ALLIED SURVEYORS SCOTLAND

Home Report

Logie Woodlands House

Pitcaple

Inverurie

AB51 5EE

Offices throughout Scotland

alliedsurveyorsscotland.com

Logie Woodlands House
Pitcaple
Inverurie
AB51 5EE

Section 1

Single Survey
and
Mortgage Valuation Report

Single Survey

survey report on:

Property address	Logie Woodlands House, Pitcaple, Inverurie, AB51 5EE

Customer	Mr C Poster and Ms P Wood

Customer address	Logie Woodlands, Pitcaple, Inverurie, AB51 5EE

Prepared by	Allied Surveyors Scotland Ltd

Date of inspection	11th July 2024

ALLIED SURVEYORS SCOTLAND

PART 1 - GENERAL

1.1 THE SURVEYORS

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

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

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

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

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

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. [X]

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.

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

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;

- the "Purchaser" is the person (or persons) who enters into a contract to buy the Property from the Seller;

- a "prospective Purchaser" is anyone considering buying the Property;

- the "Report" is the report, of the kind described in Part 2 of these Terms and Conditions and in the form set out in part 1 of Schedule 1 of the Housing (Scotland) Act 2006 (Prescribed Documents) Regulations 2008;

- the "Seller" is/are the proprietor(s) of the Property;

- the "Surveyor" is the author of the Report on the Property; and

- the "Surveyors" are the firm or company of which the Surveyor is an employee, director, member or partner (unless the Surveyor is not an employee, director, member or partner, when the "Surveyors" means the Surveyor) whose details are set out at the head of the Report.

- the "Energy Report" is the advice given by the accredited Energy Company, based on information collected by the Surveyor during the Inspection, and also includes an Energy Performance Certificate, in a Government approved format.

PART 2 - DESCRIPTION OF THE REPORT

2.1 THE SERVICE

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

2.2 THE INSPECTION

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

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

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

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

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

2.3 THE REPORT

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

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

1 Category 3: Urgent repairs or replacement are needed now. Failure to deal with them may cause problems to other parts of the property or cause a safety hazard. Estimates for repairs or replacement are needed now.

2 Category 2: Repairs or replacement requiring future attention, but estimates are still advised.

3 Category 1: No immediate action or repair is needed.

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

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

2.4 SERVICES

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

2.5 ACCESSIBILITY

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

2.6 ENERGY REPORT

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

2.7 VALUATION AND CONVEYANCER ISSUES

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

"Market Value" *The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein* *the parties had each acted knowledgeably, prudently and without compulsion.* In arriving at the opinion of the Market Value the Surveyor also makes various standard assumptions covering, for example, vacant possession; tenure and other legal considerations; contamination and hazardous materials; the condition of un-inspected parts; the right to use mains services; and the exclusion of curtains, carpets etc. from the valuation. In the case of flats, the following further assumptions are made that:

- There are rights of access and exit over all communal roadways, corridors, stairways etc. and to use 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 1.5 storey detached house with integral double garage/workshop; (2) an outbuilding used as a general purpose store and workshop; (3) an irregular shaped block of approximately 47.5 acres of land, the majority of which is woodland.

Accommodation	Ground floor: vestibule, kitchen/dining room/living area, utility room, shower room, sitting room, conservatory, principal bedroom with dressing room and en suite bathroom. First floor: landing/living area, bedroom 2 with box room off, jack and jill bathroom, bedroom 3.

Gross internal floor area (m²)	The gross internal floor area of the house extends to approximately 258 square metres, split between the ground floor of 168 square metres and the first floor of 90 square metres. This floor area includes the conservatory.

Neighbourhood and location	The house lies in a rural setting on its own (the nearest residential property is approximately 80 metres away from the house). It's 47 acres of woodland has a thin irregular shape which adjoins along much of its west/south-west boundary the River Urie, on a part of its east side by the grounds of residential properties at Logie Home Farm and otherwise by agricultural land and woodland. Access to the property is from Whiteford along firstly 1,600 metres of tarred private road and secondly along 400 metres of stone track. The property is located 1 mile from the small settlement of Whiteford, 1.5 miles from Logie Durno Primary School and 7 miles from Inverurie (population 14,500), which has a wide range of shops and community facilities, a substantial employment base and a station on the Aberdeen - Inverness railway line. It is understood that the property lies within the catchment for Oldmeldrum Academy, 7 miles away. Aberdeen City Centre is 23 miles distant.

Age	The house was erected 33 years ago (1991).

Weather	The weather was dry and overcast during the inspection. The report should be read in context of these weather conditions.

Chimney stacks	**Visually inspected with the aid of binoculars where appropriate.** There are two chimney stacks, which rise through the roof. They are built with concrete blocks, are harled externally, have lead flashing around their bases, concrete coping and clay pots. The pots in use are fitted with metal cowls.

Roofing including roof space	**Sloping roofs were visually inspected with the aid of binoculars where appropriate.** **Roof spaces were visually inspected and were entered where there was safe and reasonable access, normally defined as being from a 3m ladder within the property.** **If this is not possible, then physical access to the roof space may be taken by other means if the Surveyor deems it safe and reasonable to do so.** The main roof is pitched and slated. External roof detail includes: clay ridge sections bed in cement; raised skews at each gable which are lined with precast concrete coping, except for a front gable that is lined with dressed stone coping, all skews with lead flashing; slate vents along the base of each roof face; lead lined valley gutters at roof junctions; 2 bay windows with slated sides and roofs, clay ridge sections, hipped ends with concrete hip ridges, timber facias soffits and window facings, lead valleys side slips and flashings; two centre pivot velux roof windows. A limited head and shoulders inspection of the main roof space was made from a hatch in a bedroom ceiling. The roof is formed with timber trusses overlaid with timber sarking boards. A layer of slate underfelt was visible between the gaps of the sarking boards. There was approximately 250mm of mineral wool insulation laid between and over the joists of the flat part of the roof space. There are roof space vents at the apex of each gable.

Rainwater fittings	**Visually inspected with the aid of binoculars where appropriate.** The rainwater fittings are grey plastic. Gutters are half round, deep flow. Downpipes are round.

