



ALLIED
SURVEYORS
SCOTLAND

Home Report

Mansefield

Alford

AB33 8NL

Offices throughout Scotland

alliedsurveyorsscotland.com

Mansefield
Alford
AB33 8NL

Section 1

Single Survey and Mortgage Valuation Report



Single Survey

survey report on:

Property address	Mansefield, Alford, AB33 8NL
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Customer	Mr A James and Mrs S James
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Customer address	Mansefield, Alford, AB33 8NL
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Prepared by	Allied Surveyors Scotland Ltd
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Date of inspection	7th June 2024
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PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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

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

1.2 THE REPORT

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

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

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

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

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

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

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

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

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

1.3 LIABILITY

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

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

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

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

1.4 GENERIC MORTGAGE VALUATION REPORT

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

1.5 TRANSCRIPT MORTGAGE VALUATION FOR LENDING PURPOSES

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

1.6 INTELLECTUAL PROPERTY

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

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

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they assign the same to any other party in writing.

1.7 PAYMENT

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

1.8 CANCELLATION

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

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

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

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

1.9 PRECEDENCE

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

1.1 DEFINITIONS

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

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

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

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

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

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

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

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

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

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

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

1. Information and scope of inspection

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

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

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

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

Description	The property comprises: (1) a 2 storey grade B listed detached former Manse, parts of which have a cellar and attic floor, with a single storey rear wing, (2) two stone outbuildings and (3) grounds extending to approximately 3.4 acres.
Accommodation	<p>Summary of main accommodation within house: 4 main living rooms, 6 bedrooms and 2 bathrooms.</p> <p>Cellar: 2 parts, one below centre wing and one below north wing.</p> <p>Ground floor: Vestibule, hall, living room, dining room, sitting room, study, w.c, kitchen/dining room, utility room/w.c.</p> <p>First floor: Master bedroom with en suite bathroom, 4 bedrooms, bathroom.</p> <p>Attic floor: bedroom 6 (above part of centre wing), unlined storage room.</p>
Gross internal floor area (m²)	346 square metres or thereby, excluding the cellar of 102 square metres. This is split between the ground floor of 182 square metres, the first floor of 146 square metres and the attic floor of 18 square metres (excluding unlined storage room).
Neighbourhood and location	<p>The property is located in a rural setting adjoining the Auld West Kirk. It is otherwise adjoined: on its south side by the A980 Alford - Lumphanan road, on its west and north-west sides by the centre line of the Leochel Burn, and on its north-east side part by agricultural land and part by the grounds of a residential property. Access to it is directly off the A980.</p> <p>The property is located 1.5 miles to the west of the centre of Alford (population 2,700), which has a range of local shops, Medical and Dental Practices and a community campus on which there are nursery, primary and secondary schools, library and swimming pool. Major local centres of population and employment include: Inverurie (population 14,500) - 19 miles, Westhill (population 12,500) - 20 miles and Aberdeen City Centre 27 miles.</p>

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Age	The house is understood to have been built in several stages: the centre wing around 1718, the north wing in 1832, the south wing and rear single storey wing in Victorian times.
Weather	The weather was dry and overcast during the inspection. The report should be read in context of these weather conditions.
Chimney stacks	<p>Visually inspected with the aid of binoculars where appropriate.</p> <p>There are five chimney stacks. All are built with stone and have stone coping, clay pots bed in cement haunching and the majority have cement flashing around their bases. The two chimneys above the centre wing gables are harled externally and the remaining three are faced with pointed dressed granite blocks. The redundant pots appear to be fitted with pepper-pot ventilated caps and those in use have metal cowls.</p>
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 roofs are pitched and slated. The centre and south wings are clad with Scotch slates, which descend in course size up to the ridge. The north and rear single storey wings are clad with Welsh slates.</p> <p>External roof detail to the 2 storey sections of roof include: stone ridge sections bed in cement; at gables, stone lined skews with cement flashing; zinc lined valley gutters; two front and one rear small bay windows, which have slated roofs with hipped ends and a mix of lead and zinc valley gutters and flashings; hop hinged velux roof window in the centre wing roof (from the attic bedroom) and 3 metal framed skylights in rear faces.</p> <p>An inspection of the main roof space was possible from the unlied attic storage room above the centre wing and very limited head and shoulders inspections were made from two small wall hatches in the attic bedroom. The roof is formed with timber trusses, overlaid with timber sarking boards. Glass wool insulation has been installed between the rafters of the centre wing roof, behind the attic bedroom linings and between the joists of the north and south wing roofs.</p> <p>The rear wing roof has a lead lined ridge, hipped ends with lead lined hip ridges and a lead lined valley gutter along its junction with the north wing wall.</p> <p>A head and shoulders inspection was possible of the rear wing roof from a hatch in the rear passage ceiling. The roof is of similar construction to the main roof and has approximately 250m of glass wool insulation between the joists.</p>

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Rainwater fittings	Visually inspected with the aid of binoculars where appropriate. The rainwater fittings are cast iron. Gutters are half round and appear to be supported by rafter brackets. Downpipes are round.
Main walls	Visually inspected with the aid of binoculars where appropriate. Foundations and concealed parts were not exposed or inspected. The walls are built with solid stone. Those to the centre wing are harled and the remainder are pointed. The walls of the 2 storey sections are approximately 600mm thick, including the internal wall lining and the rear single storey wing walls are 550mm thick. The front walls of the north and south wings are faced with dressed grey granite blocks. The remaining pointed stone walls incorporate dressed granite lintels, facings and cills around openings and corner stones. There is a ground floor bay window to the south wing (sitting room), which has dressed granite block walls up to window level, dressed granite cills, mullions and lintels, and a mono-pitched slated roof, with lead lined hip ridges and cement flashing along its junction with the main house wall.
Windows, external doors and joinery	Internal and external doors were opened and closed where keys were available. Random windows were opened and closed where possible. Doors and windows were not forced open. The majority of the windows are timber framed single glazed sash and casement windows. Around 60% of these windows are fitted with internal secondary glazing. One double glazed sash and casement window has been fitted in the ground floor passage (rear wall). The cellar windows are protected by external metal grilling. There are two external doors to the ground floor accommodation: (1) front door, accessed by a set of 5 granite steps, with metal balustrades on both sides - a timber panel door, with opaque glazed upper panels and a glazed fanlight above; (2) rear door, also accessed by a set of 5 stone steps - a solid timber panel door, fitted with a cat flap. There are also two timber lined external doors into the cellar.
External decorations	Visually inspected. The external joinery is painted.

