchaser" is anyone considering buying the Property;
- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;
- the "Seller" is/are the proprietor(s) of the Property;
- the "Surveyor" is the author of the Report on the Property; and
- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.
- the "Energy Report" is the advice given by the accredited Energy 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 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

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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.

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1. Information and scope of inspection

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

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

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

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

Description	The subjects comprise a linked detached dwelling house created by the conversion of a former traditional coach house.
Accommodation	Ground Floor: Vestibule, Hall, Lounge, Dining Room, Dining Kitchen, Shower Room with WC, Sitting Room, Utility Room, Three Further Bedrooms, Wet Room with WC. First Floor: Master Bedroom with Bathroom En Suite, Two Further Bedrooms, Shower Room with WC.
Gross internal floor area (m²)	271 sq m or thereby.
Neighbourhood and location	The property is located in a rural location to the west of village of Kincardine O'Neil and where locally limited facilities are available within the immediate vicinity.
Age	We understand the property was constructed approximately 160 years ago.
Weather	Dull but mainly dry.
Chimney stacks	Visually inspected with the aid of binoculars where appropriate. There are three chimneys pertaining to the property all of stone construction two of which are finished with a roughcast finish with the third pointed. The chimneys are fitted with clay cans and sealed at their bases with cement and metal flashings.

Roofing including roof space	<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 sections are pitched and clad with traditional slates incorporating slated dormer projections to the south elevation at first floor level. The ridge is finished with metal flashings and there are metal and cement flashings at the junctions of various roof pitches.</p> <p>We were able to inspect the roof space over the main part of the property through hatches within the first floor landing ceiling and en suite bathroom ceiling. The roof is constructed of traditional timber rafters overlaid with timber sarking although there was no evidence of roofing felt beneath the slating. Insulation has been laid between the ceiling joists.</p> <p>We were able to inspect the roof space over the rear annex through three ceiling hatches. The roof was noted to have been reconstructed in pre fabricated timber trusses overlaid with timber sarking beneath the roofing membrane and slates. Insulation has been laid between the ceiling joists.</p>
Rainwater fittings	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Rainwater fittings are of half round cast iron rainwater gutters discharging into matching cast iron downpipes.</p>
Main walls	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>Foundations and concealed parts were not exposed or inspected.</p> <p>The external walls are of solid granite construction pointed and roughcast externally.</p>

Windows, external doors and joinery	<p>Internal and external doors were opened and closed where keys were available.</p> <p>Random windows were opened and closed where possible.</p> <p>Doors and windows were not forced open.</p> <p>Windows are of mixed single glazed timber sash and casement, single glazed metal casement and double glazed timber casement styles with additional daylighting by means of velux roof lights to the upper floor accommodation.</p> <p>There are a number of timber and glazed entrance doors.</p>
External decorations	<p>Visually inspected.</p> <p>External joinery timbers have been finished in woodstain and the metal rainwater fittings painted.</p>
Conservatories / porches	Not applicable.
Communal areas	Not applicable.
Garages and permanent outbuildings	<p>Visually inspected.</p> <p>There is no garage however attached to the house and forming part of the original stable block is a covered open section constructed of stone walls with a slated roof.</p> <p>To the rear of the site is a timber framed open barn with a corrugated metal roof.</p>
Outside areas and boundaries	<p>Visually inspected.</p> <p>The property occupies a large plot with boundaries reasonably well defined. Garden areas are predominantly laid to grass although with the courtyard at the front of the subjects finished in stone chips, decking and grass.</p> <p>Access to the property from the country road is by means of a basically surfaced driveway.</p>
Ceilings	<p>Visually inspected from floor level.</p> <p>Internally ceilings are lined out with a mixture of lath and plaster and plasterboard sheets.</p>

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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>Internally the external walls are lined out with a mixture of lath and plaster, plasterboard and timber linings.</p>
Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</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>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>Flooring is of solid concrete at ground floor level and of suspended timber to first floor level. Inspection of flooring at ground floor level has been restricted by fitted tiles while the flooring to the upper floor has been mainly painted.</p> <p>Due to the nature of construction there are no sub floor areas.</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>Door surrounds and facings are of a painted timber style with internal doors of a timber panel and timber door blank design.</p> <p>The kitchen is fitted with an ample provision of wall and base units together with a ceramic sink and a further provision of units and stainless steel sink in the utility room.</p> <p>The internal staircase is of an enclosed timber style and this appears of adequate width and angle.</p>