Main walls	**Visually inspected with the aid of binoculars where appropriate.** **Foundations and concealed parts were not exposed or inspected.** The walls are built with concrete block. The front wall and sections at the rear side are faced with pointed granite, incorporating dressed granite blocks at corners and facings either side of openings and precast concrete lintels and cills; these walls are approximately 480mm thick, including the internal wall lining. The remaining walls are harled externally and are approximately 340mm thick.

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 windows are timber framed double glazed casement windows. Ground floor opening casements are top hinged and first floor opening casements are tilt and turn. In two of the house gable walls are first floor circular windows. External doors include: (i) into vestibule - pair of solid timber doors, installed 2020; (ii) into utility room - solid timber door; (iii) into sitting room - pair of timber framed double glazed patio doors, installed around 2010; (iv) into conservatory - pair of timber panel doors with double glazed upper panels. In addition, from the integral garage into the utility room is an external plywood door.

External decorations	**Visually inspected.** The external joinery is stained.

Conservatories / porches	**Visually inspected.** There is a front conservatory, built with a suspended timber floor, walls built up to windows cill height at 600mm above floor level which are faced externally with pointed granite and have precast concrete cills, timber framed double glazed windows and pitched roof. Internally the external walls are plasterboard lined and the internal sides, adjoining the main part of the house, are unlined pointed granite walls. The internal floor area of the conservatory is 12.5 square metres.

Communal areas	**Circulation areas visually inspected.** The access road to the property from Whiteford, is understood to be shared with approximately 40 other users.

Garages and permanent outbuildings	**Visually inspected.** There is an integral double garage/workshop at the rear of the house. This is of similar external construction to the house and internally has a concrete floor, unlined concrete block walls, plasterboard lined ceiling, electrically operated metal framed timber double door, 2 timber framed double glazed windows, lights and sockets, ceiling hatch fitted with a slid-down aluminium ladder and its roof space is floored with chipboard, has a circular window and a pendant light. Within the house grounds is a general purpose shed and workshop, erected around 2007. It has a concrete floor, timber frame that is externally clad with timber boards and is internally clad with OSB boarding, a pitched roof covered with felt and plastic rainwater goods. The general purpose section has a pair of timber vehicle doors in its gable, a rear window and a floor area of 30 square metres. The workshop part has a pair of timber panel/glazed external doors, a window and a floor area of 11 square metres. The building is supplied with electricity. There are two open sided wood storage shelters, one with a felt roof and one with a box-profile metal roof.

Outside areas and boundaries	**Visually inspected.** The property is understood to extend to approximately 47.5 acres. The house grounds are mostly in grass, have a gated gravel drive and gravel parking areas. The remaining land is woodland. The majority of trees on the more exposed, higher parts of the property were blown down in November 2021 during Storm Arwen. On the sheltered slope running down to the River Urie, along the west/south-west edge of the property, there remain stands of Scots Pine with pockets of broadleaves. The windblown timber has been removed and there is a re- stocking plan for 21.7 acres of the woodland; this includes: (a) an area of 6.8 acres which has been deer and rabbit fenced in preparation for planting with mixed conifers; (b) an area of 3.1 acres which has been deer and rabbit fenced in preparation for planning with native broadleaves, sycamore and mixed conifers; (c) an area of 3.8 acres which is to be planted with mixed conifers; (d) small areas extending in total to 8.0 acres that are to be planted with broadleaves in tree shelters and which have been partly undertaken. The purchaser will have to fulfil the re- stocking plan as a condition of the felling licence.

Ceilings	**Visually inspected from floor level.** The ceilings are lined with plasterboard.

Internal walls	**Visually inspected from floor level.** **Using a moisture meter, walls were randomly tested for dampness where considered appropriate.** The internal walls are lined with plasterboard.

Floors including sub floors	**Surfaces of exposed floors were visually inspected. No carpets or floor coverings were lifted.** **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.** **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.** The floors are suspended timber and covered with chipboard. Sub-floor vents were noted through each external wall. A limited inverted head and shoulders inspection of the sub-floor was made from a hatch at the utility room external door. The sub-floor at that point was approximately 500mm deep, the solum was lined with concrete, the edge of a damp proof membrane were visible, and there was approximately 100mm of mineral wool insulation between the floor joists, held up with netlon. 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. Fixed floor coverings included: wooden flooring in the sitting room and a part of the landing/living area; ceramic tile floors in each of the bathrooms; slate tile floor in the conservatory.

Internal joinery and kitchen fittings	**Built-in cupboards were looked into but no stored items were moved.** **Kitchen units were visually inspected excluding appliances.** The kitchen is fitted with a range of floor and wall units, which have wooden panel doors and drawer fronts, wood-effect facings, and light coloured laminate worktops with wall splash tiling above. There is a breakfast bar island worktop with suspended units above. Built-in appliances include an oven and hob. The utility room is fitted with a sink unit. The majority of the internal doors are timber panel doors. There are timber framed glazed panel doors off the kitchen/dining room/living area. There is an open spiral stairway off the sitting room, which has stained timber treads and balustrades.

Chimney breasts and fireplaces	**Visually inspected.** **No testing of the flues or fittings was carried out.** There are two open fires, one in the principal bedroom and one a double sided fire which serves the sitting room and kitchen/dining room/living area. Both have a pointed dressed granite faced chimney breast, a raised slate tiled hearth with log storage area below and a large open fire inset into the breast, fitted with a log grate and glass fire

Chimney breasts and fireplaces	doors. The owners have installed air circulation systems which feed external air into both fireplaces.

Internal decorations	**Visually inspected.** The majority of the internal linings are painted plasterboard. There are areas of wall tiling in each of the bathrooms.

Cellars	There are no cellars.