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Conservatories / porches	There are no conservatories or porches.
Communal areas	Circulation areas visually inspected. There are no communal areas.
Garages and permanent outbuildings	Visually inspected. Outbuildings include: (1) Former Gardeners Cottage: close to the house at one corner of the walled garden, built with a stone flagged floor, stone walls, a pitched roof clad with Scotch slates, lofted with access via an external stone stairway, internal floor area of ground floor - 33 square metres. (2) Steading building: at the NE corner of the walled garden, a stone wall and slate roof building, divided internally into 3 parts, total internal floor area approximately 42 square metres, one part has a concrete floor and external front apron and a roll-up gable vehicle door. (3) Mower shed: erected by the present owners, this has a concrete floor, timber frame, vertical larch wall cladding and a mono-pitched metal clad roof, 25 square metres. (4) Greenhouse: within the walled garden, an Alton timber framed greenhouse, 14 square metres. (5) Garden pagoda: within the walled garden, with decking floor, timber frame and slated roof; (6) wood shed: adjoining the north gable wall of the house and erected by the present owners, timber frame, open sides, mono- pitched metal clad roof.
Outside areas and boundaries	Visually inspected. The grounds extend to approximately 3.4 acres, which have been landscaped and managed to a high standard. At the rear of the house is the formal garden largely defined by stone walls, with the north wall around 2 metres high, in which there is a network of gravel paths, beds stocked with perennials and shrubs, and lawns. At the front and north of the house are extensive lawns, within which are planted a wide variety of tree species and shrubs. Around the western and northern margins of the grounds, adjoining the Leochel Burn are wooded areas. There is a tarred driveway up to the front and rear of the house. The owners advise that the property has servitude rights of access over a track off the A980 that runs along the east side of the Auld West Kirk to the property.
Ceilings	Visually inspected from floor level. The majority of ceilings are lined with lathe and plaster. The ground and first floor rooms in the north and south wings have cornices of varying depths.
Internal walls	Visually inspected from floor level. Using a moisture meter, walls were randomly tested for dampness where considered appropriate. The majority of internal wall linings are lined with lathe and plaster.

Floors including sub floors	<p>Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.</p> <p>Sub-floor areas were inspected only to the extent visible from a readily accessible and unfixed hatch by way of an inverted "head and shoulders" inspection at the access point.</p> <p>Physical access to the sub floor area may be taken if the Surveyor deems it is safe and reasonable to do so, and subject to a minimum clearance of 1m between the underside of floor joists and the solum as determined from the access hatch.</p> <p>The majority of the ground floor and the whole of the upper floors are suspended timber, covered with floor boards.</p> <p>There are the following fixed floor coverings: oak flooring in the kitchen/dining room; wood-effect laminate flooring in the living room; oak effect laminate in the ground floor w.c; tiled floors in the two bathrooms.</p> <p>A sub-floor inspection of the ground floor timberwork in the centre and north wings was possible from the cellar.</p> <p>At the time of the inspection, most floors were covered with fitted carpets or other floor coverings and the extent of the inspection of the floors was thus limited.</p>
Internal joinery and kitchen fittings	<p>Built-in cupboards were looked into but no stored items were moved.</p> <p>Kitchen units were visually inspected excluding appliances.</p> <p>The kitchen was re-fitted around 2009, designed and installed by Murray & Murray. There are an extensive range of wall and floor units, including: along one wall floor units with oak doors and slate worktops; along one wall floor units which have grey painted timber unit doors and slate worktops; an island unit with plum painted unit doors and facings and an oak worktop. In addition there are grey painted timber wall units and storage cupboards.</p> <p>Built-in kitchen appliances include a dishwasher, oven, oven/grill, steam oven and warming drawer. The owners advised that the free standing Calor gas Smeg 6 ring hob will remain.</p> <p>The utility room is fitted with a sink unit with sections of oak worktop on each side.</p> <p>The majority of the internal doors are timber panel doors. Between the hall and vestibule is a timber framed glazed panel door with matching glazed panels on either side.</p> <p>In the two main living rooms there are tall skirting boards, picture rails and panelling around the windows. A number of the windows have shutters, through the secondary glazing prevents some of these from working.</p>

Chimney breasts and fireplaces	<p>Visually inspected.</p> <p>No testing of the flues or fittings was carried out.</p> <p>There are two wood-burning stoves: (i) in the living room a large Jotul stove with a slate hearth and mantelpiece and a cement rendered recess, installed in 2004; (ii) in the kitchen, a stove on a slate hearth, painted rendered recess and dressed granite surround, installed in 2009. The flues from both stoves are understood to have a steel liner and back-fill insulation fitted.</p> <p>There are two ground floor open fires: (i) in the sitting room - slate hearth, cast iron fireplace, light coloured marble mantle piece; (ii) in the dining room - a slate tiled hearth, large pointed granite recess and painted timber mantle piece - there is no fitted grate in this fireplace, but it could accommodate a large log basket.</p> <p>In addition, there are unused cast iron open fireplaces in the study and four of the first floor bedrooms (most with tiled insets).</p>
Internal decorations	<p>Visually inspected.</p> <p>The majority of the internal linings are decorated with a mix of wallpaper and painted linings.</p>
Cellars	<p>Visually inspected where there was a safe and purpose-built access.</p> <p>There is a cellar below the centre and north wings of the house, accessed from an internal stairway from a rear passage into the north wing part of the cellar and from two external timber lined external doors into the centre wing part of the cellar. The centre wing part has a flagged stone floor and the north wing part has a concrete floor. The external stone walls are part unlined and part covered with plaster-on-hard. The ceilings are unlined.</p>
Electricity	<p>Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.</p> <p>The property is supplied with mains electricity.</p> <p>The meter and consumer units are mounted on a wall of the cellar room below the north wing. They were relocated to this position by the present owners. There are three Crabtree consumer units which include main switches, residual current devices (switches that trip a circuit under dangerous conditions and disconnect the electricity) and circuit breakers (which switch off a circuit if they detect a fault). Two consumer units are for the interior part of the installation and one is for the outside part of the installation.</p> <p>The sockets within the house are 13 amp rectangular sockets.</p>