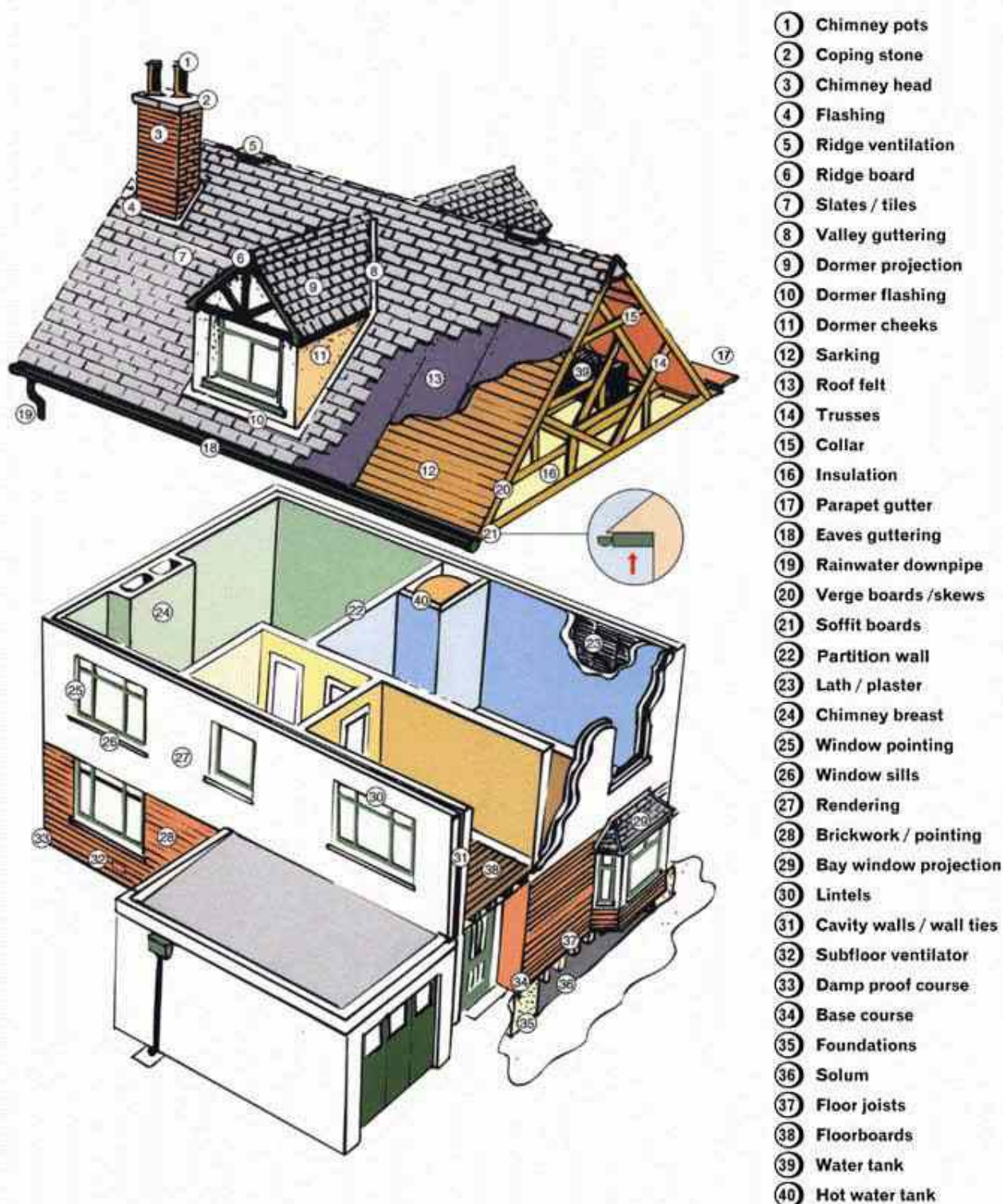
Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>The lounge is fitted with a brick fireplace and a wood burning stove. The original cast iron fireplaces have been retained within the kitchen and one of the first floor bedrooms but these have not been in current use. The remaining fireplaces have been removed and blocked over.</p>
Internal decorations	<p>Visually inspected.</p> <p>Walls, ceilings and joinery finishes have been predominantly painted although the internal doors have been varnished.</p>
Cellars	Not applicable.
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>Electricity is from mains supplies with the meter located externally within a plastic housing unit. There is one set of fuse boxes at first floor level on the first floor landing and a further set of circuit breakers within the entrance hallway area to the rear annex. Wiring where seen appears of PVC cables and there appears to be a reasonable provision of power outlets around the accommodation.</p>
Gas	<p>Accessible parts of the system were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>Gas for cooking is provided by an LPG storage canister located on the south elevation.</p>