Electricity	**Accessible parts of the wiring were visually inspected without removing fittings. No tests whatsoever were carried out to the system or appliances. Visual inspection does not assess any services to make sure they work properly and efficiently and meet modern standards. If any services are turned off, the surveyor will state that in the report and will not turn them on.** The property is supplied with mains electricity. It is understood that the electricity tariff is total heating with total control, for which there are two meters. Typically the system works as follows: (1) the standard energy meter charges a 24-hour tariff - this “standard energy” rate is higher than the standard rate offered on a single-meter tariff and is connected to lighting and electrical appliances, (2) the heating control energy meter which has two wired circuits (a) one circuit connected to storage heaters and hot water tank and charges them at different times of the day, which is controlled by a dynamic tele-switch and activates depending on the time of year and local weather, but typically operates for between 5 and 12 hours each day and (b) the second wired circuit connects other electric heat appliances such as panel heaters, focal point heater, bathroom heaters, towel rails, hot water boost and electric showers, to the heating control tariff 24 hours-a-day. An underground mains cable is taken to an external meter box inset into the side wall of the garage. There are a row of four consumer units mounted on a board in the garage; these units include a main switch, a residual current devise (a switch that trips a circuit under dangerous conditions and disconnects the electricity) and circuit breakers (which switch off a circuit if they detect a fault). Sockets within the house are 13 amp rectangular pinned sockets.

Gas	Mains gas is not available to the property.

Water, plumbing, bathroom fittings	**Visual inspection of the accessible pipework, water tanks, cylinders and fittings without removing any insulation.** **No tests whatsoever were carried out to the system or appliances.** The property is supplied with mains water. The owners advised that the connection onto the water main is outwith the property and that there is a stop-cock near the entrance gate.

Water, plumbing, bathroom fittings	There are two plastic cold water tanks in the roof space, which are fitted with insulation above. The water pipework inspected within the house was copper. There are three bathrooms: (i) jack and jill first floor bathroom - 4 piece light grey suite, above the bath are tiled walls, electric shower, glazed screen along the bath edge and ceiling mechanical extract fan; (ii) principal bedroom en suite bathroom and dressing room - within the bathroom part are light blue bath and w.c, tiled shower cubicle with mixer shower and glazed door, ceiling mechanical extract fan, in the dressing area are a pair of light blue hand basins within a unit with laminate worktop and louvre wooden doors and fitted mirror above; (iii) ground floor shower room (accessed from both utility room and sitting room) - similar shower cubicle to (ii), light grey w.c and hand basin, ceiling mechanical extract fan. There are stainless steel sinks in the kitchen (double bowl) and utility room.

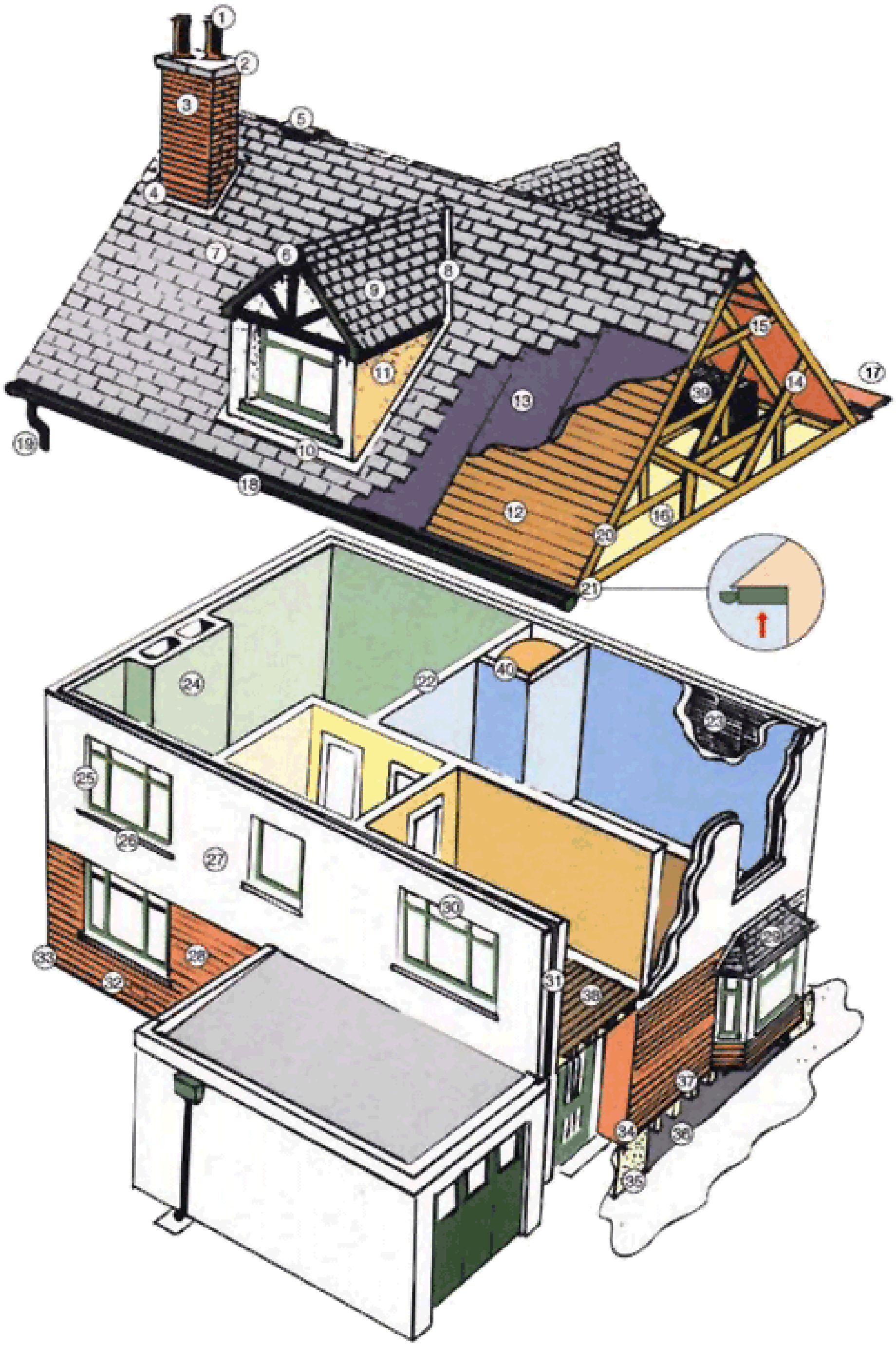
Heating and hot water	**Accessible parts of the system were visually inspected apart from communal systems, which were not inspected.** **No tests whatsoever were carried out to the system or appliances.** The house is heated by a mix of electric storage heaters and panel heaters. Dimplex XLN storage heaters were noted in the two living rooms, the principal bedroom and the landing/living area. Panel heaters were noted in each of the bedrooms, the utility room and conservatory. The three bathrooms are fitted with electric towel rails. There is a foam insulated hot water cylinder, approximately 1500mm x 450mm, which is fitted with a cylinder thermostat. The hot water is heated by electric immersion heater.