<p>Gas</p>	<p>Mains gas is not available to the property.</p> <p>Calor gas supplies the kitchen hob, from bottles placed externally against the kitchen wall, within the wood shed.</p>
<p>Water, plumbing, bathroom fittings</p>	<p>Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The property is supplied with mains water. It is understood that the connection onto the main is within the A980 carriageway or its verge and that the main stop-cock for the system is within a valve chamber within the gravelled pathway close to the study window.</p> <p>The water enters the house within the cellar, where a blue plastic pipe is taken to a wall mounted board, the pipe changes to copper and there is a stop-cock fitted. The water system within the house is pressurised - there is no cold water storage tank. These parts of the system have been upgraded by the present owners.</p> <p>The majority of the water pipework inspected within the house was copper.</p> <p>There are two first floor bathrooms: (1) main bathroom - 3 piece white suite, including shower bath with above tiled walls, a mixer shower and a glazed screen along the bath edge; (2) en suite bathroom - free standing roll-top bath with chrome mixer tap and shower fitting, large tiled shower cubicle with 2 glass sides and door and mixer shower, w.c and hand basin built into a gloss white unit with an oak worktop and electric underfloor heating. Both bathrooms are fitted with ceiling mechanical extractor fans.</p> <p>There are two ground floor w.c's: (1) off front passage - traditional style w.c and hand basin; (2) w.c / utility room, in rear wing - w.c and porcelain sink.</p> <p>In the kitchen there is a large Shaws porcelain sink and, in the island, a small Shaws porcelain sink. In the utility room a further porcelain sink.</p>
<p>Heating and hot water</p>	<p>Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>The ground and first floors are heated by an oil fired central heating system, from a Boulter Camray Quartet 110-150 boiler, floor mounted in the centre wing cellar. Its flue is taken up the chimney. There is a 2,270 litre bunded plastic oil tank near the entrance to the property.</p> <p>The system is controlled by a Honeywell Wireless Zonal system, installed by the present owners and which is controlled by phone app. There are three zones: (i) the rear wing (kitchen and rear passage), (ii) the remainder of the ground floor and (iii) the first floor. In addition the radiators are fitted with thermostatically controlled valves.</p> <p>The attic bedroom is heated by an electric convector heater.</p>

<p>Heating and hot water</p>	<p>There is a 210 litre unvented hot water cylinder in the cellar, which was installed by the present owners. The hot water is primarily heated by the central heating boiler, with electric immersion heater back-up.</p>
<p>Drainage</p>	<p>Drainage covers etc were not lifted.</p> <p>Neither drains nor drainage systems were tested.</p> <p>Drainage is to a septic tank located within the property, with waste water discharge taken to the Leochel Burn.</p> <p>Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.</p>
<p>Fire, smoke and burglar alarms</p>	<p>Visually inspected.</p> <p>No tests whatsoever were carried out to the system or appliances.</p> <p>Smoke alarms are fitted on each of the three floors and a heat detector is fitted in the kitchen.</p> <p>The property is fitted with a burglar alarm.</p>
<p>Any additional limits to inspection</p>	<p>For flats / maisonettes</p> <p>Only the subject flat and internal communal areas giving access to the flat were inspected.</p> <p>If the roof space or under-building / basement is communal, reasonable and safe access is not always possible. If no inspection was possible, this will be stated. If no inspection was possible, the surveyor will assume that there are no defects that will have a material effect on the valuation.</p> <p>The building containing the flat, including any external communal areas, was visually inspected only to the extent that the surveyor is able to give an opinion on the general condition and standard of maintenance.</p> <p>The inspection was limited by the presence of fitted floor coverings, furnishings and personal effects within the property.</p> <p>No detailed inspection of the grounds or neighbouring land has been undertaken but it has been assumed, for the purposes of this report, that neither contaminative nor dangerous or invasive species, for instance, Japanese Knotweed exist.</p> <p>All property built prior to the year 2000 may contain asbestos in one or more of its components or fittings. It not possible to identify without a test. It is beyond the scope of this inspection to test for asbestos and future occupants should be advised that if they have any concerns then they should ask for a specialist to undertake appropriate tests. Asbestos is not harmful unless fibres are released into the air.</p> <p>Normal maintenance is not treated as a repair for the purposes of the Single Survey. When a category 1 rating is provided this means the property must continue to be maintained in the normal way.</p>

Sectional Diagram showing elements of a typical house





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

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 is evidence of past movement within the property, being typical of the type of movement one would expect to find in a building of this age and type. There is no obvious evidence of any recent movement having occurred, with the movement noted appearing to be old and non- progressive.

 Dampness, rot and infestation	
Repair category	1
Notes	<p>Damp meter readings were taken at appropriate locations throughout the house but no significant evidence of dampness was encountered.</p> <p>Signs of past wood-boring insect activity were found to be affecting a significant proportion of the visible timbers inspected in the roof space and cellar, though no sign of a recent attack was evident.</p> <p>It is understood that 30-40 years ago extensive timber repair work and treatment against woodworm took place and that this included splicing many of the ground joist ends (in the cellar both metal and timber splices are visible) and the treating of the majority of the house timberwork against wood-worm. In 2003, the then owners had the property inspected by Rotasearch, who then treated the cellar timberwork against wood-worm - their 30 year guarantee in respect of this work dated 25/06/2003 has been inspected.</p> <p>The previous owners had the structural timberwork of the house inspected by C.E.B Property Care of Inverurie in 2021. It is understood that whilst no active wood-boring insect infestation was found at this inspection, (i) the accessible cellar timberwork was sprayed against wood-worm, (ii) it was not possible to spray the roof space timbers at the same time due to the presence of several bats, (iii) the previous owners had a bat survey undertaken to determine the number and location of the bats, (iv) roof wood-worm treatment was permitted to take place in September 2021 and (v) on completion of the treatment works, C.E.B Property Care were to issue a guarantee for the work. The scope of work undertaken by C.E.B Property Care should be confirmed and a copy of the guarantee for the work should be obtained by the purchasers.</p> <p>Given the age of the property and that parts of the structural timberwork are more easily accessible in an empty house at a change in ownership, a purchaser might wish to have the timberwork within the house inspected again by a reputable Timber and Damp Specialist Firm.</p>



Chimney stacks

Repair category	2
Notes	Some minor pointing defects were noted to the south gable chimney and to the tall rear chimney and several small sections of harling appeared to be missing from the east gable chimney.