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>Water is presently from a private supply which we have presumed is wholesome and reliable. We understand however that there is a mains supply at the access track.</p> <p>Plumbing where seen within the property is of PVC waste pipes and copper supply pipes however we have been unable to confirm the type of rising main entering the property.</p> <p>The en suite bathroom is fitted with a white four piece suite while the remaining bathroom and shower rooms are fitted with white three piece suites.</p>
Heating and hot water	<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>Heating and hot water is provided by two oil fired heating boilers. The heating to the main house is provided by an oil fired boiler within the cupboard in the hallway which provides domestic hot water and thermostatically controlled radiators to the original part of the property. Domestic hot water is stored within an unvented hot water cylinder located adjacent to the boiler.</p> <p>Heating to the rear section is provided by an external combi boiler which provides under floor heating to this part of the property only.</p> <p>There is a plastic oil supply tank within the rear garden.</p> <p>Heating can be supplemented by the wood burning stove within the lounge.</p>
Drainage	<p>Drainage covers etc. were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is connected to the shared septic tank located outwith the site and this has not been seen or tested. Surface rainwater presumably discharges to a soakaway but not confirmed.</p>

Fire, smoke and burglar alarms	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property is fitted with a fire alarm system.</p> <p>All Scottish homes require 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. We have not assessed or tested any existing equipment and it is the purchasers responsibility to confirm that the property will comply with these standards following a change of ownership.</p>
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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>At the time of inspection the property was found to be unoccupied but furnished and with the majority of the floors covered to ground floor level.</p> <p>Due to the nature of construction there are no sub floor areas and flooring timbers beneath the bath and shower areas have not been inspected.</p> <p>Inspection of the roof space areas has been restricted to a head and shoulders inspection from the five accessible hatches.</p> <p>Not all windows have been tested.</p> <p>An inspection for Japanese Knotweed was not carried out. This is a plant which is subject to control regulation, is considered to be invasive and one which can render a property unsuitable for some mortgage lenders. It is therefore assumed that there is no Japanese Knotweed within the boundaries of the property or its neighbouring property. Identification of Japanese Knotweed is best undertaken by a specialist contractor.</p>
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Sectional Diagram showing elements of a typical house




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


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2. Condition

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

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

 Structural movement	
Repair category	1
Notes	There was no evidence of significant structural movement within the limitations of our inspection.

 Dampness, rot and infestation	
Repair category	2
Notes	<p>There is evidence of infestation by woodboring insects to the original retained roofing timbers and also to the flooring timbers at first floor level albeit these have been painted over. We understand that the property was treated against infestation by wood boring insects in 1998 and a 30 year guarantee issued which will expire in 2028 and a copy of this should be obtained for future reference. It would be prudent to have the firm who have issued the guarantee to reinspect the subjects and confirm whether any further treatment is now required.</p> <p>Elevated damp meter readings were noted to an area of plaster work above the fireplace in the kitchen where weather ingress has occurred and this should be investigated and repaired.</p>

 Chimney stacks	
Repair category	2
Notes	<p>There is weathering to the roughcast finish to the chimneys to the main part of the property and also open pointing joints to the chimney pertaining to the rear annex. Some of the cement flashings are also showing signs of deterioration. Dampness was noted above the fireplace in the kitchen.</p> <p>Chimney stacks can be vulnerable to defect and should be regularly maintained.</p>