Drainage	**Drainage covers etc were not lifted.** **Neither drains nor drainage systems were tested.** Drainage is to a plastic septic tank, with wastewater discharge taken from the tank to a stone soakaway and/or partial discharge to a drain or ditch. The drainage system is located within the property. Drainage covers have not been lifted and neither the drains, nor any part of the drainage system have been tested.

Fire, smoke and burglar alarms	**Visually inspected.** **No tests whatsoever were carried out to the system or appliances.** Ceiling mounted detectors/alarms have been fitted as follows: smoke alarms to the ground and first floors, a heat detector in the kitchen and a carbon monoxide detector in the sitting room.

Any additional limits to inspection	**For flats / maisonettes** **Only the subject flat and internal communal areas giving access to the flat were inspected.** **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.** **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.** The inspection was limited by the presence of fitted floor coverings, furnishings and personal effects within the property. 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.

Sectional Diagram showing elements of a typical house



1. Chimney pots
2. Coping stone
3. Chimney head
4. Flashing
5. Ridge ventilation
6. Ridge board
7. Slates / tiles
8. Valley guttering
9. Dormer projection
10. Dormer flashing
11. Dormer cheeks
12. Sarking
13. Roof felt
14. Trusses
15. Collar
16. Insulation
17. Parapet gutter
18. Eaves guttering
19. Rainwater downpipe
20. Verge boards /skews
21. Soffit boards
22. Partition wall
23. Lath / plaster
24. Chimney breast
25. Window pointing
26. Window sills
27. Rendering
28. Brickwork / pointing
29. Bay window projection
30. Lintels
31. Cavity walls / wall ties
32. Subfloor ventilator
33. Damp proof course
34. Base course
35. Foundations
36. Solum
37. Floor joists
38. Floorboards
39. Water tank
40. Hot water tank

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 are no significant signs of settlement or structural movement affecting the building.

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

Chimney stacks	
Repair category	1
Notes	From a ground level inspection, a fine vertical crack was noted through the harling of one side of the chimney from the principal bedroom fire. This should be checked at the next roof overhaul to see whether it requires repair or sealing.

Roofing including roof space	
Repair category	1
Notes	No significant defects were noted to the roof exterior and to that part of the roof space which was inspected. There were a small number of chipped slated and some sections of missing cement ridge bedding. 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 to the skews and ridging.

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

Main walls	
Repair category	2
Notes	Some vertical cracks were noted through the harling close to the corners of the building which are faced with stonework. These cracks should be raked out, removing any bossed harling and repaired.

Windows, external doors and joinery	
Repair category	1
Notes	Minor deterioration was noted to the ends of the cills to two of the windows. In general, the windows, doors and other items of external joinery were found to be in a satisfactory state of repair. A selection of opening window casements and the external doors were opened and found to operate effectively. The windows and some of the external doors are the original fittings and therefore 33 years old. They are likely to require ongoing maintenance and should be monitored for any sign of internal condensation and deterioration to their external joinery.

External decorations	
Repair category	1
Notes	The external decoration was found to be in satisfactory condition.

Conservatories/porches	
Repair category	2
Notes	Several of the glazed roof panes have internal condensation.

Communal areas	
Repair category	2
Notes	The shared tarred access road was under repair at the date of inspection, in respect of which the owners advised that each of the users have contributed towards the cost. Its surface is worn and will inevitably require regular maintenance and repair in the future.

Garages and permanent outbuildings	
Repair category	2
Notes	No significant defects were noted to the integral double garage/workshop. The roof of the general purpose shed and workshop is covered with felt; felt has a limited life and can fail without warning. Some of the rainwater fittings to the building are missing or are loose.

Outside areas and boundaries	
Repair category	1
Notes	Following the wind-blow damage to large parts of the woodland within the property, the blown timber has been removed and a woodland re-stocking programme over 21.7 acres is underway (detailed in the descriptive section for Outside areas above). Re-stocking conditions were imposed on the owner of the property by Scottish Forestry under the felling permission obtained for the clearance of the wind-blown timber; the purchaser will have to take over and adhere to these obligations. 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.

Ceilings	
Repair category	1
Notes	No significant defects were noted to the ceilings.

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

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

Internal joinery and kitchen fittings	
Repair category	1
Notes	The kitchen fittings are the original fittings and were found to be in good condition for their age, with only minor wear and tear markings noted. No assessment has been made on the condition of the built-in kitchen electrical appliances.

Chimney breasts and fireplaces	
Repair category	1
Notes	No significant defects were noted to the chimney breasts and fireplaces. No assessment has been made on the operation of the fires and whether their flues are adequately lined. It should be ensured that the flues are regularly checked and swept.

Internal decorations	
Repair category	1
Notes	The internal decoration was found to be in satisfactory condition, with wear and tear markings commensurate with its age.

Cellars	
Repair category	-
Notes	None.

Electricity	
Repair category	1
Notes	No significant defects were noted to the visible parts of the electrical installation that were inspected. It is recommended good practice that all electrical installations should be checked periodically, approximately every 10 years or when a property changes hands. This should be regarded as a routine safety and maintenance check. The new Fire and Smoke Alarm Standard came into force in February 2022. This new standard requires a smoke alarm to be installed in the room most frequently used for living purposes and in every circulation space on each floor. A heat alarm also needs to be installed in each kitchen. The alarms need to be ceiling mounted and interlinked. Where there is a carbon-fuelled appliance such as a boiler, open fire or wood burner a carbon monoxide detector is also required. The purchaser should satisfy themselves in this regard.