Roofing including roof space

Repair category	2
Notes	<p>The owners advised that the roof has recently been checked-over and some minor repair work undertaken by Alford Roofing Company.</p> <p>Minor defects noted to the roof included: some sections of defective pointing around the south gable skews, some cracked/loose sections of cement ridge bedding, some open joints between several skew stones, and a number of chipped, cracked and loose slates (as one would expect to find on a roof of this age and type). The valley gutters will require regular cleaning out, particularly the valley between the rear single storey wing and the north wing.</p> <p>Natural slates have a lifespan which is dependent upon the type and quality of the slate. Over the long term slates may deteriorate, their nail fixings may corrode, and the timber sarking boards may deteriorate particularly where exposed to penetrating moisture or condensation. Ongoing roof maintenance will be required, including keeping valley gutters clear of debris and monitoring the condition of the roof slates, metal flashings/valleys, and roof cement work.</p>



Rainwater fittings

Repair category	1
Notes	No significant defects were noted to the rainwater fittings. No assessment has been made on the operation and effectiveness of the rainwater system, including the drainage from the base of the downpipes. Due to the number of nearby deciduous trees, regular cleaning out of the gutters and downpipes will be required, particularly in the autumn.



Main walls

Repair category	2
Notes	Some minor pointing defects were found to the walls, including fine cracks and small sections of loose and missing pieces of pointing; these do not appear to be pressing defects at the present time and should be dealt with by a mason at the next property maintenance overhaul.



Windows, external doors and joinery

Repair category	2
Notes	<p>The previous owners had the windows and external joinery inspected in 2021 by local joiners, John P Duncan from Alford, who undertook some repairs to any deteriorating timberwork found and eased some of the sealed casements to allow them to be opened.</p> <p>Some minor deterioration was noted to the cills and base of the frames of several ground floor windows.</p> <p>Some minor deterioration was noted to the base of the rear door frame and sections of the cement fillet around the front door were loose.</p> <p>Almost all windows are single glazed. Due to the age and type of the windows, they will require an ongoing programme of maintenance.</p>



External decorations

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



Conservatories/porches

Repair category	-
Notes	None



Communal areas

Repair category	-
Notes	None



Garages and permanent outbuildings

Repair category	2
Notes	<p>The roof of the former Gardeners Cottage has some missing slates and a section of its south-east face has a group of missing slates and is not water-proof. The roof of the stone steading building is uneven in parts and has heavy moss growth on its north face. To both buildings, the stonework pointing requires repair/renewal and the timberwork has suffered significant wood-boring insect activity and some deterioration from water ingress.</p> <p>The timber frames of the greenhouse will require to be painted soon to preserve their integrity.</p>



Outside areas and boundaries

Repair category	2
Notes	<p>The grounds and gardens have been maintained to a good standard and were found to be in a neat and tidy condition.</p> <p>A section of the retaining stone wall of the adjoining graveyard has suffered some structural movement and is leaning into the property a little and there are some sections of defective pointing to this wall. There are pointing defects to the stone wall around the Walled Garden, which will need an ongoing programme of pointing repair work.</p> <p>A survey undertaken by the Health Protection Agency and British Geological Survey has identified some properties in the area as having natural levels of radon gas in excess of limits considered acceptable. Radon is a colourless and odourless gas, which comes naturally from the rocks and soil. The UK Health Security Agency (UKHSA) has the remit for providing advice on public health issues associated with radiation in Scotland - it has a Glasgow office and can be contacted on 0141 440 2201. It launched a new interactive radon map in 2022, whose link is: www.ukradon.org/information/ukmaps.</p>



Ceilings

Repair category	1
Notes	<p>No significant defects to the ceilings were noted. Some fine cracks and ridges were noted to some of the ceilings; given the age of the lathe and plaster, it is likely that there are some cracked and loose areas of plaster behind the decoration.</p>



Internal walls

Repair category	1
Notes	<p>No significant defects to the ceilings were noted. Given the age of the lathe and plaster, it is likely that there are some cracked and loose areas of plaster behind the decoration.</p>



Floors including sub-floors

Repair category	1
Notes	<p>The past repair work undertaken to the ground floor (some of which is visible in the cellar) and the past treatment of structural timberwork against wood-boring insect activity has been detailed above in the Dampness, rot and infestation section.</p> <p>From a limited inspection made of the floors, no significant defects were noted.</p>



Internal joinery and kitchen fittings

Repair category	1
Notes	<p>The kitchen fittings are around 15 years old and are in good condition for their age, with only minor wear and tear markings were noted. The section of oak worktop will require regular maintenance to preserve its integrity (sanding and oiling/varnishing). No assessment has been made on the condition of the built-in appliances.</p> <p>The surface of the wooden utility room worktop has some marks and staining to it.</p>



Chimney breasts and fireplaces

Repair category	1
Notes	<p>No significant defects were noted to the chimney breasts and used fireplaces. No assessment has been made of the operation of the stoves and fires, whether their flues are adequately lined and whether the redundant flues are adequately capped and ventilated.</p> <p>It should be ensured that all flues, whether in use or not, are kept in a sound condition and are regularly checked and swept.</p>



Internal decorations

Repair category	1
Notes	<p>The majority of the interior has been recently redecorated and was found to be in good condition.</p>



Cellars

Repair category	1
Notes	<p>No significant defects were found in the cellar.</p>



Electricity

Repair category	1
Notes	<p>The owners have relocated and upgraded the consumer units.</p> <p>No significant defects were noted to the visible parts of the electrical installation that were inspected.</p> <p>It is recommended that a new owner of the property have the installation checked over and tested by a Registered Electrical Engineer and that any recommendations made with regard to upgrading and the safety of the installation be carried out.</p> <p>The new Fire and Smoke Alarm Standard came into force in February 2022. This</p>



Electricity

Repair category	1
Notes	new standard requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner a carbon monoxide detector is also required. The purchaser should satisfy themselves in this regard.