Roofing including roof space

Repair category	2
Notes	<p>The roof over the rear annex was reconstructed and reslated at the time of conversion and with the exception of some chipped and slipped slates was generally found to be in a reasonably well maintained condition and requires only routine maintenance.</p> <p>The roof over the original part of the property is however original and there are a number of broken, slipped and missing slates together with general unevenness to the slate courses. This part of the roof will require overhaul prior to the onset of winter however it will require increasing maintenance liabilities and the future liability for stripping and reslating in the short to medium term should be considered.</p> <p>There is evidence of infestation by wood boring insects to the roofing timbers to the original section of the roof (see dampness, rot and infestation).</p> <p>There are wasp nests within the original part of the roof requiring removal.</p> <p>There is no fire separation wall between the adjoining property and one should be constructed for fire safety reasons.</p>



Rainwater fittings

Repair category	1
Notes	<p>Within the limitations of our inspection rainwater goods were seen to be free from significant defect.</p> <p>We would highlight that it was not raining at the time of our inspection and we would recommend that all rainwater fittings be inspected during heavy rainfall in order to ensure they are free from defect.</p>



Main walls

Repair category	2
Notes	<p>There are a number of areas of defective pointing as well as deterioration to the original roughcast finish to the external walls. This is most prevalent where high ground levels have been reduced to the western side of the property.</p> <p>Further advice and quotations should be obtained from a reputable building contractor prior to purchase and the future liability for full repointing/re-roughcasting should be considered.</p>



Windows, external doors and joinery

Repair category	2
Notes	<p>There are a number of missing cords and painted shut sections to the original sash and casement windows while we also noted some cracked panes and decay and deterioration to some of the external frames.</p> <p>There is decay to the threshold of one of the imitation sets of doors to the rear annex section. A broken window to the utility room requires to be reglazed.</p> <p>The original windows are of an age and type where consideration should be given to replacing these with modern double glazed equivalents in the interest of personal comfort. Further investigations as to the likely cost of these works should be carried out prior to purchase.</p>



External decorations

Repair category	1
Notes	<p>The property is in reasonable external decorative order although redecoration works will be required upon completion of any necessary repairs carried out in connection with the above.</p>



Conservatories/porches

Repair category	N/A
Notes	



Communal areas

Repair category	N/A
Notes	

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Garages and permanent outbuildings

Repair category	2
Notes	<p>There is corrosion to the ring beam to the open stable block section while the doorway between this and the main house is only basically blocked up and should be upgraded.</p> <p>The timber and corrugated iron outbuilding is in poor order and requires full overhaul if to be retained.</p>



Outside areas and boundaries

Repair category	2
Notes	<p>There are some areas of high ground level still remaining to the north and west of the house.</p> <p>The access driveway is only basically surfaced and the future liability for upgrading the driveway should be considered.</p>



Ceilings

Repair category	2
Notes	<p>Plaster cracking was noted to the original lath and plaster ceilings as well as to some of the plasterboard ceilings. Upon redecoration some plaster repair can be anticipated.</p>



Internal walls

Repair category	1
Notes	<p>Within the limitations of our inspection no significant defects were noted.</p>



Floors including sub-floors

Repair category	1
Notes	<p>Due to fitted carpets and floor coverings no detailed inspection of floors was possible and accordingly no comment can be made on their condition.</p> <p>There is evidence of infestation by wood boring insects to the original flooring timbers at first floor level albeit these have been painted over (see dampness, rot and infestation).</p> <p>The flooring timbers within the en suite shower room and first floor shower room have been overlaid in plywood awaiting the fitment of a floor covering.</p>



Internal joinery and kitchen fittings

Repair category	1
Notes	Joinery finishes have suffered from a degree of expected wear and tear. Kitchen fittings are dated but functional.



Chimney breasts and fireplaces

Repair category	1
Notes	<p>All flue linings should be checked, repaired if necessary and swept prior to fires/appliances being reused.</p> <p>It is assumed that the stove has been installed in accordance with manufacturer's recommendations for fluing and ventilation and has always utilised the correct type of fuel. The appliance has not been tested by ourselves and is therefore presumed in full, safe working order. The flue should be regularly swept.</p>



Internal decorations

Repair category	1
Notes	The property is in reasonable decorative order.