Gas	
Repair category	-
Notes	None.

Water, plumbing and bathroom fittings	
Repair category	1
Notes	No significant defects were noted to the visible parts of the plumbing system that were inspected. The sanitary fittings in the three bathrooms were found to be in satisfactory condition. They are the original fittings and whilst perfectly functional are of a dated style.

Heating and hot water	
Repair category	2
Notes	The electric storage heaters are the original fittings and are likely to be relatively inefficient and expensive to operate. It is anticipated any purchaser would wish to renew the entire heating system.

Drainage	
Repair category	1
Notes	No problems with the drainage were visible during the inspection. No assessment has been made on the size, capacity, condition and operation of the drainage system.

Drainage	
Repair category	1
Notes	The owners advised that the septic tank is due to be emptied at the end of August 2024 and has been emptied under a 3 year contract. It is likely that the tank will require to be periodically emptied in the future. The soakaway and discharge drain may require future maintenance in the event of blockage or a loss of permeability.

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	1
Roofing including roof space	1
Rainwater fittings	1
Main walls	2
Windows, external doors and joinery	1
External decorations	1
Conservatories/porches	2
Communal areas	2
Garages and permanent outbuildings	2
Outside areas and boundaries	1
Ceilings	1
Internal walls	1
Floors including sub-floors	1
Internal joinery and kitchen fittings	1
Chimney breasts and fireplaces	1
Internal decorations	1
Cellars	-
Electricity	1
Gas	-
Water, plumbing and bathroom fittings	1
Heating and hot water	2
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 [X] No [ ]
3. Is there a lift to the main entrance door of the property?	Yes [ ] No [X]
4. Are all door openings greater than 750mm?	Yes [X] No [ ]
5. Is there a toilet on the same level as the living room and kitchen?	Yes [X] No [ ]
6. Is there a toilet on the same level as a bedroom?	Yes [X] No [ ]
7. Are all rooms on the same level with no internal steps or stairs?	Yes [ ] No [X]
8. Is there unrestricted parking within 25 metres of an entrance door to the building?	Yes [X] No [ ]

4. Valuation and conveyancer issues

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

Matters for a solicitor or licensed conveyancer
The tenure is understood to be outright ownership. The titles have not been checked by the surveyor. It is assumed that there are no unduly onerous provisions in the title documents and management/service charge agreements. If the legal advisers find that there are significant variations from the standard assumptions then this should be referred back to the surveyor. It is specifically assumed that the property and its value are unaffected by any matters which would, or should be revealed to a competent completing solicitor or by a local search and replies to the usual enquiries, or by any statutory notice and planning proposal. The house was erected in 1991; it should be confirmed that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works requiring building warrant approval. In respect of the private drainage system, it is assumed that the system meets with and complies with Statutory Legislation, as outlined by the Scottish Environment Protection Agency, including the requirement to register septic tanks with SEPA. It should be confirmed that the property has adequate servitude rights in respect of: (i) access to the property over those section(s) of the private access road from Whiteford to the property and (ii) the section(s) of water pipe from the point of connection onto the water main to the property.

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. £900,000 (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.

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: £725,000 (Seven Hundred and Twenty Five Thousand Pounds) Our valuation has fully taken into account the prevailing market conditions.

Signed	Security Print Code [564207 = 5657] Electronically signed

Report author	David Silcocks

Company name	Allied Surveyors Scotland Ltd

Address	Marywell House, 29-31 Marywell Street, Aberdeen, AB11 6JE

Date of report	29th July 2024

Mortgage Valuation Report

ALLIED SURVEYORS SCOTLAND

Property Address

Address	Logie Woodlands House, Pitcaple, Inverurie, AB51 5EE
Seller's Name	Mr C Poster and Ms P Wood
Date of Inspection	11th July 2024

Property Details

Property Type
- [X] House
- [ ] Bungalow
- [ ] Chalet
- [ ] Purpose built maisonette
- [ ] Coach
- [ ] Studio
- [ ] Converted maisonette
- [ ] Purpose built flat
- [ ] Converted flat
- [ ] Tenement flat
- [ ] Flat over non-residential use
- [ ] Other (specify in General Remarks)

Property Style
- [X] 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 [X] 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: 1991

Tenure

[X] Absolute Ownership [ ] Leasehold Ground rent £ [ ] Unexpired years [ ]

Accommodation

Number of Rooms

2 Living room(s)	3 Bedroom(s)	1 Kitchen(s)
3 Bathroom(s)	0 WC(s)	4 Other (Specify in General remarks)

Gross Floor Area (excluding garages and outbuildings): 258 m^2 (Internal) [ ] m^2 (External)

Residential Element (greater than 40%) [X] Yes [ ] No

Garage / Parking / Outbuildings

[ ] Single garage [X] Double garage [ ] Parking space [ ] No garage / garage space / parking space

Available on site? [X] Yes [ ] No

Permanent outbuildings:

There is an integral double garage/workshop, which has an internal floor area of 37 square metres.

Permanent outbuildings include a general purpose shed and workshop, built with a concrete floor, timber clad walls and a pitched roof covered with felt. The workshop part is 11 square metres and the general purpose shed part is 30 square metres.

Mortgage Valuation Report

Construction

Walls

- [ ] Brick
- [ ] Stone
- [ ] Concrete
- [ ] Timber frame
- [ ] Solid
- [ ] Cavity
- [ ] Steel frame
- [X] Concrete block
- [ ] Other (specify in General Remarks)

Roof

- [ ] Tile
- [X] Slate
- [ ] Asphalt
- [ ] Felt
- [ ] Lead
- [ ] Zinc
- [ ] Artificial slate
- [ ] Flat glass fibre
- [ ] Other (specify in General Remarks)

Special Risks

	Yes	No
Has the property suffered structural movement?	[ ]	[X]
If Yes, is this recent or progressive?	[ ]	[ ]
Is there evidence, history, or reason to anticipate subsidence, heave, landslip or flood in the immediate vicinity?	[ ]	[X]

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	[X] Private	[ ] None
Electricity	[X] Mains	[ ] Private	[ ] None
Central Heating	[X] Yes	[ ] Partial	[ ] None
Water	[X] Mains	[ ] Private	[ ] None
Gas	[ ] Mains	[ ] Private	[X] None

Brief description of Central Heating:

Electric heating from a mix of storage and panel heaters, under a total heating total control tariff.