Gas

Repair category	1
Notes	The Calor gas kitchen hob should be checked on an annual basis by a Gas Safe registered contractor.



Water, plumbing and bathroom fittings

Repair category	1
Notes	<p>The present owners have undertaken some alterations and upgrading to the plumbing system, including alterations to the incoming pipework within the cellar and changing the water system to a pressurised system (including removing the former cold and hot water tanks, which were in the attic storage room).</p> <p>No significant defects were noted to the visible parts of the water and plumbing system inspected within the house.</p> <p>The sanitary fittings in the two bathrooms suites are in good condition.</p>



Heating and hot water

Repair category	1
Notes	<p>No significant defects were noted to the visible parts of the central heating and hot water systems that were inspected.</p> <p>The central heating boiler and system should be serviced annually in the future by a qualified heating engineer to ensure its safe and efficient operation. The boiler is relatively old and will be less efficient than a modern condensing boiler.</p>



Drainage

Repair category	1
Notes	<p>No problems with the drainage were visible during our inspection.</p> <p>No assessment has been made on the size, capacity, condition and operation of the drainage system.</p> <p>It is likely that the septic tank will require to be periodically emptied in the future.</p>

Single Survey



Drainage

Repair category	1
Notes	The soakaway and discharge drain may require future maintenance in the event of blockage or a loss of permeability.

Single Survey

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

Structural movement	1
Dampness, rot and infestation	1
Chimney stacks	2
Roofing including roof space	2
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	2
External decorations	1
Conservatories/porches	-
Communal areas	-
Garages and permanent outbuildings	2
Outside areas and boundaries	2
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	1
Electricity	1
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	
2. Are there three steps or fewer to a main entrance door of the property?	Yes <input type="checkbox"/>	No <input checked="" 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

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

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

It is understood that internal alterations were undertaken to the property by previous owners, which required planning permission/listed building consent. It should be confirmed that the necessary approvals were obtained and that, in the event that building warrant approval was required, a completion certificate was issued in respect of this work.

The owners advise that the property has servitude rights of access over a track off the A980 that runs along the east side of the Auld West Kirk to the property. This should be confirmed.

The property is category B listed.

Estimated reinstatement cost for insurance purposes

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

£1,900,000 (One Million Nine Hundred Thousand Pounds)

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

The property is category B listed and a purchaser may wish to obtain advise on the sum insured from a building surveyor with specialist knowledge of listed buidlings of this age and type.

Valuation and market comments

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

£650,000 (Six Hundred and Fifty Thousand Pounds)

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

Signed

Security Print Code [386692 = 9785]
Electronically signed

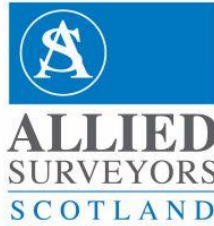
Report author

David Silcocks

Single Survey

Company name	Allied Surveyors Scotland Ltd
Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Date of report	14th June 2024

Mortgage Valuation Report



Property Address

Address Mansefield, Alford, AB33 8NL
Seller's Name Mr A James and Mrs S James
Date of Inspection 7th June 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 Leasehold Ground rent £ Unexpired years

Accommodation

Number of Rooms Living room(s) Bedroom(s) Kitchen(s)
 Bathroom(s) WC(s) Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings) m² (Internal) m² (External)

Residential Element (greater than 40%) Yes No

Garage / Parking / Outbuildings

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

Permanent outbuildings:

Outbuildings include: (1) Former Gardeners Cottage: close to the house at one corner of the walled garden, built with a stone flagged floor, stone walls, a pitched roof clad with Scotch slates, lofted with access via an external stone stairway, internal floor area of ground floor - 33 square metres. (2) Steading building: at the NE corner of the walled garden, a stone wall and slate roof building, divided internally into 3 parts, total internal floor area approximately 42 square metres, one part has a concrete floor and external front apron and a roll-up gable vehicle door. (3) Mower shed: erected by the present owners, this has a concrete floor, timber frame, verticle larch cladding and a mono-pitched metal clad roof, 25 square metres. (4) Greenhouse: within the walled garden, an Alton timber framed greenhouse, 14 square metres. (5) Garden pagoda: within the walled garden, with decking floor, timber frame and slated roof; (6) Wood shed: adjoining the north gable wall of the house and erected by the present owners, timber frame, open sides, mono- pitched metal clad roof.

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 Connection

Based on visual inspection only. If any services appear to be non-mains, please comment on the type and location of the supply in General Remarks.

Drainage Mains Private None Water Mains Private None
Electricity Mains Private None Gas Mains Private None
Central Heating Yes Partial None

Brief description of Central Heating:

Oil central heating to the majority of the house, from a boiler located in the cellar. The system is divided into three heating zones that are controlled by a Honeywell wireless system with phone app control. In addition the radiators are fitted with thermostatically controlled valves.

Site

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

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

Location

Residential suburb Residential within town / city Mixed residential / commercial Mainly commercial
 Commuter village Remote village Isolated rural property Other (specify in General Remarks)

Planning Issues

Has the property been extended / converted / altered? Yes No
If Yes provide details in General Remarks.

Roads

Made up road Unmade road Partly completed new road Pedestrian access only Adopted Unadopted

Mortgage Valuation Report

General Remarks

The property comprises: (1) a 2 storey grade B listed detached former Manse, parts of which have a cellar and attic floor, with a single storey rear wing, (2) two stone outbuildings and (3) grounds extending to approximately 3.4 acres.

The house is understood to have been built in several stages: the centre wing around 1718, the north wing in 1832, the south wing and rear single storey wing in Victorian times.

Other accommodation referred to above includes a utility room and the two cellar rooms. The above stated internal and external floor areas exclude the floor area of the cellar, which has an internal floor area of 102 square metres.

The property is located in a rural setting adjoining the Auld West Kirk. It is otherwise adjoined: on its south side by the A980 Alford - Lumphanan road, on its west and north-west sides by the centre line of the Leochel Burn, and on its north-east side part by agricultural land and part by the grounds of a residential property. Access to it is directly off the A980.