Cellars

Repair category	N/A
Notes	



Electricity

Repair category	2
Notes	<p>The electrical installation appears to be of mixed ages. There is an older fuse box at first floor level within the main part of the property which would not comply with current guidelines. A full report and quotation should be obtained from an IET registered contractor prior to purchase.</p> <p>The Institution of Engineering Technology recommends that inspections and testings are undertaken at least every five years and on a change of occupancy. It should be appreciated that only the most recently constructed or re-wired properties will have installations which fully comply with IET regulations.</p>

Single Survey



Gas

Repair category	1
Notes	In the interests of safety and in light of recent regulations it would be prudent to have all gas appliances checked by a Gas Safe registered contractor.



Water, plumbing and bathroom fittings

Repair category	1
Notes	<p>Water is from a private supply which we have presumed is wholesome and reliable. Neither the reliability nor purity of the supply have been tested. We have however been informed that the property will be connected to a new mains water supply at the vendors expense prior to sale.</p> <p>No tests have been undertaken of the system, however within the limitations of our inspection, no significant defects were noted. No inspection has been possible to enclosed timbers beneath wet appliances and no comment has been made on the condition of unseen areas. Watertight seals will require to be regularly checked and replaced.</p> <p>The cold water rising main was not fully inspectable.</p>



Heating and hot water

Repair category	1
Notes	It is assumed that the central heating system has been properly installed, updated and maintained to meet with all current regulations and standards with particular regard to fluing and ventilation requirements. Service records should be obtained and checked. In the absence of service documentation further advice should be obtained from a qualified heating engineer to ascertain the condition, efficiency, and life expectancy of the system.



Drainage

Repair category	1
Notes	<p>The septic tank has not been seen nor tested by ourselves as this is located outwith the site. The tank is shared with the adjoining property and we have therefore assume this to be in full working order. We understand the tank will be emptied by the vendors at the point of sale.</p> <p>We understand additional field drainage has been put in place to the North and West of the house.</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	2
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	2
External decorations	1
Conservatories/porches	N/A
Communal areas	N/A
Garages and permanent outbuildings	2
Outside areas and boundaries	2
Ceilings	2
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	N/A
Electricity	2
Gas	1
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 and First			
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

Tests by the national Radiological Protection Board identified some properties in this area as having natural levels of Radon Gas in excess of those normally considered acceptable. Further advice on this should be obtained from the UK Health Security Agency.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

Drainage is connected to a shared septic tank located outwith the site. We understand that this has been SEPA registered CAR/R1051196.

Access to the property is along a shared track and the repairing liability should be confirmed prior to purchase.

The property was extended around 20 years ago by the conversion of the single storey wing and it is presumed that all necessary town planning, building warrant approvals and completion certificates in connection with these works have been obtained. We are otherwise unaware of any statutory town planning or road proposals that are likely to have an adverse effect on the subjects nor are we aware of the property having been listed.

Water is from a private supply which we have presumed is wholesome and reliable. Neither the reliability nor purity of the supply have been tested. We have however been informed that the property will be connected to a new mains water supply at the vendors expense prior to sale.

Estimated reinstatement cost for insurance purposes

For Reinstatement Cost Assessment purposes, it is recommended that the subjects be insured for a sum of not less than £1,500,000 (ONE MILLION FIVE HUNDRED THOUSAND POUNDS STERLING).

This figure is the estimate of the cost of rebuilding the premises and bears no direct relationship to current market value.

Valuation and market comments

Having considered matters, taking account of our general observations on site, we are of the opinion that the Market Value of the subjects in their present condition and with the benefit of vacant possession may be fairly stated in the sum of £525,000 (FIVE HUNDRED AND TWENTY FIVE THOUSAND POUNDS STERLING).

Single Survey

Signed	<i>Jason Begg</i> Electronically signed :- 24/10/2024 02:39
Report author	Jason Begg
Company name	J & E Shepherd Chartered Surveyors
Address	35 Queen's Road Aberdeen AB15 4ZN
Date of report	24/09/2024

Mortgage Valuation Report



Property Address

Address The Cottage, Dess Home Farm, Dess, Aboyne, AB34 5BA
Seller's Name John I'Anson
Date of Inspection 24/09/2024

Property Details

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

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

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

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

Approximate Year of Construction

Tenure

☒ Absolute Ownership ☐ Other

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:

Attached open former stable area and basic timber and corrugated iron barn.