Site

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

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

Location

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

Planning Issues

Has the property been extended / converted / altered? [ ] Yes [X] No

If Yes provide details in General Remarks.

Roads

- [X] Made up road
- [ ] Unmade road
- [ ] Partly completed new road
- [ ] Pedestrian access only
- [ ] Adopted
- [ ] Unadopted

General Remarks

The property comprises: (1) a 1.5 storey detached house with integral double garage/workshop; (2) an outbuilding used as a general purpose store and workshop; (3) an irregular shaped block of approximately 47.5 acres of land, the majority of which is woodland.

Other accommodation referred to above includes on the ground floor a utility room and conservatory, and on the first floor a landing/living area and a box room

The house lies in a rural setting on its own (the nearest residential property is approximately 80 metres away from the house). It's 47 acres of woodland has a thin irregular shape which adjoins along much of its west/south-west boundary the River Urie, on a part of its east side by the grounds of residential properties at Logie Home Farm and otherwise by agricultural land and woodland. Access to the property is from Whiteford along firstly 1, 600 metres of tarred private road and secondly along 400 metres of stone track.

The property is located 1 mile from the small settlement of Whiteford, 1.5 miles from Logie Durno Primary School and 7 miles from Inverurie (population 14,500), which has a wide range of shops and community facilities, a substantial employment base and a station on the Aberdeen - Inverness railway line. It is understood that the property lies within the catchment for Oldmeldrum Academy, 7 miles away. Aberdeen City Centre is 23 miles distant.

The house was erected in 1991; it should be confirmed that the necessary planning and building warrant approvals were obtained and that a completion certificate was issued in respect of all works requiring building warrant approval.

In respect of the private drainage system, it is assumed that the system meets with and complies with Statutory Legislation, as outlined by the Scottish Environment Protection Agency, including the requirement to register septic tanks with SEPA.

It should be confirmed that the property has adequate servitude rights in respect of: (i) access to the property over those section(s) of the private access road from Whiteford to the property and (ii) the section(s) of water pipe from the point of connection onto the water main to the property.

Following the 2021 wind-blow damage to large parts of the woodland within the property, the blown timber has been removed and a woodland re-stocking programme over 21.7 acres is underway. Re-stocking conditions were imposed on the owner of the property by Scottish Forestry under the felling permission obtained for the clearance of the wind-blown timber; the purchaser will have to take over and adhere to these obligations.

The Scottish Government have a commitment under its Infrastructure Investment Plan to dual the A96 between Aberdeen and Inverness by 2030, though as construction work has yet to commence, it is likely that a revised timetable will be set out. In 2020 Transport Scotland published a preferred option for the route of the A96 Dualling East of Huntly to Aberdeen. The preferred route option (called the Pink Route Option) follows a route approximately 1,000 metres to the north of the property. This route was preferred over an alternative option (called the Brown route option), which would have passed through the property and very close to the house.

Significant factors which may be of relevance to the value of the property include: located within commuting distance of Inverurie and Aberdeen; peaceful rural setting offering considerable privacy; around 2,000 metres of shared private access road, split 1,600 metres of tarred road and 400 metres of stone track, which will require regular future maintenance and repair; house built in 1991 with an internal floor area of 258 square metres, 7 habitable rooms and 3 bathrooms; house well maintained though many of its fittings, whilst functional are the original and therefore 33 years old (including windows, kitchen and bathrooms) and the heating is a mix of electric storage and panel heating and large open fireplaces in the two main living rooms and principal bedroom; outbuildings include a double garage/workshop and a timber general purpose shed and workshop; 47.5 acres of mainly woodland of which 21.7 acres are mid-way through a re-stocking programme; the woodland adjoins a cluster of residential properties at Logie Home Farm, which may offer some future development potential subject to planning, or for which there may be demand from neighbours for adjoining areas of land.

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

Mortgage Valuation Report

Essential Repairs

No essential repairs are required to the house.

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

Comment on Mortgageability

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

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

Valuations

Market value in present condition	£ 725,000
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)	£ 900,000
Is a reinspection necessary?	[ ] Yes [X] No

Buy To Let Cases

What is the reasonable range of monthly rental income for the property assuming a letting on a 6 month Short Assured Tenancy basis?	£
Is the property in an area where there is a steady demand for rented accommodation of this type?	[ ] Yes [ ] No

Mortgage Valuation Report

Declaration

Signed	Security Print Code [564207 = 5657] 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	29th July 2024

Logie Woodlands House
Pitcaple
Inverurie
AB51 5EE

<u>Section 2</u>

Energy Report

ALLIED SURVEYORS SCOTLAND

Energy Performance Certificate (EPC)

Dwellings

Scotland

LOGIE WOODLANDS HOUSE, PITCAPLE, INVERURIE, AB51 5EE

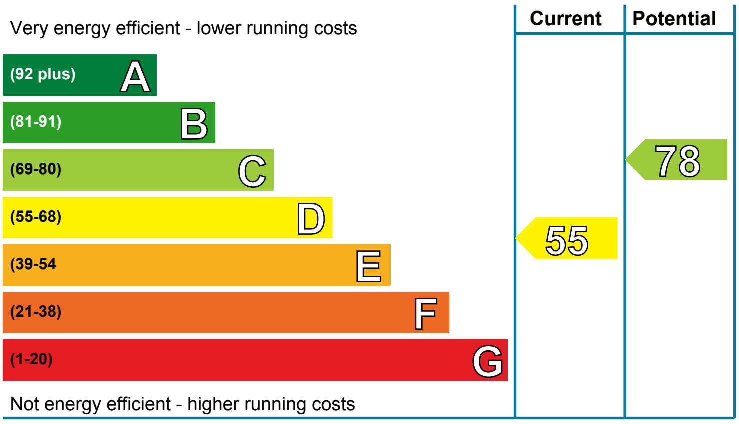
Dwelling type:	Detached house	**Reference number:**	5114-1323-1200-0629-0292
Date of assessment:	11 July 2024	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	16 July 2024	**Approved Organisation:**	Elmhurst
Total floor area:	258 m²	**Main heating and fuel:**	Electric storage heaters
Primary Energy Indicator:	480 kWh/m²/year		