The property is located 1.5 miles to the west of the centre of Alford (population 2,700), which has a range of local shops, Medical and Dental Practices and a community campus on which there are nursery, primary and secondary schools, library and swimming pool. Major local centres of population and employment include: Inverurie (population 14,500) - 19 miles, Westhill (population 12,500) - 20 miles and Aberdeen City Centre 27 miles.

The grounds extend to approximately 3.4 acres, which have been landscaped and managed to a high standard. At the rear of the house is the formal garden largely defined by stone walls, with the north wall around 2 metres high, in which there is a network of gravel paths, beds stocked with perennials and shrubs, and lawns. At the front and north of the house are extensive lawns, within which are planted a wide variety of tree species and shrubs. Around the western and northern margins of the grounds, adjoining the Leochel Burn, are wooded areas. There is a tarred driveway up to the front and rear of the house.

It is understood that internal alterations were undertaken to the property by previous owners, which required planning permission/listed building consent. It should be confirmed that the necessary approvals were obtained and that, in the event that building warrant approval was required, a completion certificate was issued in respect of this work.

The owners advise that the property has servitude rights of access over a track off the A980 that runs along the east side of the Auld West Kirk to the property. This should be confirmed.

Signs of past wood-boring insect activity were found to be affecting a significant proportion of the visible timbers inspected in the roof space and cellar, though no sign of a recent attack was evident. It is understood that 30-40 years ago extensive timber repair work and treatment against woodworm took place and that this included splicing many of the ground joist ends (in the cellar both metal and timber splices are visible) and the treating of the majority of the house timberwork against wood-worm. In 2003, the then owners had the property inspected by Rotasearch, who then treated the cellar timberwork against wood-worm - their 30 year guarantee in respect of this work dated 25/06/2003 has been inspected. The previous owners had the structural timberwork of the house inspected by C.E.B Property Care of Inverurie in 2021. It is understood that whilst no active wood-boring insect infestation was found at this inspection, (i) the accessible cellar timberwork was sprayed against wood-worm, (ii) it was not possible to spray the roof space timbers at the same time due to the presence of several bats, (iii) the previous owners had a bat survey undertaken to determine the number and location of the bats, (iv) roof wood-worm treatment was permitted to take place in September 2021 and (v) on completion of the treatment works, C.E.B Property Care were to issue a guarantee for the work. The scope of work undertaken by C.E.B Property Care should be confirmed and a copy of the guarantee for the work should be obtained by the purchasers.

The house appears to have been relatively well maintained in recent years and no significant defects were noted. Repairs and maintenance are always required to a house of this age, size and design, and minor defects to the chimneys, roofs, walls and external joinery were found.

A survey undertaken by the Health Protection Agency and British Geological Survey has identified some properties in the area as having natural levels of radon gas in excess of limits considered acceptable. Radon is a colourless and odourless gas, which comes naturally from the rocks and soil. The UK Health Security Agency (UKHSA) has the remit for providing advice on public health issues associated with radiation in Scotland - it has a Glasgow office and can be contacted on 0141 440 2201. It launched a new interactive radon map in 2022, whose link is: www.ukradon.org/information/ukmaps.

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

Mortgage Valuation Report

General Remarks

conditions caused by rising interest rates, inflation and the cost of living; these conditions have extended through 2023/24.

Essential Repairs

No essential repairs are required to the property.

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

Mortgage Valuation Report

Comment on Mortgageability

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

Valuations

Market value in present condition £

Market value on completion of essential repairs £

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

Is a reinspection necessary? Yes No

Buy To Let Cases

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

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

Declaration

Signed Security Print Code [386692 = 9785]
Electronically signed by:-
Surveyor's name David Silcocks
Professional qualifications BSc MRICS
Company name Allied Surveyors Scotland Ltd
Address Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE
Telephone 01224 571163
Fax 01224 589042
Report date 14th June 2024

Mansefield
Alford
AB33 8NL

Section 2

Energy Report



Energy Performance Certificate (EPC)

Scotland

Dwellings

Mansefield, Alford, AB33 8NL

Dwelling type: Detached house
Date of assessment: 10 June 2024
Date of certificate: 14 June 2024
Total floor area: 346 m²
Primary Energy Indicator: 315 kWh/m²/year

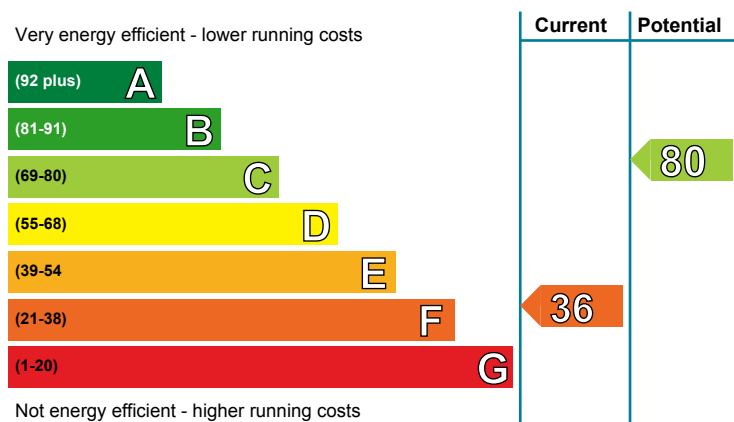
Reference number: 6402-4108-3622-7699-1643
Type of assessment: RdSAP, existing dwelling
Approved Organisation: Elmhurst
Main heating and fuel: Boiler and radiators, oil

You can use this document to:

- Compare current ratings of properties to see which are more energy efficient and environmentally friendly
- Find out how to save energy and money and also reduce CO₂ emissions by improving your home

Estimated energy costs for your home for 3 years*	£21,783	See your recommendations report for more information
Over 3 years you could save*	£10,929	

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

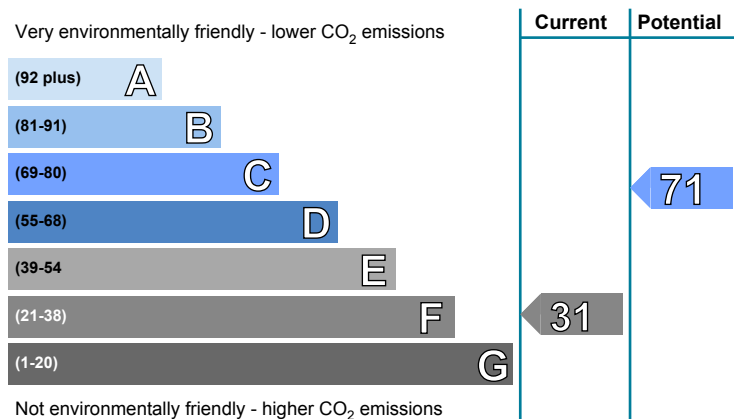


Energy Efficiency Rating

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

Your current rating is **band F (36)**. The average rating for EPCs in Scotland is **band D (61)**.