Mortgage Valuation Report

Construction

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

Special Risks

Has the property suffered structural movement? ☐ Yes ☒ No

If Yes, is this recent or progressive? ☐ Yes ☐ No

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

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

Service Connections

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 and any non mains services:

Full oil fired.

Site

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

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

Location

☐ Residential suburb ☐ Residential within town / city ☐ Mixed residential / commercial ☐ Shared service connections
☒ 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 subjects comprise a substantial dwelling house created by the conversion of the former coach house to Dess House built around 1863. The property is located in a rural location approximately 25 miles west of Aberdeen. Locally limited facilities are available within the immediate vicinity.

At the time of inspection the property was found to be in fair order and although not an exhaustive list the following points were noted.

1. The roof covering over the original part of the property is in need of overhaul but in view of its age there will be a future liability for stripping and reslating. Chimneys will require some maintenance.
2. The roughcast and pointing finish to the external walls is in poor order in areas and full future repointing/reroughcasting can be anticipated and further costings should be obtained prior to purchase.
3. A number of windows are only single glazed and generally noted to be in fair order only. Future upgrading/overhaul of the original joinery timbers would enhance.
4. There is evidence of infestation by woodboring insects to the original retained roofing timbers and also to the flooring timbers at first floor level albeit these have been painted over. We understand that the property was treated against infestation by wood boring insects in 1998 and a 30 year guarantee issued which will expire in 2028 and a copy of this should be obtained for future reference. It would be prudent to have the firm who have issued the guarantee to reinspect the subjects and confirm whether any further treatment is now required.
5. Water is meantime from a private supply but we understand a mains supply is available nearby and further investigation should be made in this regard.
6. The electrical installation is of mixed ages and should be checked over and upgraded as necessary for safety reasons by an IET registered contractor.

Tests by the national Radiological Protection Board identified some properties in this area as having natural levels of Radon Gas in excess of those normally considered acceptable. Further advice on this should be obtained from the UK Health Security Agency.

Where defects or repairs have been identified within this report it is recommended that, prior to entering into any legally binding sale or purchase contract, further specialist's or contractor's advice and estimates should be obtained, to establish the implications, if any, on a potential offer to purchase or the sale price likely to be achieved for the property.

Drainage is connected to a shared septic tank located outwith the site. We understand that this has been SEPA registered CAR/R1051196.

Access to the property is along a shared track and the repairing liability should be confirmed prior to purchase.

The property was extended around 20 years ago by the conversion of the single storey wing and it is presumed that all necessary town planning, building warrant approvals and completion certificates in connection with these works have been obtained. We are otherwise unaware of any statutory town planning or road proposals that are likely to have an adverse effect on the subjects nor are we aware of the property having been listed.

Water is from a private supply which we have presumed is wholesome and reliable. Neither the reliability nor purity of the supply have been tested. We have however been informed that the property will be connected to a new mains water supply at the vendors expense prior to sale.

Other room: utility room

Essential Repairs

None.

Estimated cost of essential repairs

Retention recommended? ☐ Yes ☒ No

Retention amount

Mortgage Valuation Report

Comment on Mortgageability

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

Valuation

Market value in present condition	£	<input type="text" value="525,000"/>
Market value on completion of essential repairs	£	<input type="text"/>
Insurance reinstatement value	£	<input type="text" value="1,500,000"/>
(to include the cost of total rebuilding, site clearance, professional fees, ancillary charges plus VAT)		
Is a reinspection necessary?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Declaration

Signed	Jason Begg
	Electronically signed :- 24/10/2024 02:39
Surveyor's name	Jason Begg
Professional qualifications	MRICS
Company name	J & E Shepherd Chartered Surveyors
Address	35 Queen's Road, Aberdeen, AB15 4ZN
Telephone	01224 202800
Email Address	aberdeen@shepherd.co.uk
Date of Inspection	24/09/2024