You can use this document to:

- **Compare current ratings of properties to see which are more energy efficient and environmentally friendly**
- **Find out how to save energy and money and also reduce CO_2 emissions by improving your home**

Estimated energy costs for your home for 3 years*	**£21,534**	See your recommendations report for more information
Over 3 years you could save*	**£4,494**	

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

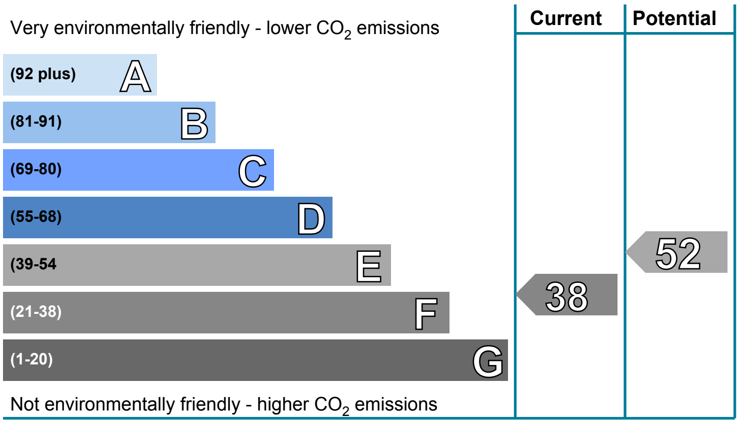


Energy Efficiency Rating

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 D (55)**. The average rating for EPCs in Scotland is **band D (61).**

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



Environmental Impact (CO_2) Rating

This graph shows the effect of your home on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating, the less impact it has on the environment.

Your current rating is **band F (38)**. 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 Low energy lighting	£65	£270.00
2 High heat retention storage heaters	£2,800 - £4,200	£4224.00
3 Solar photovoltaic (PV) panels	£3,500 - £5,500	£1452.00

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

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

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

Summary of the energy performance related features of this home

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

Element	Description	Energy Efficiency	Environmental
Walls	Solid brick, as built, insulated (assumed)	★★★★☆	★★★★☆
	Granite or whinstone, as built, insulated (assumed)	★★★★☆	★★★★☆
Roof	Pitched, insulated (assumed)	★★★☆☆	★★★☆☆
	Roof room(s), ceiling insulated	★★★★☆	★★★★☆
Floor	Suspended, insulated	—	—
Windows	Fully double glazed	★★★☆☆	★★★☆☆
Main heating	Electric storage heaters	★★★☆☆	★☆☆☆☆
Main heating controls	Automatic charge control	★★★☆☆	★★★☆☆
Secondary heating	Room heaters, wood logs	—	—
Hot water	Electric immersion, off-peak	★★★☆☆	★★☆☆☆
Lighting	Low energy lighting in 41% of fixed outlets	★★★☆☆	★★★☆☆

The energy efficiency rating of your home

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

As we all use our homes in different ways, the energy rating is calculated using standard occupancy assumptions which may be different from the way you use it. The rating also uses national weather information to allow comparison between buildings in different parts of Scotland. However, to make information more relevant to your home, local weather data is used to calculate your energy use, CO_2 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 71 kg $CO_2/m^2/yr$.

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 18 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 5 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

Estimated energy costs for this home

	Current energy costs	Potential energy costs	Potential future savings
Heating	£19,251 over 3 years	£15,261 over 3 years	You could save £4,494 over 3 years
Hot water	£1,233 over 3 years	£1,119 over 3 years	
Lighting	£1,050 over 3 years	£660 over 3 years	
Totals	**£21,534**	**£17,040**	

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	Low energy lighting for all fixed outlets	£65	£90	D 55	F 38
2	High heat retention storage heaters and dual immersion cylinder	£2,800 - £4,200	£1408	D 64	E 43
3	Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£484	C 69	E 46
4	Wind turbine	£15,000 - £25,000	£1135	C 78	E 52

Alternative measures

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

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

Choosing the right improvement package

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

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 Low energy lighting
Replacement of traditional light bulbs with energy saving bulbs will reduce lighting costs over the lifetime of the bulb, and they last many times longer than ordinary light bulbs. Low energy lamps and fittings are now commonplace and readily available. Information on energy efficiency lighting can be found from a wide range of organisations, including the Energy Saving Trust (http://www.energysavingtrust.org.uk/home-energy-efficiency/lighting).

2 High heat retention storage heaters
Modern storage heaters have better insulation and are easier to control than the older type in this property. Ask for a quotation for new, high heat retention heaters with automatic charge and output controls. A dual-immersion cylinder, which can be installed at the same time, will provide cheaper hot water than the system currently installed. Installations should be in accordance with the current regulations covering electrical wiring. Ask the heating engineer to explain the options, which might also include switching to other forms of electric heating.