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



Environmental Impact (CO₂) Rating

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

Your current rating is **band F (31)**. The average rating for EPCs in Scotland is **band D (59)**.

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

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£5151.00
2 Floor insulation (suspended floor)	£800 - £1,200	£1971.00
3 Draughtproofing	£80 - £120	£384.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Granite or whinstone, as built, no insulation (assumed)	★★☆☆☆	★★☆☆☆
Roof	Pitched, 100 mm loft insulation	★★★★☆☆	★★★★☆☆
	Pitched, 250 mm loft insulation	★★★★★☆☆	★★★★★☆☆
	Roof room(s), insulated	★★★★★☆☆	★★★★★☆☆
Floor	To unheated space, no insulation (assumed)	—	—
	Suspended, no insulation (assumed)	—	—
Windows	Partial secondary glazing	★★☆☆☆☆	★★☆☆☆☆
Main heating	Boiler and radiators, oil	★★☆☆☆☆	★★★★☆☆
Main heating controls	Time and temperature zone control	★★★★★★	★★★★★★
Secondary heating	Room heaters, dual fuel (mineral and wood)	—	—
Hot water	From main system	★★☆☆☆☆	★★☆☆☆☆
Lighting	Low energy lighting in all fixed outlets	★★★★★★	★★★★★★

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO₂ emissions, running costs and the savings possible from making improvements.


The impact of your home on the environment

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

The calculated emissions for your home are 83 kg CO₂/m²/yr.

The average Scottish household produces about 6 tonnes of carbon dioxide every year. Based on this assessment, heating and lighting this home currently produces approximately 29 tonnes of carbon dioxide every year. Adopting recommendations in this report can reduce emissions and protect the environment. If you were to install all of these recommendations this could reduce emissions by 18 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£20,112 over 3 years	£9,711 over 3 years	
Hot water	£963 over 3 years	£426 over 3 years	
Lighting	£708 over 3 years	£717 over 3 years	
Totals	£21,783	£10,854	

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

Recommendations for improvement

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

Recommended measures	Indicative cost	Typical saving per year	Rating after improvement	
			Energy	Environment
1 Internal or external wall insulation	£4,000 - £14,000	£1717	E 51	E 42
2 Floor insulation (suspended floor)	£800 - £1,200	£657	D 57	E 48
3 Draughtproofing	£80 - £120	£128	D 58	E 49
4 Replace boiler with new condensing boiler	£2,200 - £3,000	£893	D 67	D 59
5 Solar water heating	£4,000 - £6,000	£78	D 68	D 60
6 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£171	C 69	D 62
7 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£441	C 73	D 65
8 Wind turbine	£15,000 - £25,000	£1025	C 80	C 71

Choosing the right improvement package

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

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

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

1 Internal or external wall insulation

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

2 Floor insulation (suspended floor)

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

3 Draughtproofing

Fitting draughtproofing, strips of insulation around windows and doors, will improve the comfort in the home. A contractor can be employed but draughtproofing can be installed by a competent DIY enthusiast.

4 Condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, however there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority building standards department and seek advice from a qualified heating engineer.

5 Solar water heating

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

6 Double glazed windows

Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double-glazed windows will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building regulations apply to this work and planning permission may also be required, so it is best to check with your local authority on what standards need to be met. A building warrant is not required if the windows comply with the current requirements.

7 Solar photovoltaic (PV) panels

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. Planning permission might be required, building regulations generally apply to this work and a building warrant may be required, so it is best to check with your local authority. The assessment does not include the effect of any Feed-in Tariff which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels, provided that both the product and the installer are certified by the Microgeneration Certification Scheme (or equivalent). Details of local MCS installers are available at www.microgenerationcertification.org.

8 Wind turbine

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

Low and zero carbon energy sources

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

LZC energy sources present: There are none provided for this home

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	64,366	(1,103)	N/A	(16,845)
Water heating (kWh per year)	3,078			

Addendum

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

About this document

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

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

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

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

Use of this energy performance information

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

Advice and support to improve this property

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

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

HOMEENERGYSCOTLAND.ORG
0808 808 2282
FUNDED BY THE SCOTTISH GOVERNMENT



Mansefield
Alford
AB33 8NL

Section 3

Property Questionnaire



Property Questionnaire

PROPERTY ADDRESS:	MANSEFIELD ALFORD AB33 8NL
SELLER(S):	ANDREW + SAWALUCK JAMES
COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	10/06/2024

PROPERTY QUESTIONNAIRE

NOTE FOR SELLERS

- **Please complete this form carefully. It is important that your answers are correct.**
- **The information in your answers will help ensure that the sale of your house goes smoothly. Please answer each question with as much detailed information as you can.**
- **If anything changes after you fill in this questionnaire but before the Date of Entry for the sale of your house, tell your solicitor or estate agent immediately.**

PROPERTY QUESTIONNAIRE

Information to be given to prospective buyer(s)

1. Length of ownership

How long have you owned the property?

SINCE 18/03/2022

2. Council Tax

Which Council Tax band is your property in?

A B C D E F **G** H

3. Parking

What are the arrangements for parking at your property?

(Please indicate all that apply)

- Garage - IN STEADING
- Allocated parking space
- Driveway
- Shared parking
- On street
- Resident permit
- Metered parking
- Other (please specify):

4. Conservation Area	
Is your property in a designated Conservation Area (i.e. an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance)?	Yes/ <input checked="" type="radio"/> No/ Don't know
5. Listed Buildings	
Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?	<input checked="" type="radio"/> Yes/No
6. Alterations / additions / extensions	
<p>a. (i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?</p> <p><u>If you have answered yes</u>, please describe the changes which you have made:</p>	Yes/ <input checked="" type="radio"/> No
(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	Yes/No

	<p><u>If you have answered yes</u>, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking.</p> <p>If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent can arrange to obtain them.</p>	
b.	<p>Have you had replacement windows, doors, patio doors or double glazing installed in your property?</p> <p><u>If you have answered yes</u>, please answer the three questions below:</p>	Yes/No
	(i) Were the replacements the same shape and type as the ones you replaced?	Yes/No
	(ii) Did this work involve any changes to the window or door openings?	Yes/No
	<p>(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):</p> <p>Please give any guarantees which you received for this work to your solicitor or estate agent.</p>	

7. Central heating		
a.	<p>Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).</p> <p><u>If you have answered yes/partial</u> – what kind of central heating is there?</p> <p>(Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)</p> <p style="text-align: center;">OIL FIRED</p> <p><u>If you have answered yes, please answer the 3 questions below:</u></p>	<p>Yes/No/ Partial</p>
b.	<p>When was your central heating system or partial central heating system installed?</p> <p style="text-align: center;">UNKNOWN</p>	
c.	<p>Do you have a maintenance contract for the central heating system?</p> <p><u>If you have answered yes</u>, please give details of the company with which you have a maintenance agreement:</p>	<p>Yes/No</p>
d.	<p>When was your maintenance agreement last renewed? (Please provide the month and year).</p>	

8. Energy Performance Certificate

Does your property have an Energy Performance Certificate which is less than 10 years old?	Yes/No
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9. Issues that may have affected your property

a. Has there been any storm, flood, fire or other structural damage to your property while you have owned it?	Yes/No <input checked="" type="radio"/>
---	---

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

b. Are you aware of the existence of asbestos in your property?	Yes/No <input checked="" type="radio"/>
---	---

If you have answered yes, please give details:

10. Services

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

Services	Connected	Supplier
Gas / liquid petroleum gas		
Water mains / private water supply	MAINS	SCOTTISH WATER
Electricity	YES	OCTOPUS
Mains drainage	NO	
Telephone	YES	BT
Cable TV / satellite	NO	

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

a.	<p>Are you aware of any responsibility to contribute to the cost of anything used jointly, such as the repair of a shared drive, private road, boundary, or garden area?</p> <p><u>If you have answered yes</u>, please give details:</p> <p>UPKEEP OF LANE BY CHURCH TO OUR GATE - 25% SHARE</p>	Yes/No/Don't Know
b.	<p>Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas?</p> <p><u>If you have answered yes</u>, please give details:</p>	Yes/No/Not applicable

c.	<p>Has there been any major repair or replacement of any part of the roof during the time you have owned the property?</p>	Yes/No
d.	<p>Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>	Yes/No
e.	<p>As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries?</p> <p><u>If you have answered yes</u>, please give details:</p>	Yes/No
f.	<p>As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.)</p> <p><u>If you have answered yes</u>, please give details:</p>	Yes/No
<p>12. Charges associated with your property</p>		
a.	<p>Is there a factor or property manager for your property?</p> <p><u>If you have answered yes</u>, please provide the name and address and give details of any deposit held and</p>	Yes/No

	approximate charges:	
b.	Is there a common buildings insurance policy?	Yes/No/ Don't know
	<u>If you have answered yes</u> , is the cost of the insurance included in your monthly/annual factor's charges?	Yes/No/ Don't know
c.	<p>Please give details of any other charges you have to pay on a regular basis for the upkeep of common areas or repair works, e.g. to a Residents' Association, or maintenance or stair fund.</p> <p>NONE</p>	
13. Specialist Works		
a.	<p>As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property?</p> <p><u>If you have answered yes</u>, please say what the repairs were for, whether you carried out the repairs (and when) or if they were done before you bought the property</p> <p>WOODWORM TREATMENT SHORTLY BEFORE WE BOUGHT THE PROPERTY</p>	Yes/No
b.	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your	Yes/No

	<p>property?</p> <p><u>If you have answered yes</u>, please give details</p>	
--	--	--

c.	<p><u>If you have answered yes</u> to 13(a) or (b), do you have any guarantees relating to this work?</p> <p><u>If you have answered yes</u>, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself <u>please write below who has these documents</u> and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.</p> <p>Guarantees are held by:</p> <p style="text-align: center;">OURSELVES</p>	<input checked="" type="radio"/> Yes / <input type="radio"/> No
----	---	---

14. Guarantees

a.	Are there any guarantees or warranties for any of the following:					
(i)	Electrical work	<input checked="" type="radio"/> No	Yes	Don't Know	With title deeds	Lost
(ii)	Roofing	<input checked="" type="radio"/> No	Yes	Don't Know	With title deeds	Lost
(iii)	Central heating	<input checked="" type="radio"/> No	Yes	Don't know	With title deeds	Lost
(iv)	NHBC	<input checked="" type="radio"/> No	Yes	Don't know	With title deeds	Lost
(v)	Damp course	<input checked="" type="radio"/> No	Yes	Don't know	With title deeds	Lost

(vi)	Any other work or installations? (for example, cavity wall insulation, underpinning, indemnity policy)	No	Yes	Don't know	With title deeds	Lost
b.	<p><u>If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):</u></p>					
c.	<p>Are there any outstanding claims under any of the guarantees listed above?</p> <p><u>If you have answered yes, please give details:</u></p>	<p>Yes/No</p>				
<p>15. Boundaries</p>						
<p>So far as you are aware, has any boundary of your property been moved in the last 10 years?</p> <p><u>If you have answered yes, please give details:</u></p>						<p>Yes/No/Don't Know</p>

16. Notices that affect your property

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


a.	advising that the owner of a neighbouring property has made a planning application?	Yes/No/ Don't know
b.	that affects your property in some other way?	Yes/No/ Don't know
c.	that requires you to do any maintenance, repairs or improvements to your property?	Yes/No/ Don't know


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

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

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

Signature(s) :


.....
ANDREW JAMES


.....
Sawaluck James

Date: 10/06/2024