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

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

Low and zero carbon energy sources

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

LZC energy sources present:

- Biomass secondary heating

Your home's heat demand

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

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	36,424	(1,026)	N/A	N/A
Water heating (kWh per year)	2,467			

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 greenerscotland.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

Greener Scotland
Scottish Government

Logie Woodlands House
Pitcaple
Inverurie
AB51 5EE

Section 3

Property Questionnaire

ALLIED SURVEYORS SCOTLAND

Property Questionnaire

PROPERTY ADDRESS:	Logie Woodlands House Pitcaple, Inverurie Aberdeenshire AB51 5EF
SELLER(S):	Carl K Poster Priscilla J Wood
COMPLETION DATE OF PROPERTY QUESTIONNAIRE:	10 July 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 1991	
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 • 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)? No	**Yes/No/Don't know**
5.	**Listed Buildings** No	
	Is your property a Listed Building, or contained within one (i.e. a building recognised and approved as being of special architectural or historical interest)?	**Yes/No**

6.	Alterations / additions / extensions	
a.	(i) During your time in the property, have you carried out any structural alterations, additions or extensions (for example, provision of an extra bath/shower room, toilet, or bedroom)?	Yes/No No
	If you have answered yes, please describe the changes which you have made:	
	(ii) Did you obtain planning permission, building warrant, completion certificate and other consents for this work?	Yes/No
	If you have answered yes, the relevant documents will be needed by the purchaser and you should give them to your solicitor as soon as possible for checking. If you do not have the documents yourself, please note below who has these documents and your solicitor or estate agent can arrange to obtain them.	
b.	Have you had replacement windows, doors, patio doors or double glazing installed in ~~your property~~? If you have answered yes, please answer the three questions below:	Yes/No Yes
	(i) Were the replacements the same shape and type as the ones you replaced? Yes	Yes/No
	(ii) Did this work involve any changes to the window or door openings? No	Yes/No
	(iii) Please describe the changes made to the windows doors, or patio doors (with approximate dates when the work was completed):	

Front Doors - 2020 ← EXACT Duplicates

Doubledoor to patio

c. 2010 Same

~~2020~~

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

a.	**Is there a central heating system in your property? (Note: a partial central heating system is one which does not heat all the main rooms of the property – the main living room, the bedroom(s), the hall and the bathroom).** **<u>If you have answered yes/partial</u> – what kind of central heating is there?** **(Examples: gas-fired, solid fuel, electric storage heating, gas warm air.)** **<u>If you have answered yes, please answer the 3 questions below:</u>**	**Yes/No/ Partial** Independent electric storage Heaters
b.	**When was your central heating system or partial central heating system installed?** Heaters New with House 1991	
c.	**Do you have a maintenance contract for the ~~central~~ heating system?** **<u>If you have answered yes</u>, please give details of the company with which you have a maintenance agreement:** No	**Yes/No**
d.	**When was your maintenance agreement last renewed? (Please provide the month and year).**	
8.	**Energy Performance Certificate**	
	Does your property have an Energy Performance Certificate which is less than 10 years old? No	**Yes/No**
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**	**Yes/No**

No

	owned it?	
	If you have answered yes, 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
	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~~		SCOTTISH WATER		
	Electricity		SSE / OVO		
	Mains drainage	NO			
	Telephone	BT			
	Cable TV / satellite	NO			
	Broadband	BT			

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

11.	Responsibilities for Shared or Common Areas	

a.	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? **If you have answered yes**, please give details: Maintenance According to Road User	Yes/No/ Don't Know
b.	Is there a responsibility to contribute to repair and maintenance of the roof, common stairwell or other common areas? **If you have answered yes**, please give details: No	Yes/No/ Not applicable
c.	Has there been any major repair or replacement of any part of the roof during the time you have owned the property? No	Yes/No
d.	Do you have the right to walk over any of your neighbours' property - for example to put out your rubbish bin or to maintain your boundaries? **If you have answered yes**, please give details: Forestry Maintence	Yes/No
e.	As far as you are aware, do any of your neighbours have the right to walk over your property, for example to put out their rubbish bin or to maintain their boundaries? **If you have answered yes**, please give details: No	Yes/No
f.	As far as you are aware, is there a Public Right of Way across any part of your property? (A Public Right of Way is a way over which the public has a right to pass, whether or not the land is privately-owned.) **If you have answered yes**, please give details: No	Yes/No
12.	Charges associated with your property	

a.	Is there a factor or property manager for your property? <u>If you have answered yes</u>, please provide the name and address and give details of any deposit held and approximate charges: No	Yes/No
b.	Is there a common buildings insurance policy? No	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.	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. When needed Road repairs According to usER	
13.	Specialist Works	
a.	As far as you are aware, has treatment of dry rot, wet rot, damp or any other specialist work ever been carried out to your property? <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 No	Yes/No
b.	As far as you are aware, has any preventative work for dry rot, wet rot, or damp ever been carried out to your property? <u>If you have answered yes</u>, please give details No	Yes/No
c.	<u>If you have answered yes</u> to 13(a) or (b), do you have	Yes/No

any guarantees relating to this work?

If you have answered yes, these guarantees will be needed by the purchaser and should be given to your solicitor as soon as possible for checking. If you do not have them yourself please write below who has these documents and your solicitor or estate agent will arrange for them to be obtained. You will also need to provide a description of the work carried out. This may be shown in the original estimate.

Guarantees are held by:

14.	Guarantees					
a.	~~Are there any guarantees or warranties for any of the~~ following:					
(i)	Electrical work	No ✓	Yes	Don't Know	With title deeds	Lost
(ii)	Roofing	No ✓	Yes	Don't Know	With title deeds	Lost
(iii)	Central heating	No ✓	Yes	Don't know	With title deeds	Lost
(iv)	NHBC	No ✓	Yes	Don't know	With title deeds	Lost
(v)	Damp course	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. If you have answered 'yes' or 'with title deeds', please give details of the work or installations to which the guarantee(s) relate(s):

c.	Are there any outstanding claims under any of the guarantees listed above? If you have answered yes, please give details: N/A	Yes/No

15.	**Boundaries**	
	So far as you are aware, has any boundary of your property been moved in the last 10 years? No	**Yes/No/ Don't Know**
	<u>If you have answered yes</u>, please give details:	
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?** No	**Yes/No/ Don't know**
b.	**that affects your property in some other way?** No	**Yes/No/ Don't know**
c.	**that requires you to do any maintenance, repairs or improvements to your property?** No	**Yes/No/ Don't know**
	<u>If you have answered yes to any of a-c above</u>, please give the notices to your solicitor or estate agent, including any notices which arrive at any time before the date of entry of the purchase of your property.	

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

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

Signature(s) :

....

....

Date: ....